

BACK ON THE MARKET!!



WAREHOUSE/INDUSTRIAL PROPERTY AVAILABLE

2710 Pemberton Dr, Apopka, FL 32703

Ideally located Office / Warehouse
Opportunity with Prime Highway /
Interstate Access



ASKING PRICE:

\$3.1 Million



BUILDING DETAILS:

Total Size: 15,500± rsf

1st Floor Office: 1,500± SF

2nd Floor Office: 1,500± SF

Warehouse: 10,000± SF footprint

Mezzanine: 2,500± SF

Grade Doors: (4) 20'x14'

Ceiling Height: 23.5'-27'

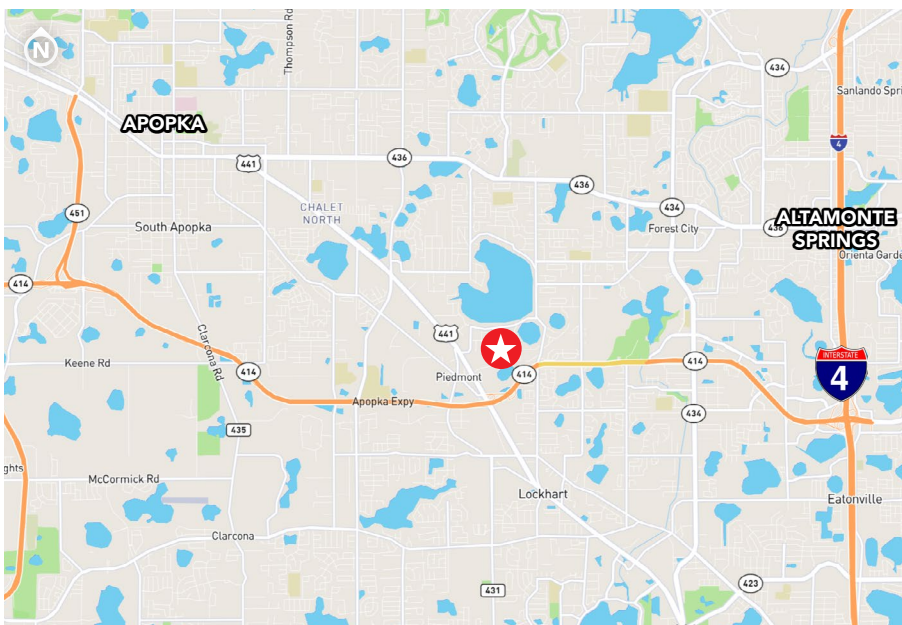
Lot Size: 0.87 Acres

Year Built: 2008

Construction: Block/Metal

Power: 3 Phase 400A/208V

Zoning: PD Seminole County



HARBERT
REALTY SERVICES

DAMIEN MADSEN

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JOSH SMITH

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For More Information: HarbertRealty.com

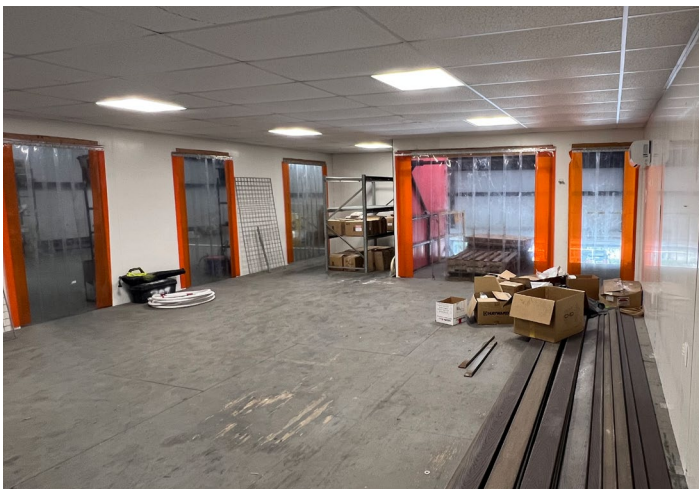
400 S Park Ave, Suite 225, Winter Park, FL 32789

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INTERIOR PHOTOS



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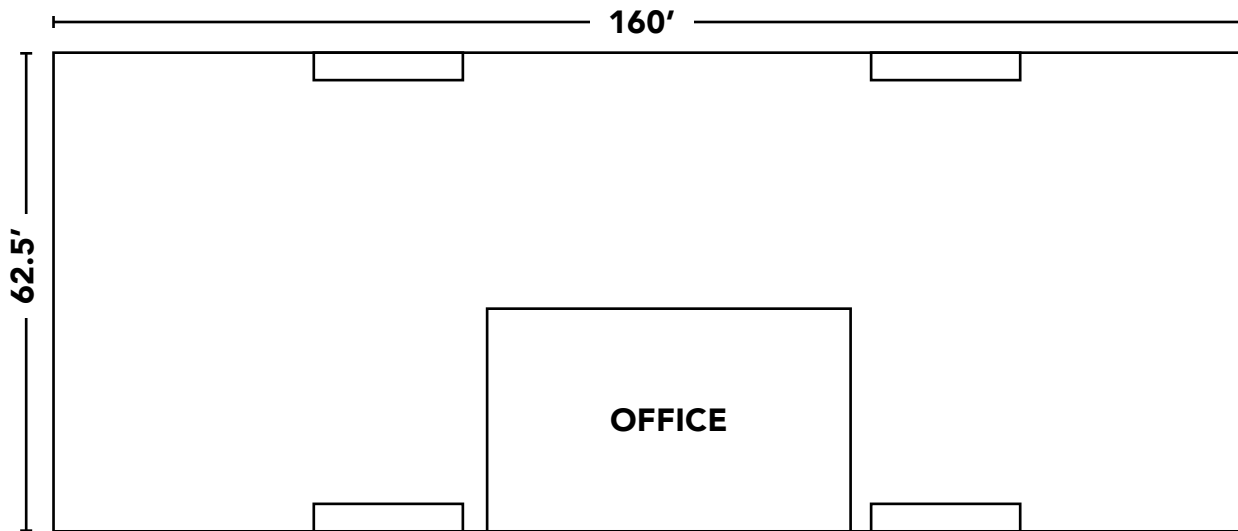
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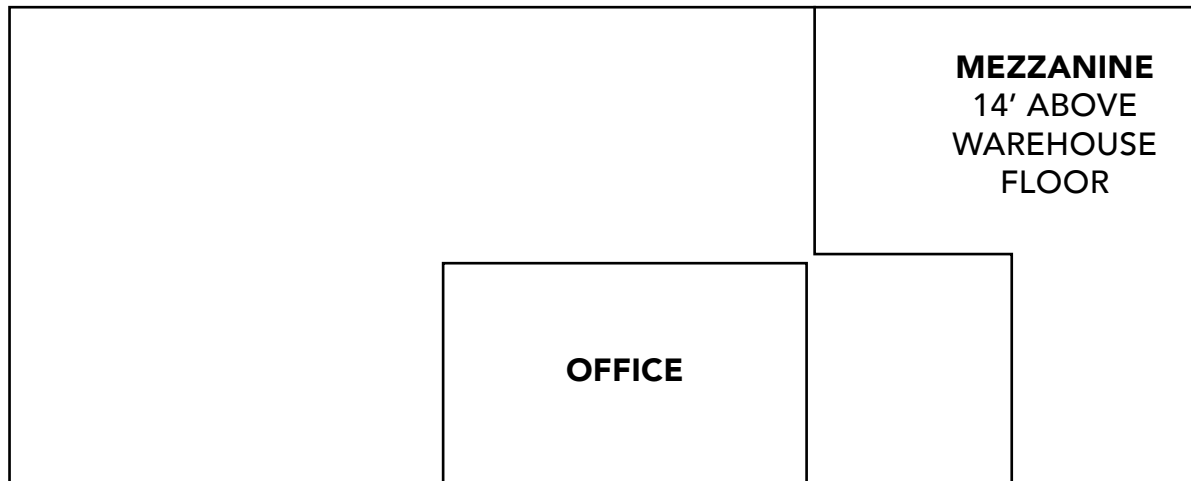
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FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



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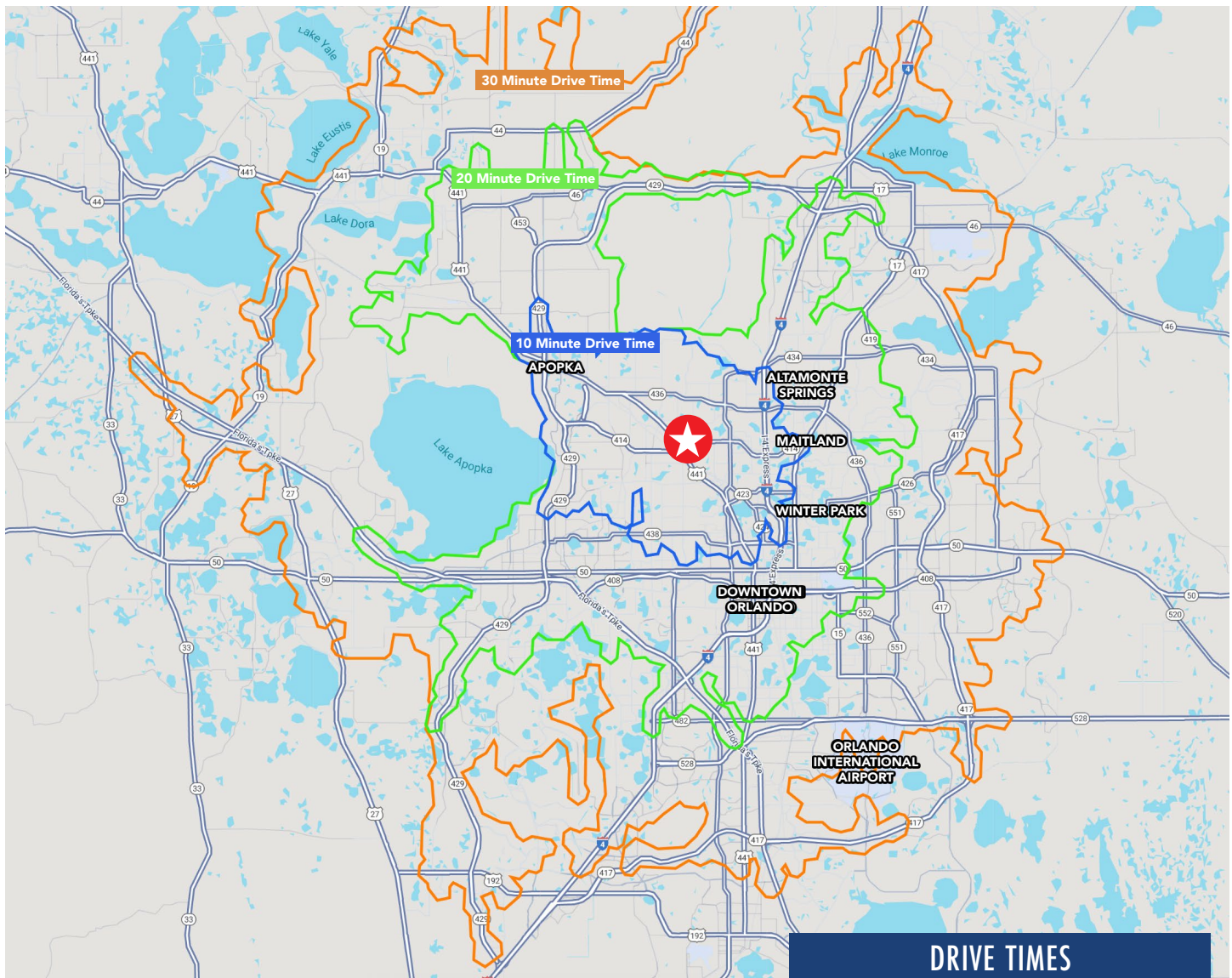
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DEMOGRAPHICS



DRIVE TIMES

Interstate 4 (I-4): 15 minutes

Florida's Turnpike: 30 minutes

State Road 408: 20 minutes

State Road 417: 30 minutes

Downtown Orlando: 20 minutes

Orlando Int'l Airport (MCO): 35 minutes

1,3,5 MILE DEMOGRAPHICS

POPULATION

1 Mile	3 Miles	5 Miles
6,557	98,980	256,179

EMPLOYEES

1 Mile	3 Miles	5 Miles
3,851	36,189	130,887

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$133,203	\$94,906	\$99,320

BUSINESSES

1 Mile	3 Miles	5 Miles
505	5,970	19,422



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