

DIVISIBLE FROM 15,000 SF UP TO 52,500 SF



AVAILABLE

FOR LEASE / SALE

520 W. Orange Blossom Trail Apopka, FL 32712

HIGHLIGHTS

- On 3.63 Acres
- Divisible 15,000 - 52,500 SF
- Outside Storage
- 24' clear height
- 9 Loading Doors
- Industrial Zoning

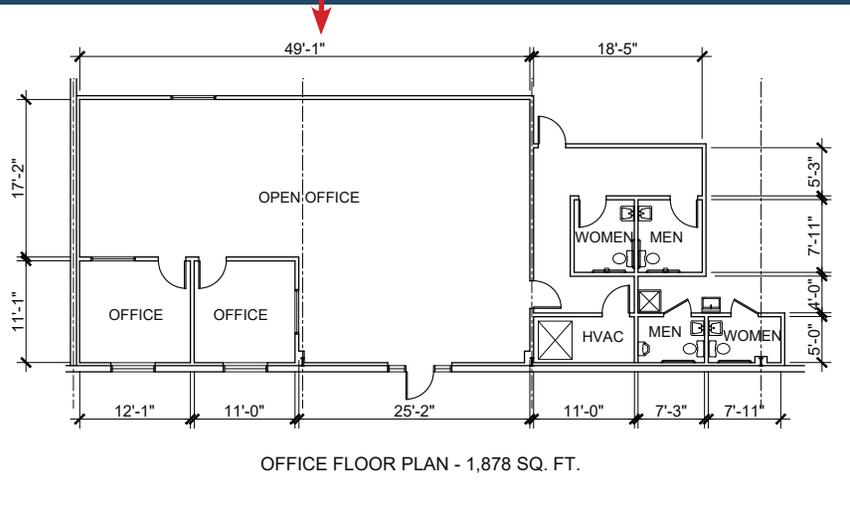
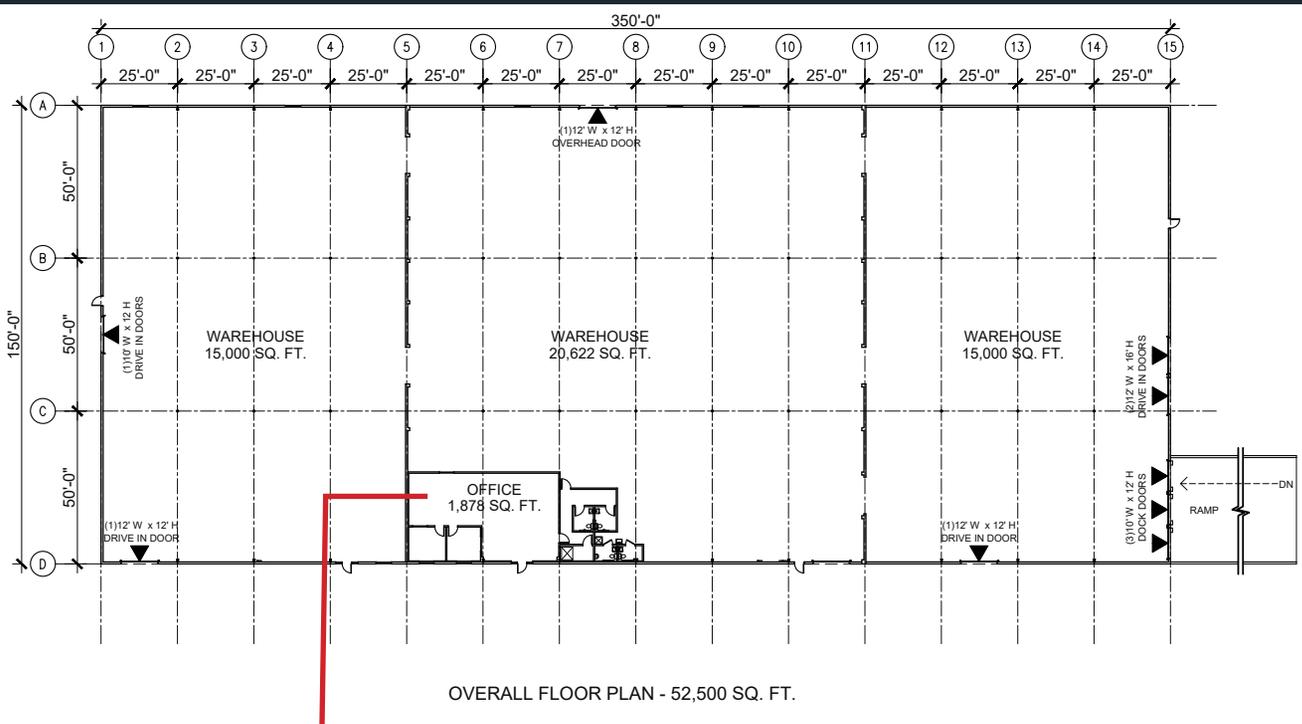


BUILDING SPECIFICATIONS:

Divisible from 15,000 SF up to 52,500 SF

Lot Size:	3.63 Acres
Building Size:	52,500 SF
Building Dimensions:	350' x 150'
Loading:	Side Load
Ceiling Height:	24'
Office Space:	1,878 SF
Loading Doors:	4 Grade Level 2 Over sized Grade Level
Drive-in Doors:	3 Truck Well Doors
Column Spacing:	50' x 25'
Outside Storage:	Yes
Warehouse Lighting:	LED
Power:	1000 Amps
Employee Parking:	52 Spaces

Zoning: Industrial

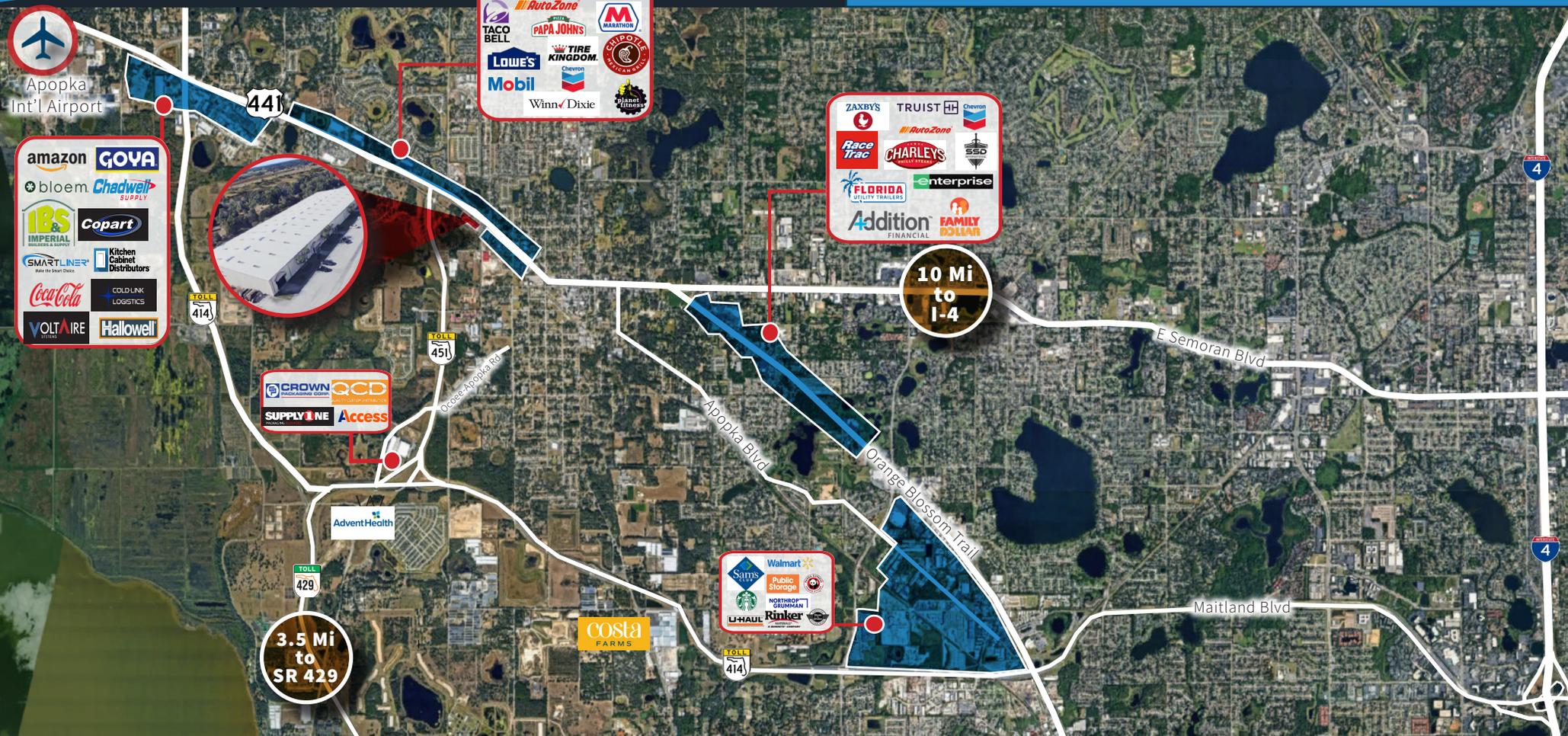


CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Manufacturing
- Distribution
- Outside Storage

This prime site is situated near the bustling Orlando metropolitan area, facilitating efficient distribution and connectivity to a large consumer base not to mention its strategic location along major thoroughfares. Additionally, its proximity to essential services, workforce availability, and nearby industrial parks enhances its appeal for businesses looking to establish or expand operations in a growing region.



LOCATION OVERVIEW

Located at 520 W. Orange Blossom Trail in Apopka, FL, this warehouse offers a strategic position with excellent visibility and accessibility. Situated along a major thoroughfare, Orange Blossom Trail, it benefits from high traffic counts and proximity to key transportation routes, including the nearby SR-429 and I-4. The surrounding area is characterized by a mix of commercial and industrial developments, providing ample opportunities for business synergies.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	32,125	112,669	448,432
Households	10,572	39,038	164,066
Employees	9,165	28,984	171,974
Ave. HH Income	\$81,796	\$94,170	\$85,512



LOCATED IN FLORIDA'S EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Tampa	93 Miles
Orlando	18 Miles
Miami.....	247 Miles
Jacksonville.....	145 Miles
Savannah.....	284 Miles
Atlanta.....	436 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	31 Miles
Port Canaveral.....	74 Miles
Port of Tampa	92 Miles
Tampa Int'l Airport.....	97 Miles

MAJOR HIGHWAYS

SR 429	3.5 Miles
SR 423.....	8.9 Miles
I-4	10 Miles
FL Turnpike.....	10.5 Miles
SR 50	12 Miles
US 27	21 Miles
FL-417	28 Miles
I-75	50 Miles
I-4.....	52 Miles
US 27.....	78 Miles

520 W Orange Blossom Trail

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