

COLD STORAGE FACILITY FOR SALE/LEASE

910 NORTHWEST 49TH TERRACE | OCALA, FL

TRI-TEMP STORAGE & DISTRIBUTION CENTER | 113,450 SF

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PROPERTY STATISTICS

- » Total Building: 113,450 SF
 - » Dry Grocery: 32,058 SF
 - » Freezer Area: 33,451 SF
 - » Cooler Area: 20,448 SF
 - » Office: 5,635 SF
- » Clear Height: 36' clear
- » Cubic Feet: 4,084,200 ft³
- » Year Built: 2007
- » Dock Doors: 10 dock high
- » Location: Direct access to I-75

REFRIGERATION

- » Temps capable of -10°F, +28°F, +32°F
- » Ammonia system w/ glycol heated floor in freezers & 28°F meat cooler
- » Cold dock areas capable of 35°F



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

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SUBJECT PHOTOS AND FEATURES

General Building Info:

- » 113,450 SF
- » ±47 AC (±35 acres of excess land)
- » Office/Employee Welfare: 5,635 SF
- » Truck Maintenance Building: 1,500 SF
- » Machine/Electrical/Controls: 2,590 SF
- » Pallet Positions: 11,160
- » Parking:
 - » ± 74 vehicle
 - » ± 30 trailer (ability to expand)

Backup Power System:

- » 600 KW generator
- » 175 gallon diesel tank
- » 48 hour run time per tank
- » Sound attenuated low noise

Location:

The facility is positioned less than 2 miles from I-75, Silver Springs Blvd and US Hwy 27 and less than 5 miles from the Ocala Int'l Airport. The corridor sits west of downtown Ocala and includes manufacturing and distribution centers for Cheney Brothers, Kmart, Closetmaid, and Carquest.



Dry Storage



Freezer Storage



Exterior



Truck Court



Cooler Storage

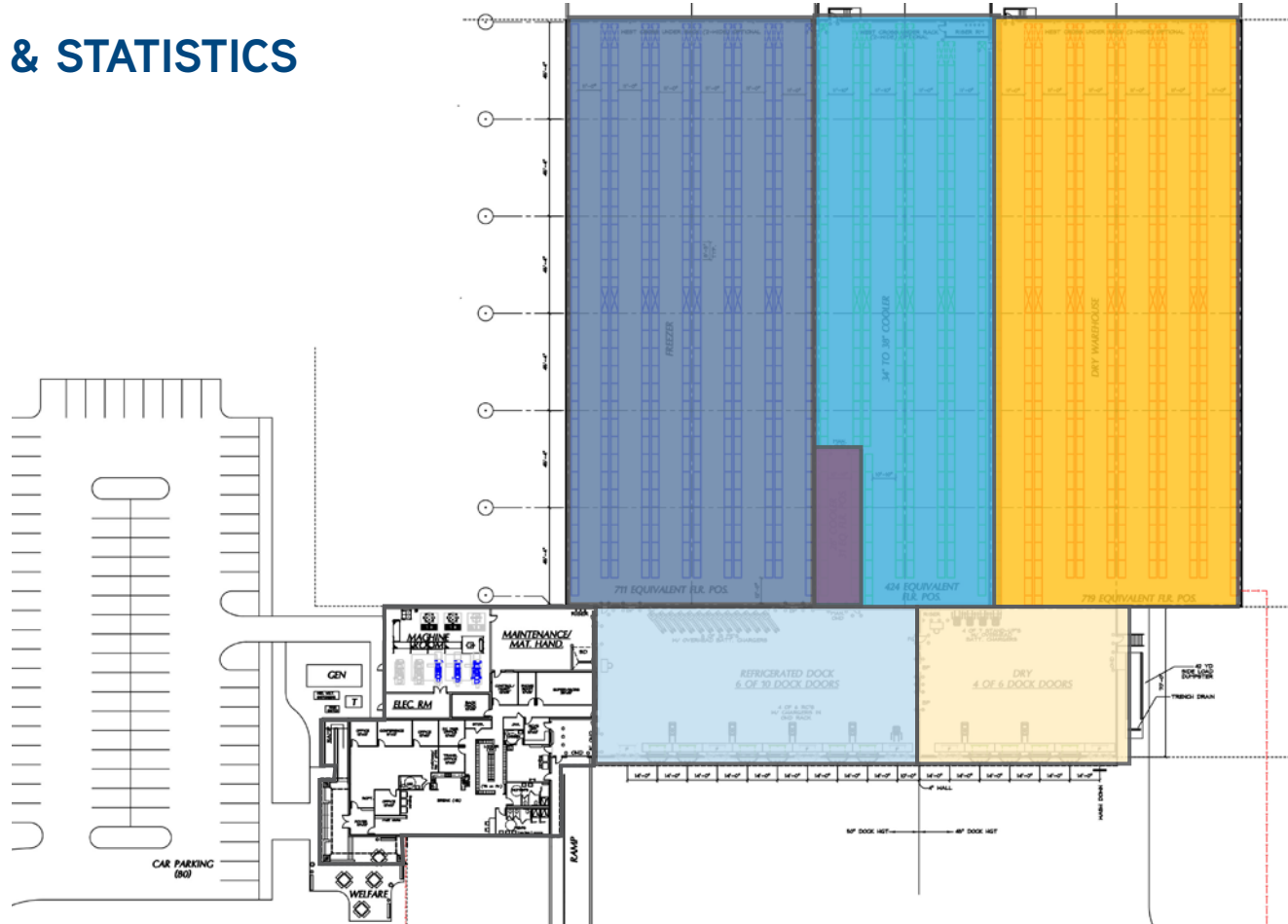
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FLOOR PLAN & STATISTICS



	FREEZER STORAGE	MEAT STORAGE	COOLER STORAGE	DRY STORAGE	COLD DOCK	DRY DOCK
Total Size:	31,912 SF	1,539 SF	20,448 SF	32,058 SF	10,545 SF	6,448 SF
Clear Height:	36'	36'	36'	36'	36'	36'
Dimensions:	(D) 272' x (W) 117'	(D) 73' x (W) 16'	(D) 272' x (W) 80'	(D) 272' x (W) 117'	(D) 68' x (W) 147'	(D) 68' x (W) 91'
Area Temperature:	-10° F	28° F	35° F	60° - 80° F	35°-40° F	Ambient
Pallet Storage Capacity:	4,266	186	2,544	4,314	-	-
Dock High Doors:	-	-	-	-	6	4

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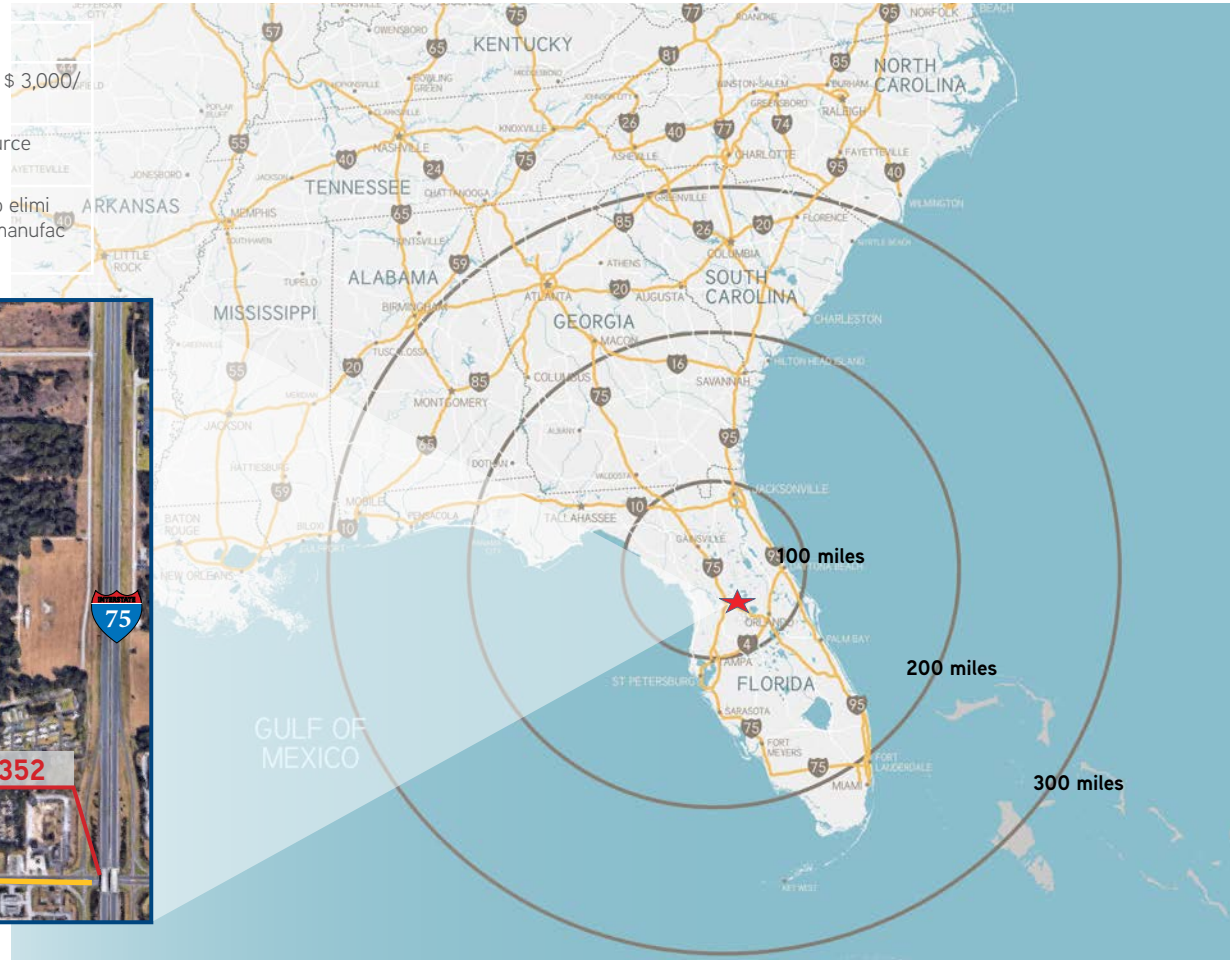
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Incentives & Radius Map

STATE INCENTIVES:

- » **Qualified Target Industry program (QTI)**- a tax refund program that can provide up to \$ 3,000/ per job in various tax refunds.
- » **Florida Flex Grant program (QRT)**- a training program administered through CareerSource Florida (CSF) which is designed to help companies identify, recruit and train employees.
- » **Waiver of Sales Tax on Power Consumption by Manufacturers**- allows communities to eliminate the State's portion of the sales tax normally charged on power consumption in the manufacturing process.



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