



FOR SUBLEASE: NEW CLASS-A INDUSTRIAL PARK

CBRE

Crossroads 429
2440 Peterson Road, Apopka FL 32703

THE FUTURE BEGINS TODAY

At A Glance:

#6 Fastest-Growing
Logistics Company
in America

#163 on Inc. Magazine's
Fastest-Growing
Companies List

11 Million SF of
Class A Warehouse
Space Nationwide
+32x growth in 3 years!

Seasoned Team with
20+ Years of Industry
Excellence

Coast-to-Coast
presence lets you
be closer to
customers and save
freight costs



BROADRANGE
L O G I S T I C S



FINANCIAL POWER

Built-in cash flow solutions and
expansion support for high-
growth companies.



ULTIMATE FLEXIBILITY

No minimums, adaptable
agreements, rapid scaling, no-
penalty contract termination.



NATIONWIDE REACH

Cover 92% of the U.S.
population from strategic
locations.

Unmatched Flexibility

- ➔ No Minimum Requirements
- ➔ Adaptable Space Licensing
- ➔ Rapid Scaling Options
- ➔ Custom Solution Design

Financial Innovation

- ➔ Built-In Cash Flow Solutions
- ➔ Growth Capital Access
- ➔ Flexible Payment Terms
- ➔ Expansion Support

Sample Clients Served

SOLAR/EV + HEAVY EQUIPMENT + AUTO/OEM'S +
FLOORING + FURNITURE & HOME GOODS + LUMBER +
AGRICULTURE + RETAIL/ECCOMMERCE + 3PL'S

Building Specifications

Class-A Industrial Park

Premises: Up to 280,437 SF

Possession: Q1 2023

Asking Rate: Upon Request

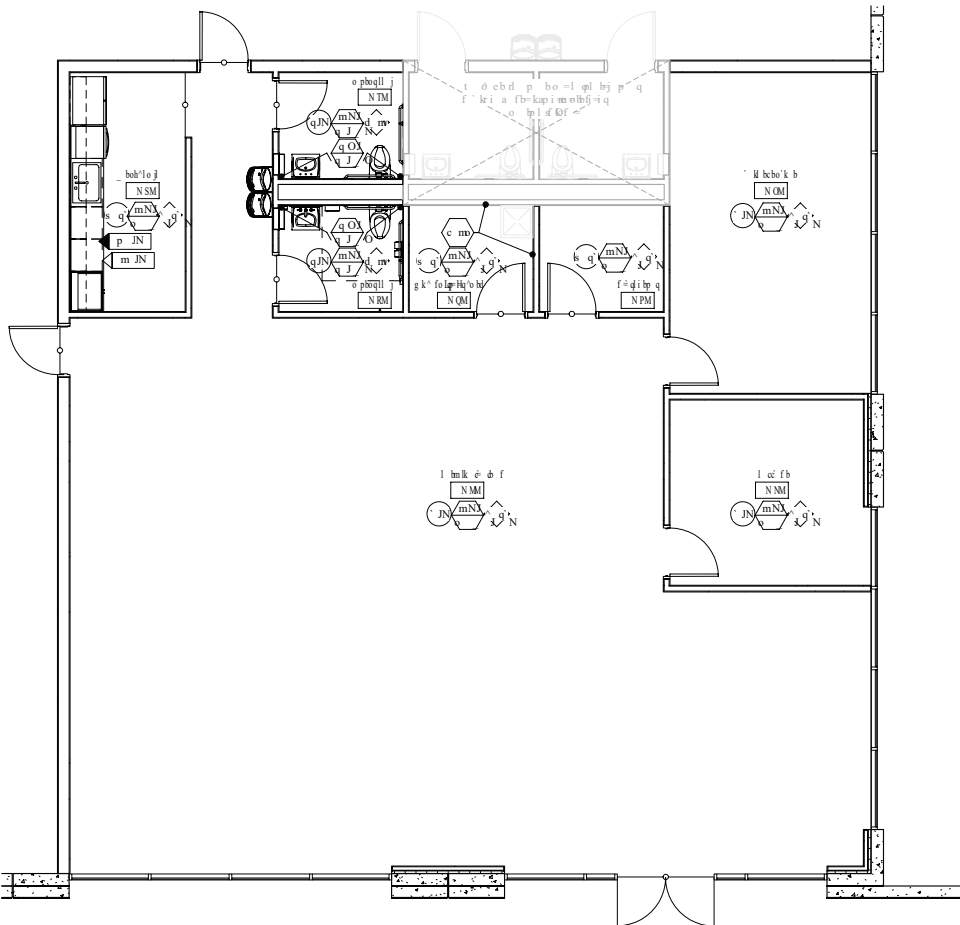
Property Summary

BroadRange Logistics offers flexible warehouse space and operates over five million square feet across the country. BroadRange has worked with other 3PL's to service them within BroadRange's space as a short or long term option and have arranged a variety of structures within their operations. BroadRange's flexible warehouse space platform is designed to allow local 3PL's to continue to operate and to avoid saying no to their customers due to space constraints.

	BUILDING 100	BUILDING 200
TOTAL SF:	24,000–98,758	21,000–181,679
DELIVERY:	Q1 2023Q	1 2023
BUILDING TYPE:	Rear LoadR	ear Load
SPEC IMPROVEMENTS:	2,545 SF Spec Office Fully Lit Warehouse 4 Pit Levelers 2 600-AMP/480V Tenant Panels	2,545 SF & 1,787 SF Spec Offices Fully Lit Warehouse 4 Pit Levelers 4 600-AMP/480V Tenant Panels
ELECTRIC:	2,000-AMP/480V2	,000-AMP/480V
CLEAR:	32'	32'
PARKING:	64	125
TRAILER PARKING:	29	63
CONSTRUCTION TYPE:	Tilt-Wall Concrete	Tilt-Wall Concrete
ROOF TYPE:	45 Mil TPO	45 Mil TPO
DOCK HIGH DOORS:	22	49
DRIVE-IN DOORS:	22	
BUILDING DEPTH:	223'	211'
TRUCK COURT DEPTH:	180'	85'
COLUMN SPACING:	54' x 54' w/ 60' Speed Bay	54' x 50' w/ 60' Speed Bay

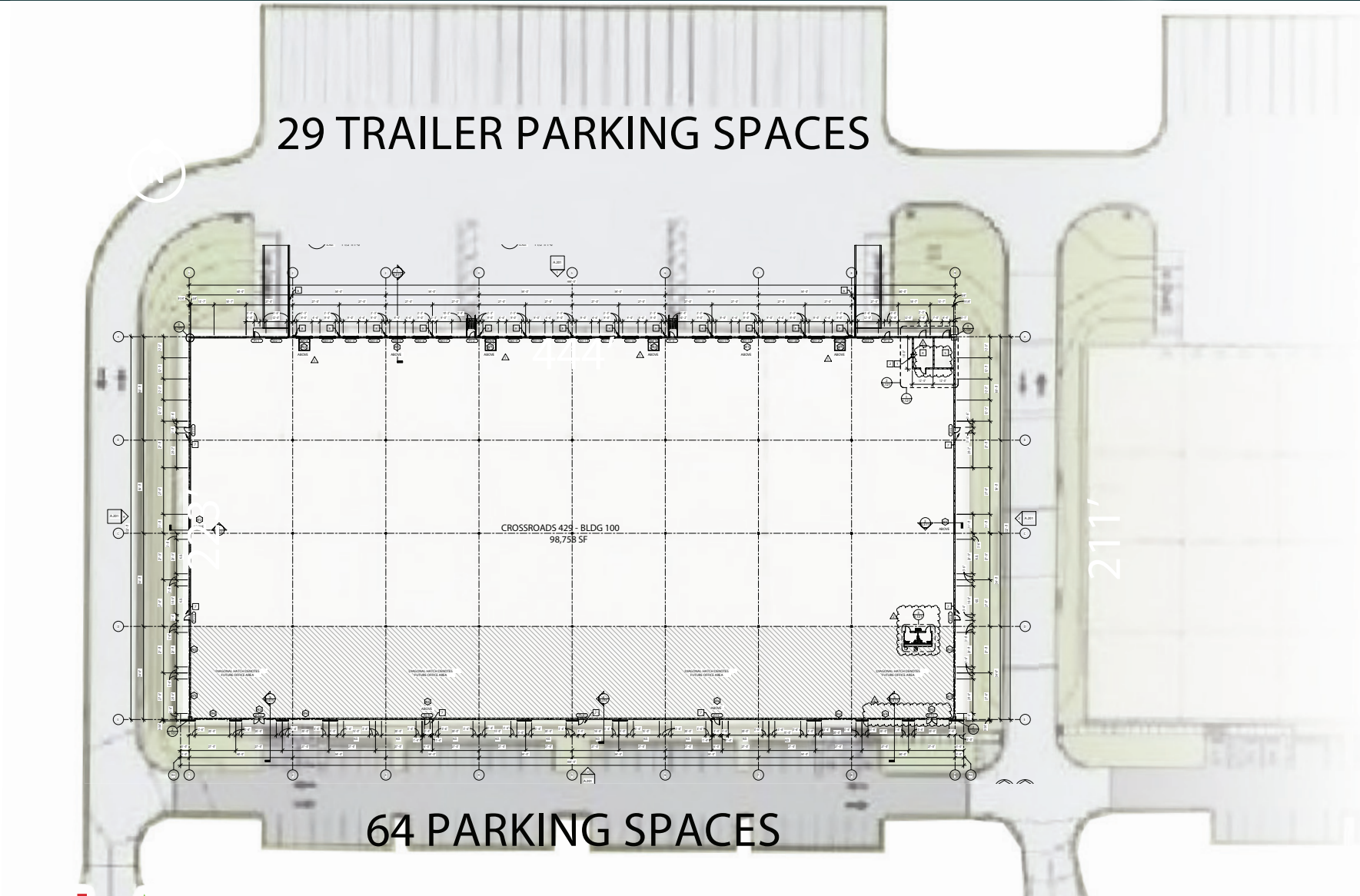
CROSSROADS 429 | FOR SUBLEASE

Spec Office

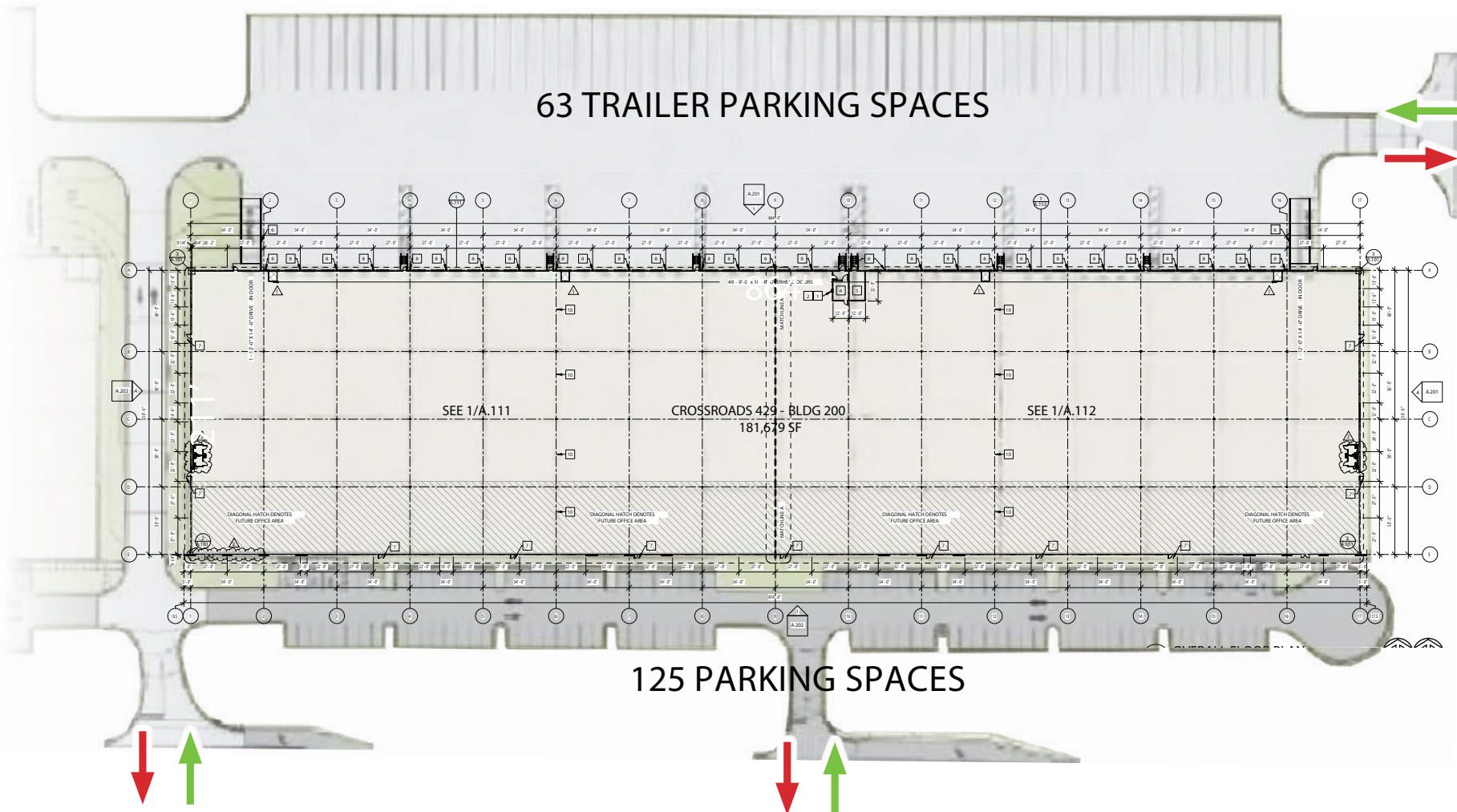


Photos





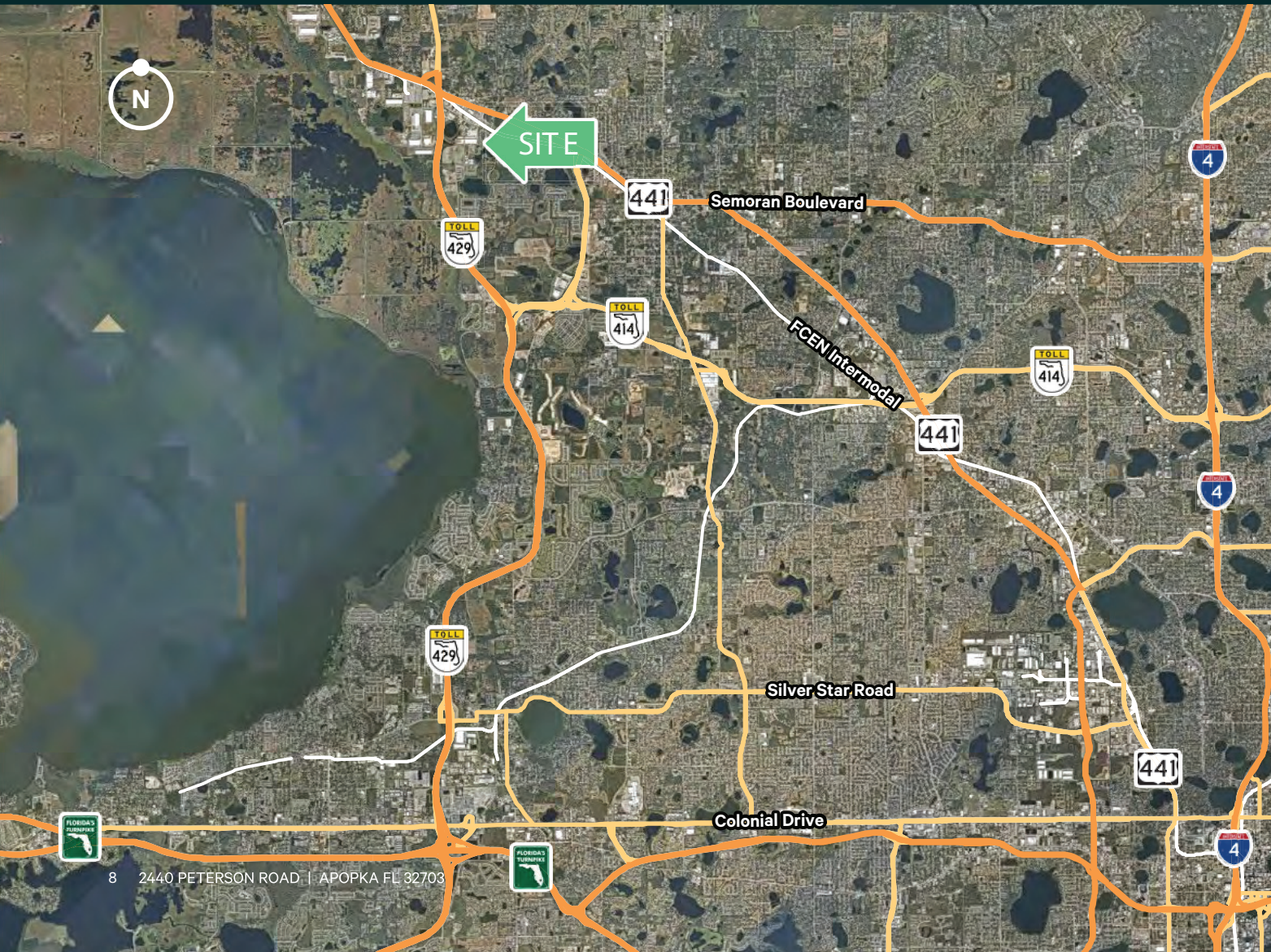
Building - 200



Strategic Location



Reach 92% of the US population
conveniently within 2 days



MAJOR ROADWAYS

Orange Blossom Trail

1 Minute | Less than a mile

Interstate-4

18 Minutes | 15.8 Miles

Florida's Turnpike

13 Minutes | 13 Miles

SR-408

20 Minutes | 15 Miles

SR-414

6 Minutes | 4.6 Miles

DEMAND DRIVERS

Downtown Orlando

28 Minute | 20.7 Miles

Walt Disney World

26 Minutes | 27.5 Miles

Orlando Int'l Airport

33 Minutes | 33.3 Miles

Demographics

POPULATION (2022)

3,477,984 1-Hour Drive Radius

8,976,342 2-Hour Drive Radius

20,408,922 4-Hour Drive Radius

DISTRIBUTION HUBS

Tampa 1.15 Hours | 99.9 Miles

Jacksonville 2.05 Hours | 142 Miles

Miami 3.5 Hours | 251 Miles

Atlanta 6 Hours | 439 Miles

1-HOUR STATISTICS (2022)

142,716

Businesses

1,408,859

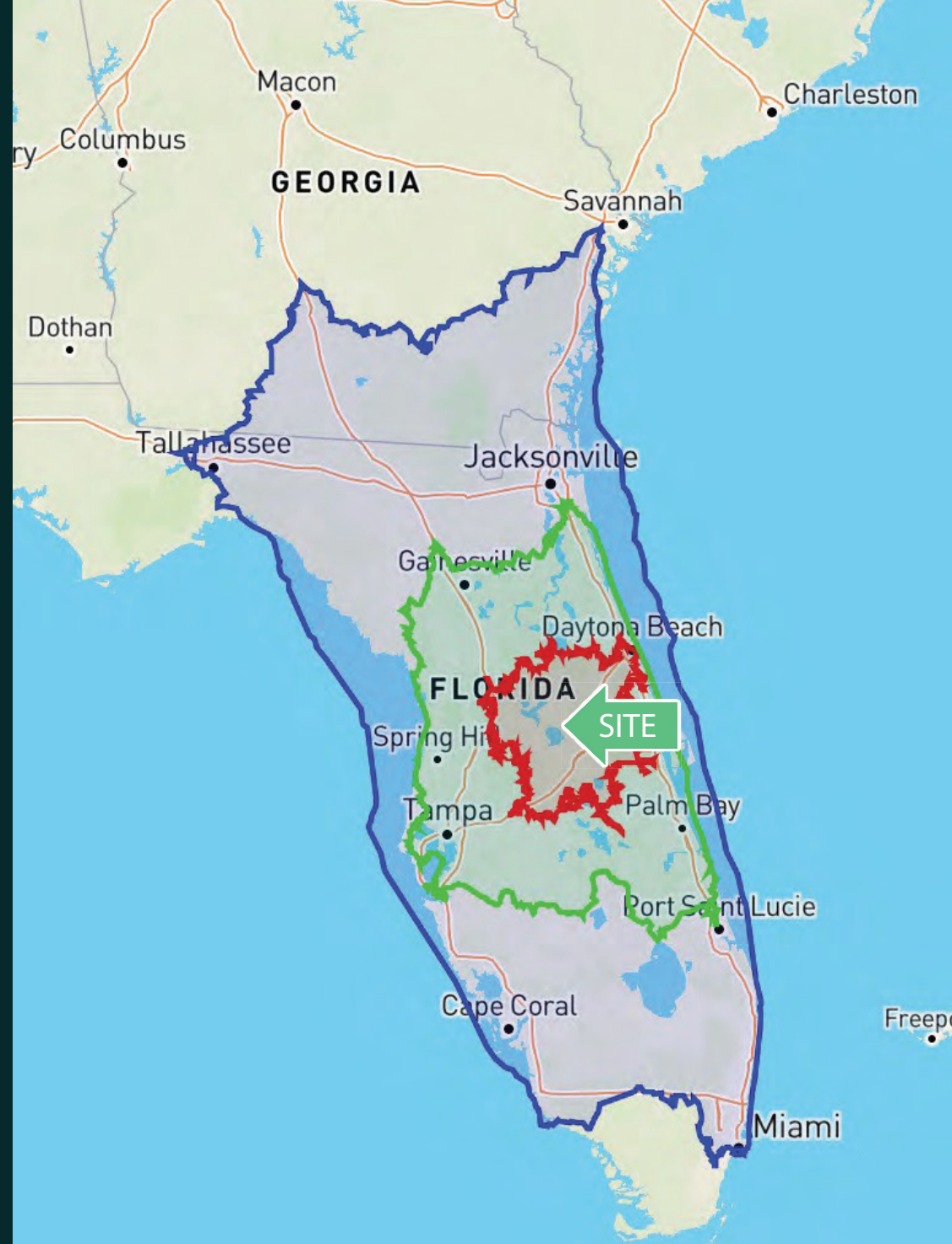
Employees

\$65,773

Median HH Income

39.2

Median Age



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