

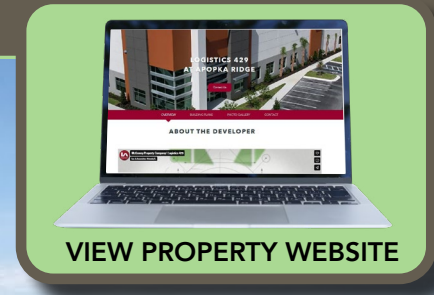


LOGISTICS 429 AT APOPKA RIDGE

1400 JACK JUNCTION WAY | **BUILDING 700** | APOPKA, FL 32703



**PHASE II | 428,414 SF
DESIGNED & IN FOR PERMITTING
WITH OUTSIDE STORAGE AVAILABLE**



RENDERING

DEVELOPED BY:



LEASING BY:



Bo Bradford, CCIM, SIOR
President/Principal
321.281.8502
bbradford@lee-associates.com

Tim Perry, CCIM, SIOR
Senior Vice President/Principal
321.281.8515
tperry@lee-associates.com

Ryan Griffith
Senior Vice President/Principal
321.281.8512
rgriffith@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LOGISTICS 429 AT APOPKA RIDGE

CONSTRUCTION FOR FUTURE SR 429/BINION ROAD INTERCHANGE
BEGINS EARLY 2026

FUTURE CONNECTING ROAD TO OCOEE APOPKA RD
MARCH 2027

OUTDOOR STORAGE
TRAILER PARKING





441

JACKSONVILLE, FLORIDA
145 MILES | 2 HOURS



LOGISTICS 429 AT APOPKA RIDGE

LOGISTICS 429 @
APOPKA RIDGE



DISTANCES		
TO INTERSTATE 4		11 MILES
TO FL TURNPIKE		9.2 MILES
TO STATE ROAD 408		11.8 MILES

414

441

436

50



50



MIAMI, FLORIDA
246 MILES | 3 HOURS 45 MINUTES

TAMPA, FLORIDA
92.1 MILES | 1 HOUR 27 MINUTES



LOGISTICS 429 AT APOPKA RIDGE

56.4 MILES TO INTERSTATE 95
61.2 MILES TO DAYTONA BEACH

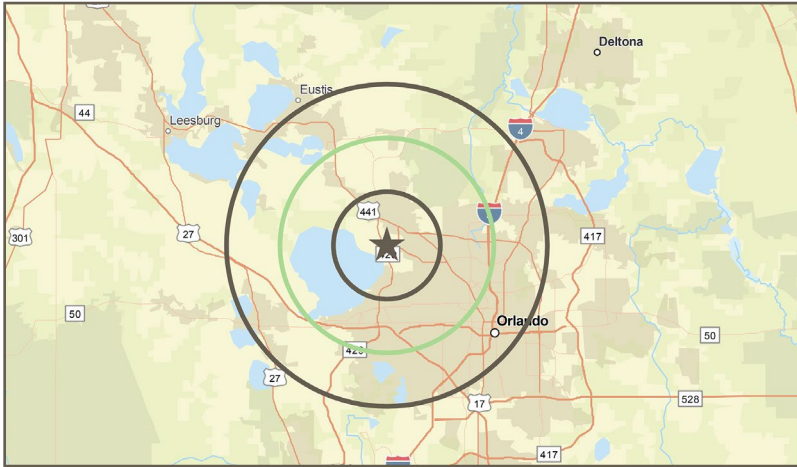
**LOGISTICS 429 @
APOPKA RIDGE**

91.9 MILES TO TAMPA

31.7 MILES TO KENNEDY SPACE CENTER
73.4 MILES TO PORT CANAVERAL



DEMOGRAPHICS



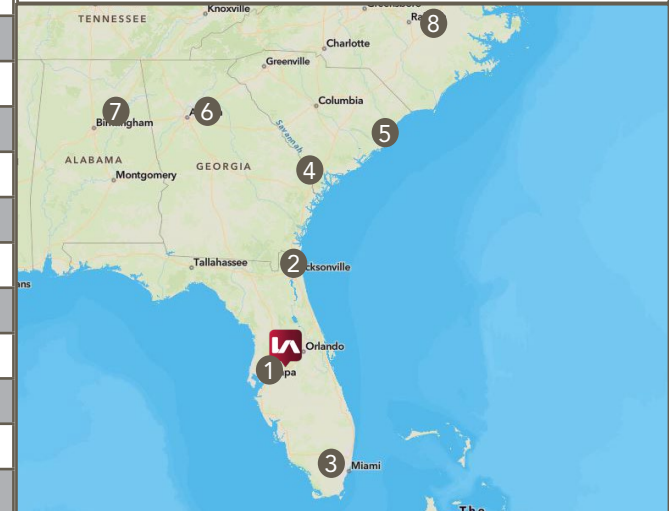
DRIVE TIME TO MAJOR CITIES			
	City	Time	Miles
1	Tampa, Florida	1 Hour 27 Min	91.9 Miles
2	Jacksonville, Florida	2 Hours 09 min	145 Miles
3	Miami, Florida	3 Hours 45 Min	246 Miles
4	Savannah, Georgia	4 Hours 13 Min	290 Miles
5	Charleston, South Carolina	5 Hours 58 Min	389 Miles
6	Atlanta, Georgia	6 Hours 6 Min	429 Miles
7	Birmingham, Alabama	8 Hours 16 Min	575 Miles
8	Raleigh, North Carolina	8 Hours 39 Min	605 Miles

POPULATION & INCOME

Demographics	5 Mile	10 Mile	15 Mile
Population 2023	111,292	463,462	1,142,753
Population 2028 (Est)	116,255	471,172	1,175,974
Households 2023	37,679	167,936	441,100
Households 2028	39,733	172,506	458,224
Males 2023	54,682	225,067	559,635
Males 2028	56,996	228,127	573,218
Females 2023	56,610	238,395	583,118
Females 2028	59,259	243,045	602,756
Med Household Income 23'	\$72,448	\$65,219	\$69,723
Med Household Income 28'	\$83,308	\$76,937	\$80,316
Avg Household Income 23'	\$95,698	\$94,550	\$103,847
Avg Household Income 28'	\$113,233	\$110,378	\$119,186
White Population	44,880	192,659	567,641
Black Population	30,975	139,572	253,616
Asian Population	4,077	19,073	53,132
Hispanic Origin	33,089	112,984	264,377

AGE & EDUCATION

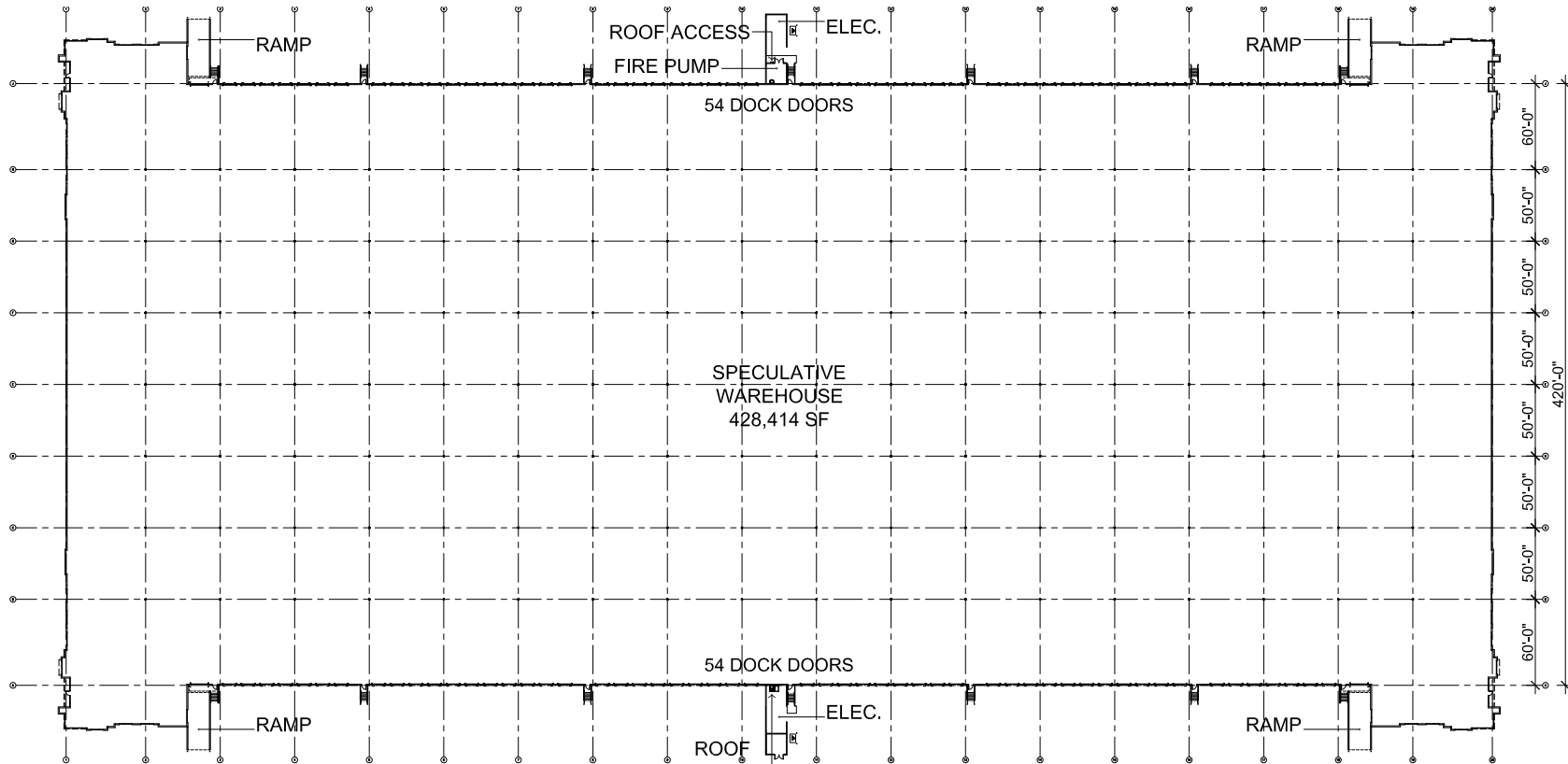
Demographics	5 Mile	10 Mile	15 Mile
Age 20-24 2023	6.7%	4.8%	5.35
Age 20-24 2028	4.4%	4.5%	4.9%
Age 25-34 2023	11.1%	11.5%	13.4%
Age 25-34 2028	13.6%	11.7%	12.8%
Age 35-44 2023	11.7%	13.2%	13.3%
Age 35-44 2028	10.5%	12.2%	13.6%
Age 45-54 2023	11.4%	12.6%	12.7%
Age 45-54 2028	10.5%	12.2%	12.3%
No Diploma	7.1%	6.7%	5.1%
H.S. Graduate (25+)	24.1%	22.6%	20.1%
GED (25+)	4.5%	4.4%	3.9%
Some College, No Degree	19.0%	17.5%	16.8%
Associates Degree (25+)	11.0%	12.4%	12.3%
Bachelors Degree (25+)	19.7%	21.8%	24.7%
Graduate/Prof Degree (25+)	9.6%	10.3%	14.0%
Total Education Attainment	75,247	316,942	802,396



BUILDING 700 | 1400 JACK JUNCTION WAY



LOGISTICS 429
AT APOPKA RIDGE



BUILDING SIZE:

428,414 SF

LOADING:

Cross Dock

DIMENSIONS:

420' deep x 995' long

CLEAR HEIGHT:

36' to bottom of structure

SPRINKLER SYSTEM:

ESFR

TRUCK COURT:

130'

CAR PARKING SPACES:

257 car spaces

OVERFLOW TRAILER PARKING:

Potential for 145 lined trailer parking plus additional land for outdoor storage

POWER:

Designed for two (2) 4,000 amp services
8,000 amps for building
Spec office provides 400 amp service

COLUMN SPACING:

Interior bays: 52' x 50'

Dock bays: 52' x 60'

DOCK DOORS:

One-hundred eight (108) 9' x 10' manual overhead doors & Four (4) 12' x 14' drive-in doors (motorized)

LIGHTING:

LED building and pole site lighting

INTERNET:

Spectrum Fiber