

# OCALA SOUTH LOGISTICS PARK | BUILDING I

14130 SW 57TH AVENUE ROAD, OCALA, FL 34473



**OCALA SOUTH**  
LOGISTICS PARK AT FLORIDA CROSSROADS

## PROJECT OVERVIEW

DELIVERING Q4 2023

Learn more at [OcalaSouth.net](http://OcalaSouth.net).





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# PROJECT OVERVIEW

Boyd+Mox in partnership with Hunt Midwest is developing ~1.4 million SF of Class A, dock-high manufacturing & warehouse/distribution space in Ocala, Florida. The ~93-acre project provides users with state-of-the-art features in a proven manufacturing and distribution location.

Ocala South Logistics Park (OSLP) is strategically located in the master planned Florida Crossroads Commerce Park in the heart of Central Florida, just two miles from I-75 and centered among the metropolitan areas of Jacksonville, Orlando and Tampa, all within a one to two-hour drive. The property is the first ever site to meet the J.M. Mullis, Inc. Advanced Site Analysis and Planning (ASAP) standards. The buildings have been purposefully designed to provide optimal user flexibility, offering options for users ranging in size from +23,000 to +600,000 SF.

OSLP is one of the last remaining sites in the master planned park. Located off the newly widened and improved Highway 484, all infrastructure is built to the site, the Project is under construction, delivering Q4 2023.

### KEY SITE ASPECTS

- Certified ASAP Site – First ever site to meet Advanced Site Analysis and Planning (ASAP) standards
- Suitable for manufacturing and distribution facilities
- Utility-ready including electric, gas, water, sewer
- Fiber Optic Signal Generator on-site
- Electric substation on-site and redundant power source

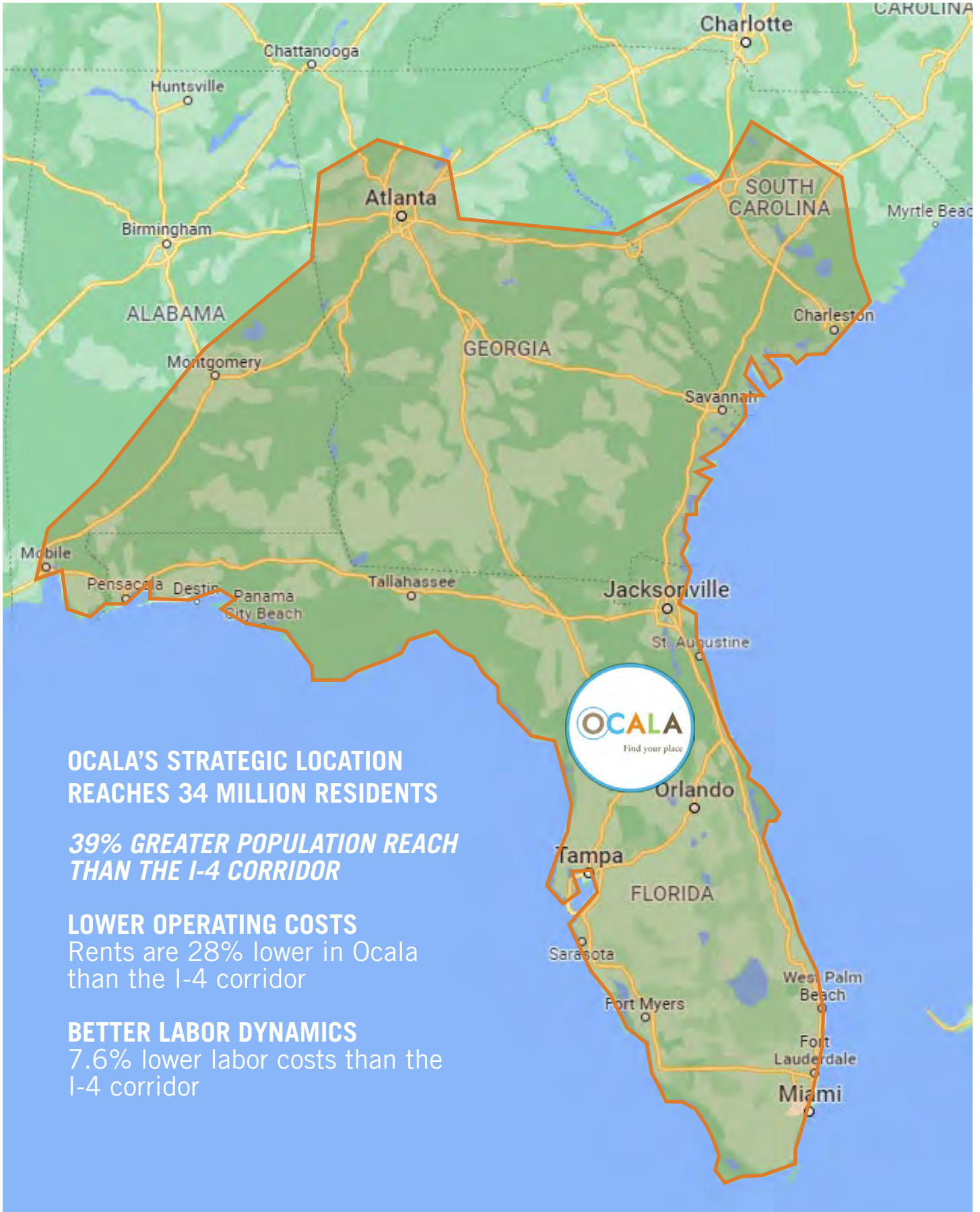
Ocala is a proven manufacturing and distribution market, home to local, regional and Fortune 500 companies. The Ocala Metro is home to approximately 200 manufacturers with more than 9,000 employees and was ranked in the top 20 of all *Metros for Manufacturing Output Growth* and the top 20 of all *Metros for Manufacturing Employment Growth*. Among products Made in Marion are fire apparatus, prepared foods, missile control systems, storage products, and medical devices. Two recent announcements include Artemis Plastics opening a 2nd medical device manufacturing facility and Cardinal LG recently opening a 2nd facility and beginning work on an additional 30,000 SF R&D facility.

Of the six major trucking arteries in the State of Florida – I-75, Florida Turnpike, US 301, US 27, I-95 & I-4 – four run through Ocala. This results in 70% of all truck traffic in Florida traveling in Ocala. Orlando, Tampa and Jacksonville can be reached in under two hours. This connectivity has attracted national tenants and enabled the new FedEx Ground Hub to eventually be the largest in the FedEx system, processing 70,000 packages/hour.

Ocala is one of the fastest growing metros and is #1 among the top 200 largest metros in 12-month job growth (Milken Institute, January 2021). The distribution and manufacturing base, complemented by population growth that is outpacing much of the nation, is drawing more companies and employees to the market.

### OCALA IS RANKED AMONG THE TOP METROS IN THE US

- Top 20 of all Metros for Manufacturing Output Growth
- Top 20 of all Metros for Manufacturing Employment Growth
- 10th Fastest Growing (rate)
- 48th Fastest Growing (quantity)
- US News & World Report 2022 Best Places Lists
  - #4 Safest Places to Live
  - #6 Fastest Growing Metro
  - #6 Best Places to Retire
  - #16 Small Metros/#58 Overall



**OCALA'S STRATEGIC LOCATION REACHES 34 MILLION RESIDENTS**

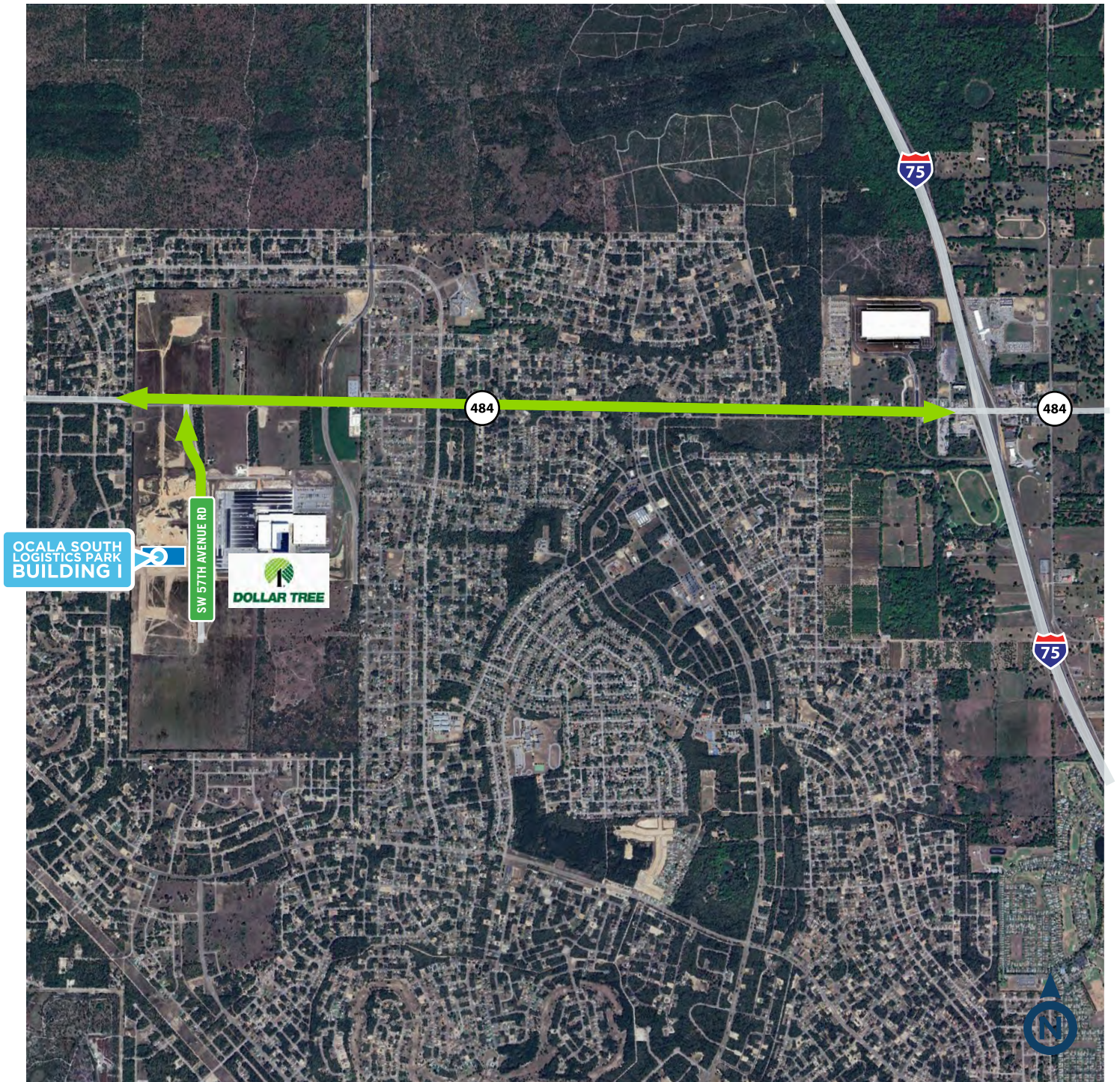
**39% GREATER POPULATION REACH THAN THE I-4 CORRIDOR**

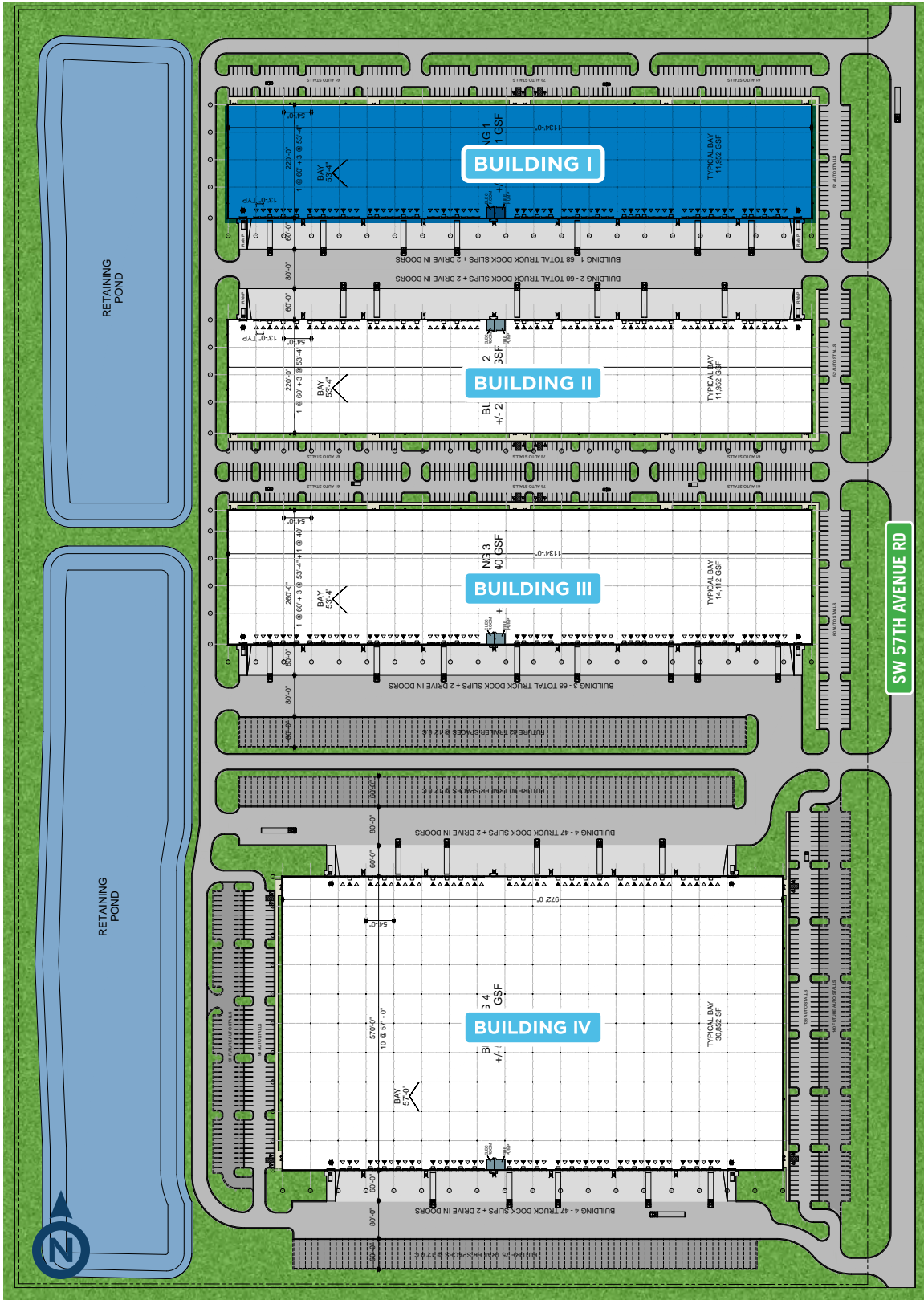
**LOWER OPERATING COSTS**

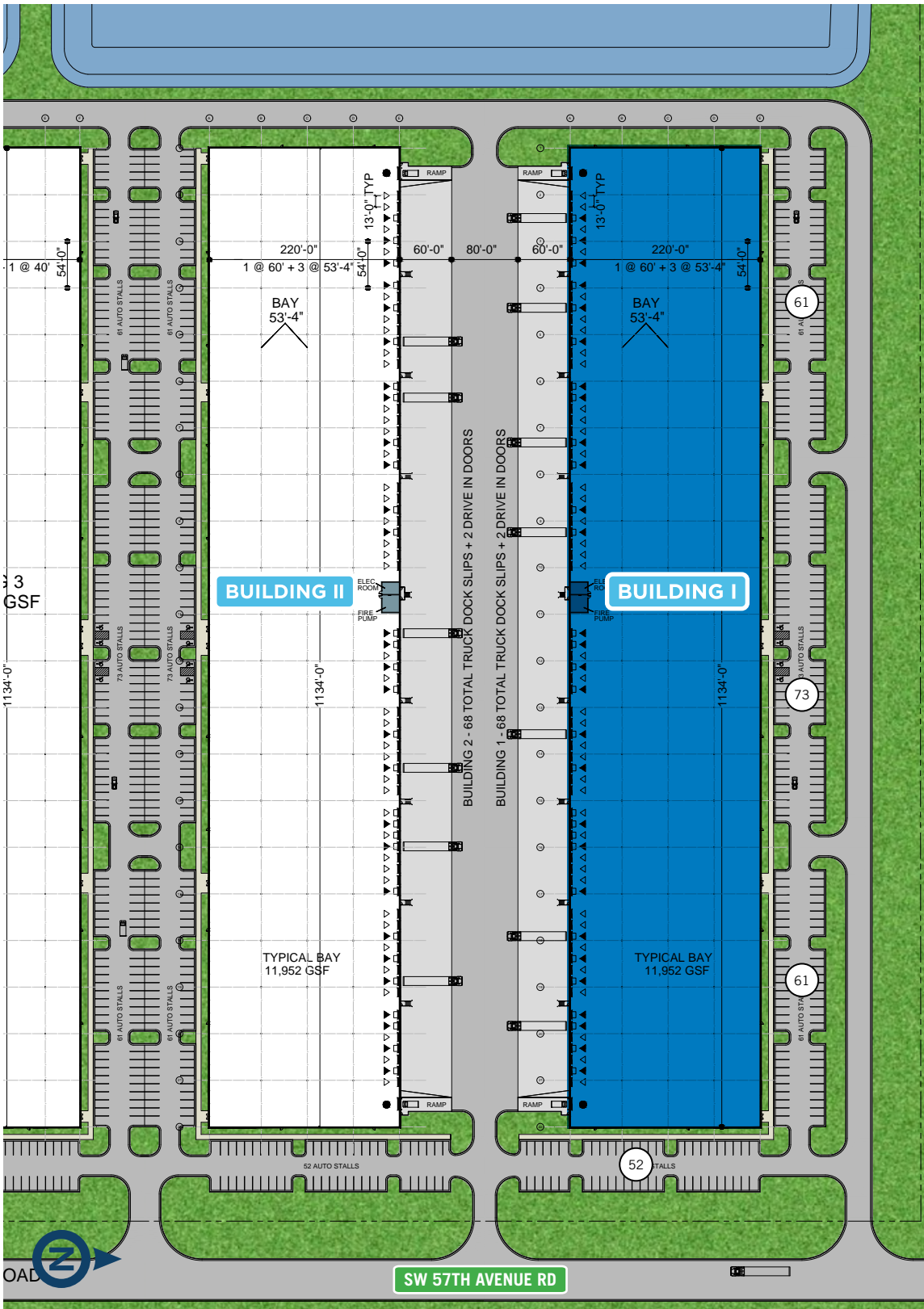
Rents are 28% lower in Ocala than the I-4 corridor

**BETTER LABOR DYNAMICS**

7.6% lower labor costs than the I-4 corridor









## OCALA SOUTH LOGISTICS PARK BUILDING I SPECIFICATIONS

<b>BUILDING TYPE</b>	Concrete Tilt Wall with bar joist & TPO roof
<b>BUILDING SIZE</b>	Approximately 251,388 square feet
<b>BUILDING DIMENSIONS</b>	220' deep x 1,134' wide
<b>COLUMN SPACING</b>	53'-4" deep x 54' wide typical; end bays vary, staging bays are 60' deep (11,952 GSF typical bay)
<b>CLEAR HEIGHT</b>	32'
<b>ROOF</b>	60 Mil TPO single-ply white membrane, mechanically fastened with: <ul style="list-style-type: none"> <li>• Slope 1/4" per foot</li> <li>• 22 gauge B-deck, welded</li> <li>• R-25 insulation for all roofing areas</li> <li>• 15-year manufacturer's warranty</li> <li>• Exterior gutter and downspouts (no internal roof drainage)</li> <li>• Downspouts to outfall into truck courts</li> </ul>
<b>BUILDING FLOOR SLAB</b>	7" thick, 4,000 psi concrete typical floor flatness of FF 55 minimum. Floor levelness of FL 35 minimum
<b>DRIVE-IN DOORS</b>	Two (2) 14' x 16' drive-in doors
<b>DOCK DOORS &amp; EQUIPMENT</b>	Sixty-seven (67) dock-high doors — 28 are equipped with Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
<b>ELECTRICAL SERVICE</b>	2,500 Amp, 480V
<b>WAREHOUSE LIGHTING</b>	LED, motion sensor fixtures
<b>FIRE PROTECTION SYSTEM</b>	ESFR K-17, operating at 25 psi K-16.8 @ 52 psi
<b>CAR PARKING</b>	247 car stalls (0.99/1,000)



# DEVELOPMENT TEAM

Ocala South Logistics Park is being developed by Boyd+Mox and Hunt Midwest, two seasoned industrial development firms.

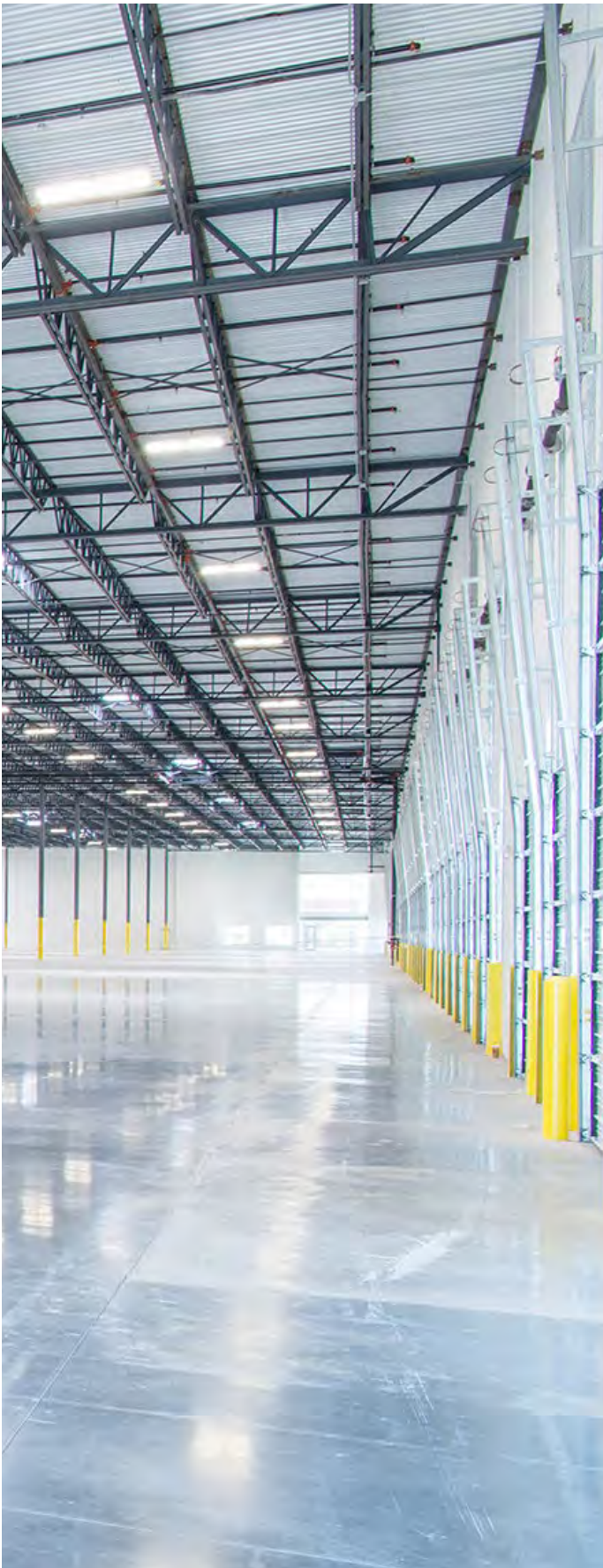
### COMPLETED INDUSTRIAL PROJECTS

Riverbend West Distribution Center 301,500 SF	Mark III Industries International HQ 400,000 SF
HMBC Logistics I 201,947 SF	Meadowbrooke Commerce Center 300-Acre Industrial Park
Mercantile 657,043 SF	Cone Distributing 168,000 SF
HMBC Logistics II 204,055 SF	Airport Commerce Center 140,000 SF
75/Wilmeth 202,800 SF	Bernie Little Budweiser Distribution Center 90,000 SF
HMBC Logistics III 217,783 SF	Signature Brands Warehouse 80,000 SF
DFW Coldspot 297,716 SF	Boyd Market Center (Walmart) 300,000 SF
Interstate Crossing 1,023,488 SF	Foundry Commercial 1,700,000 SF
Blankenbaker Logistics Center 322,831 SF	O'Reilly Auto Parts 1,600,000 SF
59 Logistics Center 509,600 SF	South Florida Logistics Center 1,650,000 SF
Denton 460,000 SF	Port Canaveral Logistics Center 212,410 SF
Cedar Port Trade Center 1,041,600 SF	McCraney Property Co. 1,400,000 SF
Rojas Distribution Center 369,310 SF	Rooms-to-Go 850,000 SF
Flagler Station III 1,600,000 SF	Principal Life 625,000 SF
Infinity Park 2,300,000 SF	Clarion Partners 603,000 SF
McDonald Development 230,119 SF	IDI Logistics 532,000 SF
Scannell Properties 530,000 SF	AutoZone 450,000 SF
EastGroup Properties 500,000 SF	Sherwin Williams 350,000 SF



Boyd+Mox Development is a multi-faceted industrial and commercial real estate development firm. Based in Central Florida, the focus encompasses the US Southeast and comprises decades of industry experience. Established in 2020, Boyd+Mox is a privately owned company whose principals have managed, developed and constructed over 20 million square feet of projects. The Boyd+Mox portfolio consists of industrial, commercial, retail, senior living, multi- family and master planned communities. Learn more at [Boyd-Mox.com](http://Boyd-Mox.com).





**RACHEL EDWARDS GIBBS**  
**CEO**

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As CEO, Ms. Gibbs implements strategic vision and leads the company in identifying real estate opportunities and driving key initiatives for growth. Day-to-day, she managed client relations, partner engagement and operations. Ms. Gibbs has 15 years in the construction industry and is the founder of Mox Development. As a general contractor, she was responsible for building over 7 million SF of industrial projects throughout Southeast.



**THAD BOYD**  
**CHAIRMAN**

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As Chairman, Mr. Boyd is responsible for company oversight, deal procurement and operations initiatives. He implements strategic capital and banking relationships, deal procurement, and legal/risk management. His career as a developer and investor spans over 25 years. Prior to his career in development, Mr. Boyd was CEO of Mark III Industries, growing the company to revenues nearly \$1 billion.



**ROBERT RICHTER, MBA**  
**DIRECTOR OF FINANCE & LEASING**

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As Director of Finance and Leasing, Mr. Richter manages the delivery of Class-A industrial space, including market analysis, land acquisition, capital structuring, leasing and disposition. In previous positions, Mr. Richter served as Director & Partner, running all of Central and North Florida, for the most active industrial real estate development firm in the Southeastern United States and as a Vice President of Florida's oldest and largest commercial real estate developer.



**JASON WATERS**  
**DIRECTOR OF CONSTRUCTION**

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As Director of Construction, Mr. Waters manages the oversight of development, including site feasibility, preconstruction estimates, contractor procurement and managing the vertical construction process and procedures of General Contractor partners. Mr. Waters background includes 15 years in the General Contracting business building industrial, senior living, healthcare, and residential amenity projects.



**SUBTROPOLIS**



**SELF-STORAGE**



**RESIDENTIAL**



**MULTI-FAMILY**



**SENIOR LIVING**



**INDUSTRIAL**



**HUNT MIDWEST IS A GENERATIONALLY OWNED REAL ESTATE DEVELOPER WITH A PROVEN TRACK RECORD OF INVESTING IN KANSAS CITY.**

Hunt Midwest is a Kansas City-based, privately held real estate development company with six decades of expertise in industrial, self-storage, residential, multifamily, and senior living communities, totaling more than \$2.5 billion of developed projects in multiple geographic markets. Hunt Midwest leverages its reputation, relationships, and resources to create successful real estate solutions.

Hunt Midwest is one of the pillars of the Lamar Hunt Family's holdings, which include interests in real estate, sports/entertainment, energy/natural resources, and private equity. Other marquee brands include the Kansas City Chiefs, Chicago Bulls, FC Dallas, Hunt Southwest, and Trinity Hunt. Learn more at [HuntMidwest.com](http://HuntMidwest.com).





**ORA REYNOLDS**

**PRESIDENT & CEO**

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Ora Reynolds, president & CEO of Hunt Midwest, leads the full-service real estate company with an emphasis on ground-up development of industrial, climate controlled self-storage, multifamily, senior housing, and master-planned residential projects. She oversees all aspects of the Hunt entity's existing real estate holdings including the company's strategic direction and development pipeline.



**VINCE JOHNSTON**

**SENIOR VICE PRESIDENT & CFO**

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As senior vice president & CFO, Vince is responsible for the company's finance, accounting, HR and IT functions to include financial systems and reporting, banking relationships, tax planning, business and strategic planning, risk and asset management, audit, legal oversight, human resources, corporate benefits, and technology strategies.



**MIKE BELL**

**SENIOR VICE PRESIDENT**

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As senior vice president of Hunt Midwest Real Estate Development, Mike leads the commercial team of sales, leasing, property management, construction, mission critical and development services. He is responsible for the overall growth and management of the commercial real estate division.



**TONY BORCHERS**

**VICE PRESIDENT  
ACQUISITIONS & DEVELOPMENT**

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As vice president of acquisitions and development, Tony is responsible for the identification of new development opportunities and management of due diligence with third party consultants and municipalities. His role also includes site selection, site design, entitlements and permitting.



**RYAN TOMPKINS**

**DIRECTOR  
SALES & LEASING**

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As director of sales and leasing, Ryan Tompkins works with commercial real estate brokers to market available office and/or industrial space within SubTropolis, the world's largest underground business complex. In addition, he represents the company's surface property portfolio including projects in Missouri, Kansas, Kentucky and Florida.



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For more information, visit  
the Ocala South Logistics Park  
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REPUTATION ♦ RESOURCES ♦ RELATIONSHIPS

