

**TWO WAREHOUSES WITH OUTSIDE
STORAGE AVAILABLE**



AVAILABLE
FOR LEASE

W Orange Blossom Trail & Wesley Rd., Apopka, FL 32712

HIGHLIGHTS

- BLDG 1: 40,040 SF
- BLDG 2: 30,800 SF
- Frontage on Orange Blossom Trail
- 30' clear height
- Dock High and Ground Level Loading
- 1.3 acres of laydown yard
- Industrial Zoning



BUILDING SPECIFICATIONS:



This 9.85 acre site presents a rare opportunity in the market for your company to occupy a free standing warehouse with outside storage and frontage along Orange Blossom Trail.

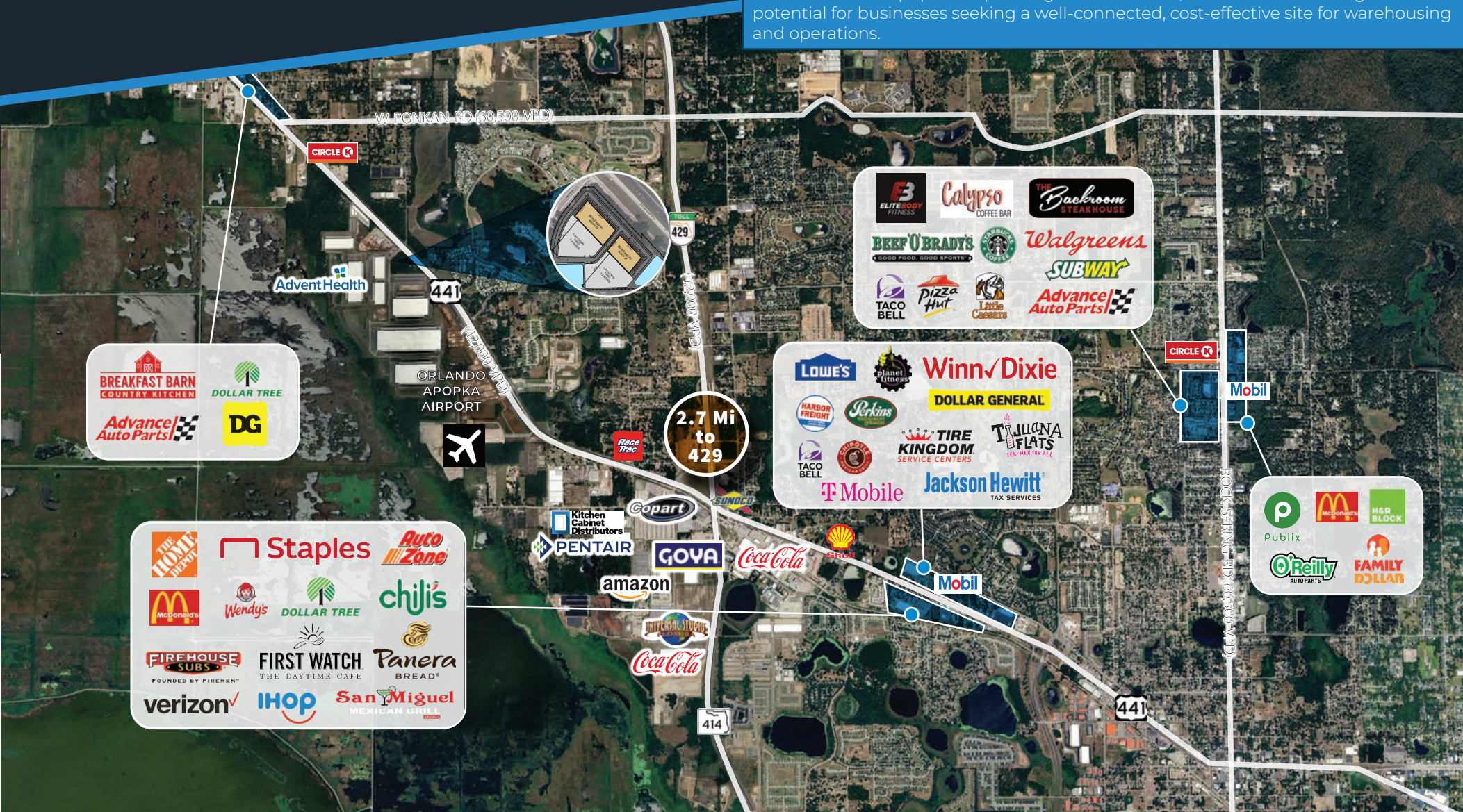
Available Size:	Up To 70,840 SF
Building Size:	BLDG 1: 40,040 SF BLDG 2: 30,800 SF
Dimensions:	BLDG 1: 266' x 140' BLDG 2: 220' x 140'
Loading:	Rear Load
Ceiling Height:	30'
Office Space:	Build to Suit
Loading Doors:	BLDG 1: 12 Dock-Doors BLDG 2: 10 Dock-Doors
Drive-In:	1 Drive-In
Laydwn Yard:	1.3 Acres
Column Spacing:	54' x 50'
Truck Court:	BLDG 1: 280' BLDG 2: 295'
Employee Parking:	120 Spaces
Trailer Parking:	Yes
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	800 Amps
Zoning:	Industrial

AMENITIES AND NEIGHBORS

- Manufacturing
- Distribution
- Outside Storage



This 9.85 AC site is strategically located in a growing industrial area with excellent access to major highways, including State Road 441 and the Florida Turnpike. This prime location offers seamless connectivity to Orlando and surrounding regions, making it ideal for logistics and distribution operations. The property's rural setting provides ample space for large-scale industrial use while still being close to essential amenities. With Apopka's expanding industrial base, this location offers significant potential for businesses seeking a well-connected, cost-effective site for warehousing and operations.



KEY INSIGHTS

This 9.85 AC site is situated in Apopka, FL, offers a prime location for businesses looking to capitalize on Central Florida’s robust transportation network. Located near key routes such as U.S. Highway 441 and offering frontage, the Orange County Expressway, and Florida’s Turnpike, the property ensures seamless access to Orlando and other major markets, optimizing logistics and distribution operations. Apopka’s steady growth, favorable leasing rates, and access to a skilled workforce make it an appealing choice for businesses seeking to establish or expand operations in a thriving, opportunity-rich region.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	3,718	45,644	223,065
Households	1,780	15,950	81,725
Employees	1,459	7,225	58,237
Ave. HH Income	\$70,282	\$112,389	\$92,068



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

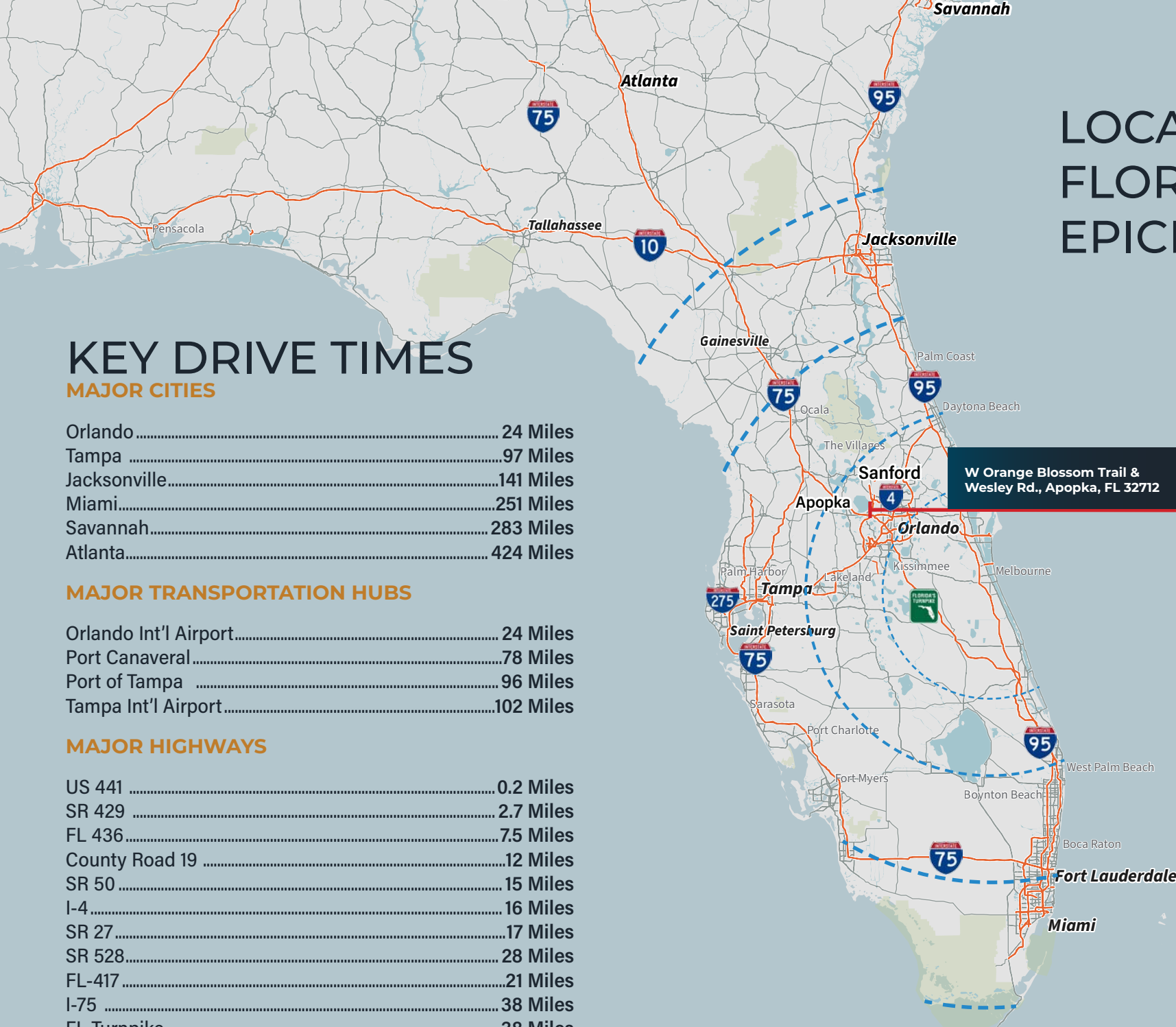
Orlando	24 Miles
Tampa	97 Miles
Jacksonville	141 Miles
Miami	251 Miles
Savannah	283 Miles
Atlanta	424 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	24 Miles
Port Canaveral	78 Miles
Port of Tampa	96 Miles
Tampa Int'l Airport	102 Miles

MAJOR HIGHWAYS

US 441	0.2 Miles
SR 429	2.7 Miles
FL 436	7.5 Miles
County Road 19	12 Miles
SR 50	15 Miles
I-4	16 Miles
SR 27	17 Miles
SR 528	28 Miles
FL-417	21 Miles
I-75	38 Miles
FL Turnpike	38 Miles
I-95	52 Miles



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