



# Build-to-Suit IOS Lease Opportunity

Offer Memorandum

Orlando | Orange County

2078 Apopka Blvd, Apopka, FL 32703



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# Site Delivery Options

## Option 1: IOS Yard Configuration

- Landlord will remove 3 of the 5 existing building
- Front 2 buildings remain for office / storage use
- Creates more usable yard space for IOS operations

Ideal for:

- Truck & trailer parking
- Equipment storage
- Contractor yard / laydown
- Fleet operations
- Combines existing structures + expanded yard functionality



## Option 2: Build-to-Suit Warehouse

- Landlord will deliver a pre-fab metal warehouse for a long-term tenant
- Flexible size:  $\pm 5,000$ – $10,000$  SF+ (based on tenant needs)
- Features may include:
  - Grade-level doors
  - Minimal office build-out
  - Efficient site layout



# Property Summary

Call for Pricing



<b>Lot Size</b>	5.4AC (5 Usable Acres)
<b>Buildings SF</b>	12,687 SF (5 Buildings)
<b>Property Type</b>	Industrial Outdoor Storage
<b>Site Improvements</b>	Fenced, Automatic gate, Lighting
<b>Zoning</b>	IND-2 (Orange County)
<b>Parcel ID</b>	24-21-28-6488-08-003



## EXECUTIVE SUMMARY

This offering presents a rare Industrial Outdoor Storage (IOS) lease opportunity in Apopka, Florida, featuring  $\pm 5$  acres of secured yard with existing industrial improvements and flexible occupancy options.

The property includes  $\pm 12,687$  SF across five buildings and is fully fenced with automatic gate access and lighting, making it immediately functional for contractors, equipment operators, and fleet-based users.

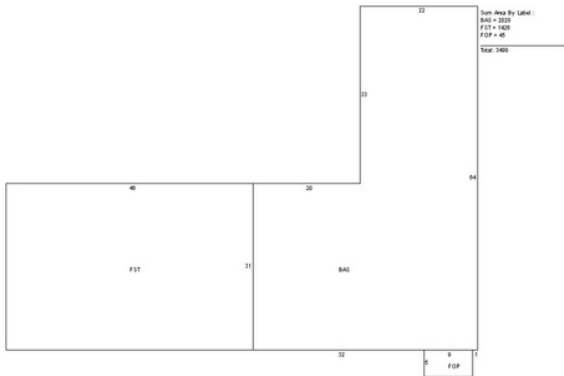
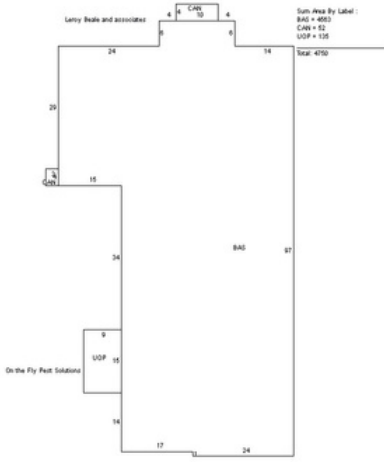
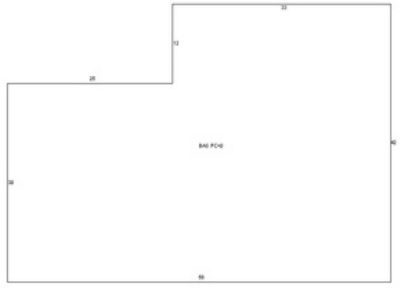
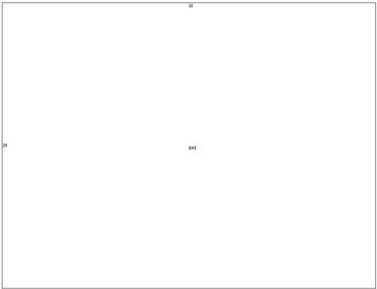
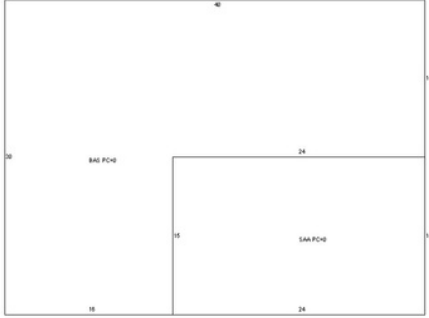
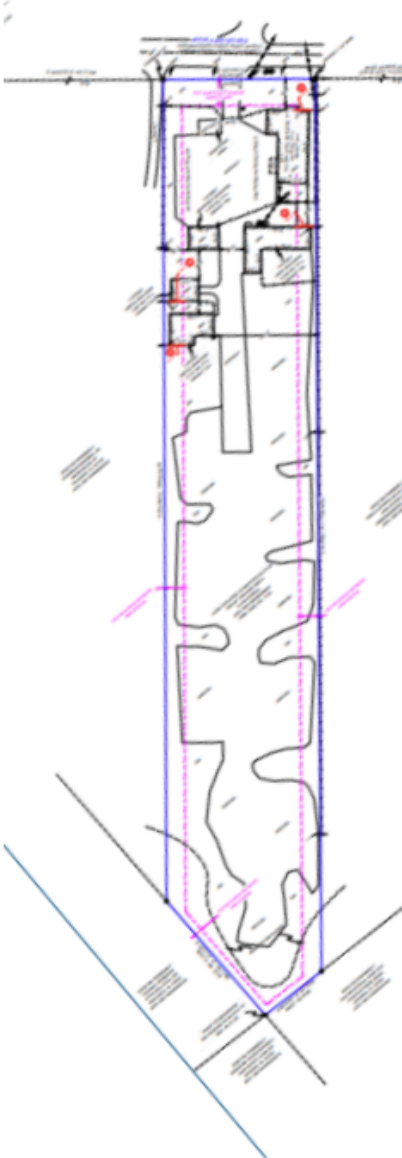
Tenants have the ability to lease the site as-is or pursue a build-to-suit option, allowing for the development of a  $\pm 5,000$ – $10,000$  SF metal prefab building with grade-level doors and minimal office build-out. This flexibility provides users with the opportunity to tailor the site to their operational needs while benefiting from an accelerated delivery timeline.

Strategically located within the growing Apopka industrial corridor, the site offers direct connectivity to SR-429, SR-414, and US-441, supporting efficient access throughout the Orlando MSA.

## PROPERTY HIGHLIGHTS

- $\pm 5$  Acre IOS Site (Paved + Asphalt Millings)
- $\pm 12,687$  SF Existing Improvements (5 Buildings)
- IND-2 Industrial Zoning
- Fully Fenced with Automatic Gate & Site Lighting
- Two Leasing Options:
  - Lease as-is for immediate occupancy
  - Build-to-Suit:  $\pm 5,000$ – $10,000$  SF prefab warehouse with grade-level doors
- Ideal for Contractor Yard, Equipment Storage, Fleet Parking, or Logistics Users

# Site Survey and Building Layout





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