



1.17±  
acres

CLARK ST

# For sale or lease

2550 Clark Street, Apopka, FL  
49,875± SF building on 3.16± acres  
Additional 1.17± acre parcel available for sale or lease

# Property details

## Property specifications

- 49,875± SF
- 18'9" - 29' clear height
- Loading doors:
  - 1 - 23' x 20' dock door
  - 1 - 21' x 10' dock door with 2 pit levelers
  - 1 - 14' x 14' dock door
  - 1 - 10' x 10' dock door with edge of dock
  - 1 - two dock position loading platform (1 pit and 1 edge of dock)
  - 1 - 19'11" x 17'10" ramp
  - 1 - 16' x 14'9" ramp
- Front load
- Heavy power
- Full sprinklered WET system
- Metal construction
- Built in 1982 - 2001
- 3.16± acres
- Zoned I-4 Restricted, Orange County
- **LEASE: \$9.75/SF NNN\***
- **SALE: \$7,500,000/SF (\$150.38/SF)\***

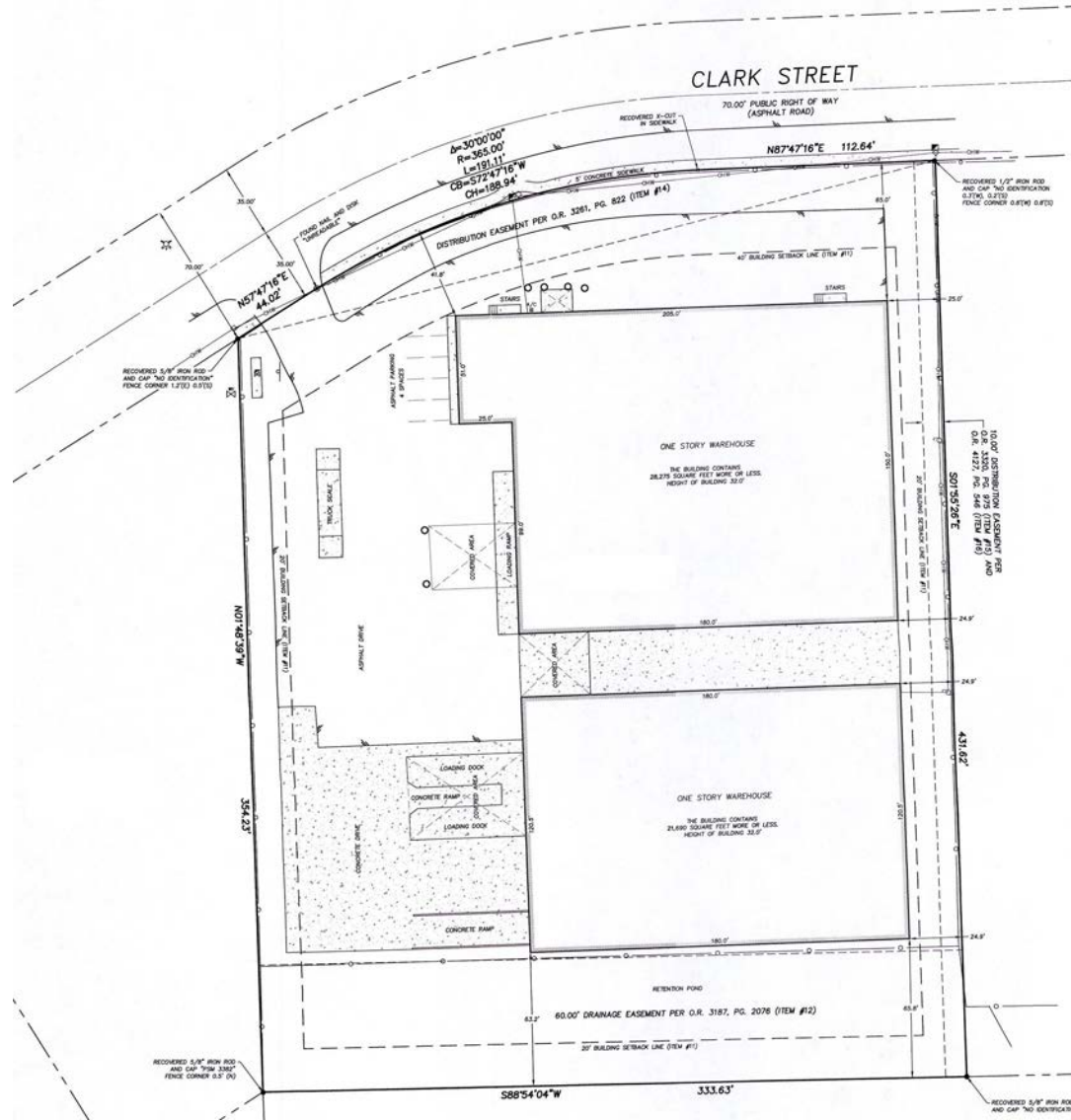
\* 1.17 acre parcel not included. Please call for pricing.

- Ownership is in the process of completing the following work prior to sale:
  - Installing new overhead doors
  - Painting entire building exterior
  - Replacing awnings
  - Installing LED lighting throughout the warehouse
  - Repairing and repaving truck court
  - Broom cleaning warehouse

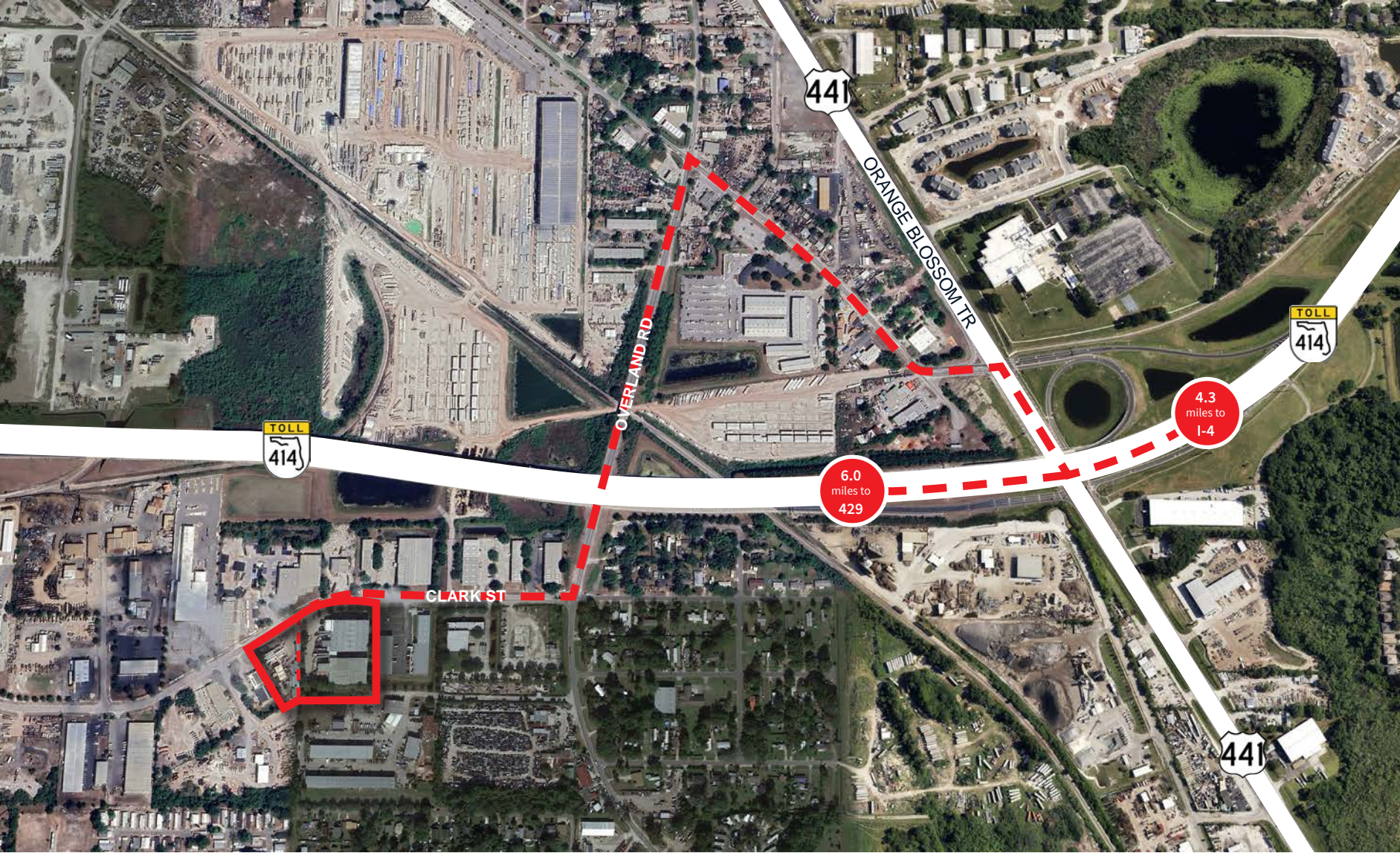


	30 minutes	60 minutes	120 minutes
<b>Total population</b>	1,402,936	3,340,673	8,611,943
<b>Total households</b>	542,870	1,256,661	3,391,698
<b>Average HH income</b>	\$99,728	\$95,775	\$93,051
<b>Total businesses</b>	77,375	137,784	333,701
<b>Total employees</b>	772,070	1,435,723	3,456,808

# Survey



# Highway access



## Location

### Advantages and amenities

- Immediate access to SR 414, equidistance between Interstate 4 and the Western Beltway (SR 429)
- Within 30 minutes of downtown Apopka, Maitland, College Park and historic Winter Park
- Points of interest include Dubsdread Golf Course, Rollins College, Altamonte Mall, Orlando Science Center, Orlando Museum of Art, and Orlando Paintball

### Distance to

US Highway 441 - **1.2 miles**

Interstate 4 - **5.6 miles**

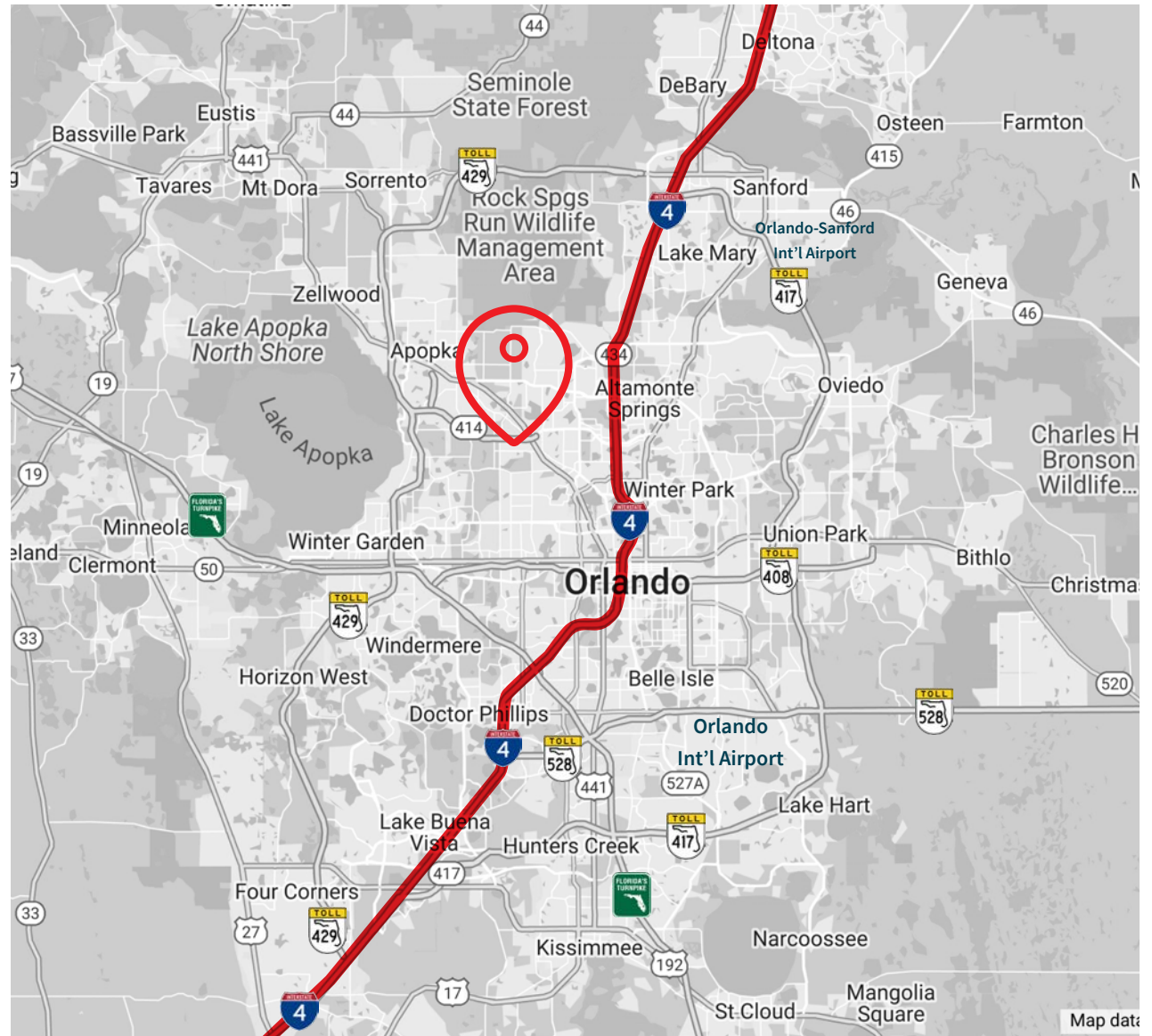
State Road 429 - **7.2 miles**

Downtown Orlando - **8.7 miles**

Florida's Turnpike - **15.5 miles**

Orlando-Sanford Int'l Airport - **25.2 miles**

Orlando Int'l Airport - **30.5 miles**



**JLL**

**Matt Sullivan, SIOR, CCIM**

*Executive Managing Director*

Matt.Sullivan@jll.com

+1 407 930 1802

**Bobby Isola, SIOR, CCIM**

*Executive Managing Director*

Bobby.Isola@jll.com

+1 407 930 1804

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker across the US | 250 South Orange Avenue, Suite 700P, Orlando, FL 32801