

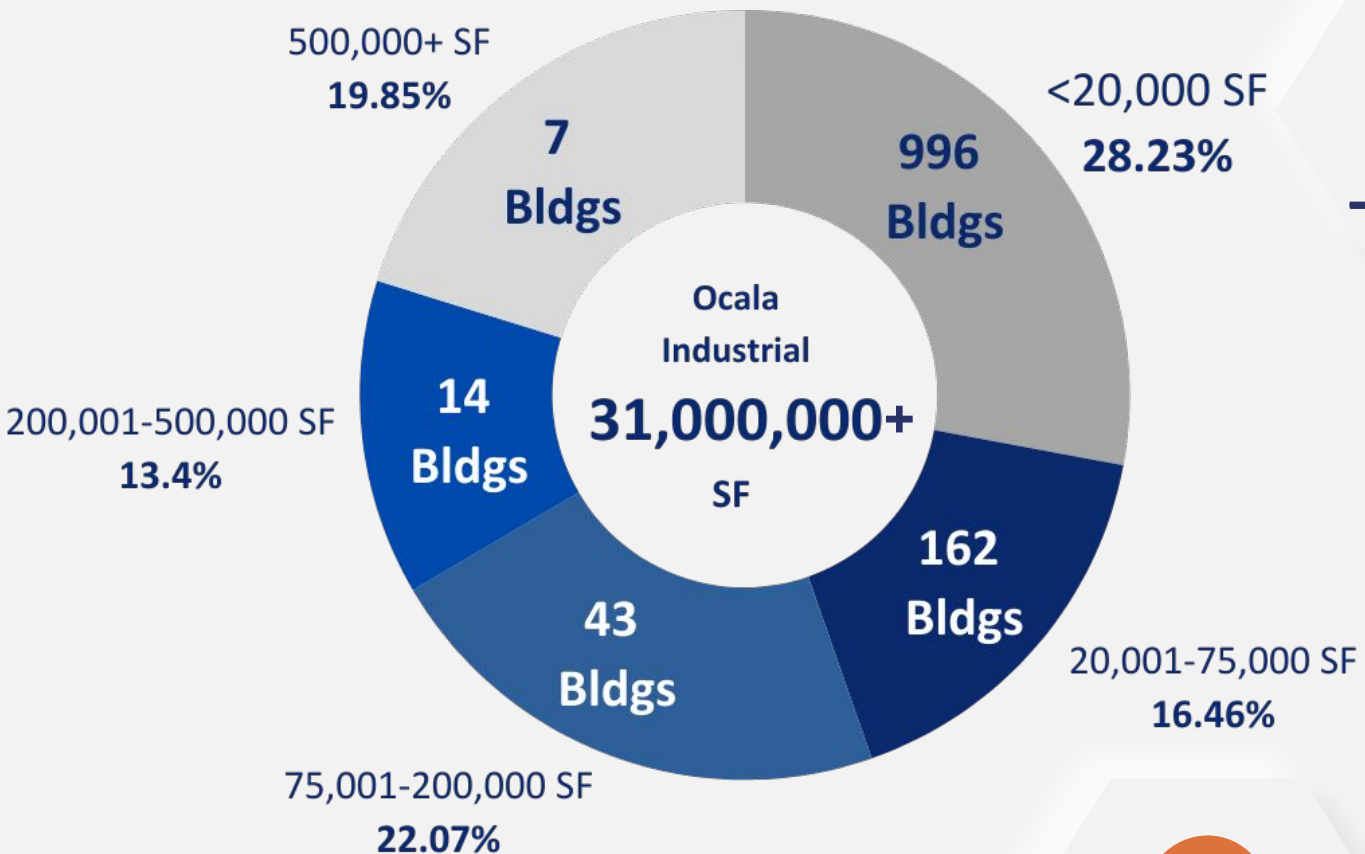
Industrial Market Overview

Q4 | 2025

Ocala, FL



Industrial Overview 2025 | Ocala, FL



Major infrastructure projects in Ocala include a **\$479M I-75 expansion** and a new \$97M 49th St. interchange, enhancing transportation capacity.

Ocala serves as a **key logistics hub** between Atlanta and Miami, with access to Jacksonville, Orlando, and Tampa within two hours



Given its **strategic position**, major retailers such as Amazon, FedEx, Chewy, and AutoZone have distribution operations in Ocala.



Mid Bay Industrial Overview Q4 2025 | Ocala, FL



The Ocala Industrial market in 2025 saw stable labor conditions, strong capital investments, and a **shrinking supply** of properties 25,000 to 250,000 SF.



Q4 2025 YOY rent growth has dipped to **3%**, down from **5.9 %** in Q1 of 2025.



On market industrial buildings in the Ocala market are occupied 36.8% faster than the US national aggregate marketplace.



For Sale (10k-100k SF): 376,616 total SF (with an avg asking price of **\$124/SF***. Only 3 properties on market for sale exceed 30K SF.



For Lease (10k-100k SF): 772,588 total SF of industrial space, avg rate of **\$10.48 SF/year**. 6 properties on market for lease exceed 45K SF.



Outliers: Two on market properties >35k SF are listed for an avg. of **\$230/SF**, nearly **57%** above comps.

The Big Picture

Ocala is home to some of the largest industrial investments in the state of Florida and continues growing in prominence as a central hub for industrial and logistics operations. Institutional investments in this dynamic market include: Dollar Tree's **\$400m+** (1.7m SF), Torchlight Investors/IP Capital Partners **\$126m**, (2m SF), Lexington Realty Trust's **\$58m** (617,000SF), and Verado Holding's **\$37m** (251,5000 SF). Additionally, national developers such as **Transwestern, Scannell, Insite**, and **Redrock** currently have **\$200m+** invested in active development projects. Large corporations such as Amazon, AutoZone, Chewy, Costco, FedEx, and R+L Carriers are in Ocala and continue to benefit from a robust workforce of 180,000 people who live in Marion and surrounding counties.

BIG BOX

There is currently only **one** big box warehouse for sale which offers "move in ready" space, with 650,000 SF available.

MID BAY

There is **critically low** inventory of available properties for companies needing 25,000-250,000 SF. Transacted lease rates range between \$8-\$10/SF NNN. Scannell's **Ocala 75** is the only property under construction, to be delivered March 2026 and offering 135,000 SF for lease.



Amazon's Ocala Expansion

In Ocala alone, Amazon has purchased Redrock's **1,080,250 SF** spec building for **\$97.7 million**, leased Stonemont's **457,217 SF** building, as well as LXP's **617,000 SF** warehouse.

Additionally, Transwestern's **943,000 SF** Trailhead site has been leased by **3PL ID Logistics**, a subsidiary of Amazon.

This brings Amazon's Ocala footprint to over 3,000,000 square feet.

(Note: The 943,000 Trailhead building is not pictured)



Ocala Statistics | Ocala, FL



Workforce

Over **150,000** workers live in Marion County, with an additional **27,000** employees commuting to Marion County from surrounding counties.



Ocala Average Hourly Wage

\$25.80/hr (below the national average of \$36.86); Warehouse workers earn an average of **\$17.58/hr** as of 2025.



Infrastructure

Investments into local infrastructure will exceed **\$479 million** over the next several years for **I-75 improvements** and over **\$100 million** for a new interchange.



Reach

From Ocala, over 45 million residents can be reached within an 8 hour drive.



Ocala's Growth

No. 1 fastest growing Metro in the U.S according to US Census Bureau

\$15.98 billion GDP

Ocala Industrial Market - Key Metrics Q4 2025

Key Metric	Market	National
Vacancy Rate	10.2%	7.5%
Market Rent/SF	\$8.25	\$12.15
Available SF (Total)	2.0M	1.9B
12 Mo Net Absorption SF	787K	104M
12 Mo Sales Volume	\$184M	\$77.9B
Sale Price/SF	\$80	\$160
Under Construction SF	201K	327M

Key Insight: Market offers 32% lower rents and 50% lower pricing vs. national average, with positive absorption of 787K SF and limited new supply (201K SF under construction).



The Newest Fortune 500 Company in Marion County

Owens Corning's expansion in Ocala has gone largely under the radar, but it's a meaningful signal for the industrial market. The manufacturing company broke ground in Q4 of this year on a new plant near Baseline Road/SE 58th Ave.

From an industrial market perspective, this is the kind of corporate footprint that strengthens a region's trajectory. Owens Corning is a global building-products manufacturer (roofing, insulation, composites, doors) with 25,000+ employees and roughly \$11B in 2024 sales. Their Ocala presence adds true manufacturing demand, supporting longer-term occupancy, consistent freight, and follow-on vendor activity. It also reinforces the case for additional build-to-suit and well-located speculative product with the right power, access, and yard capabilities.

Key Players in Ocala | FL

 amazon

 FedEx®

 AutoZone

 chewy

 COSTCO
WHOLESALE

 R+L CARRIERS

 C-B-I

 DOLLAR TREE

 E-ONE

 CARDINAL
Glass Industries

 SIGNATURE BRANDS, LLC

 OWENS CORNING

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