



SCAN
FOR MORE
INFORMATION



1290 Ocoee-Apopka Rd
Ocoee, FL 32218

AVAILABLE IMMEDIATELY

485,813 SF

Phase II - 171,802 SF Under Construction



CBRE

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PROPERTY OVERVIEW



Commerce 429 is your future-proof decision, convenient to Orlando's Beltway and Florida's Turnpike, and offers a host of purposeful design features.

This park provides a significant advantage with small to medium sized buildings, thus offering a wide variety of configurations.



NOW PRE-LEASING!



8,000 - 131,156 SF
AVAILABLE



IMMEDIATE ACCESS
TO 429

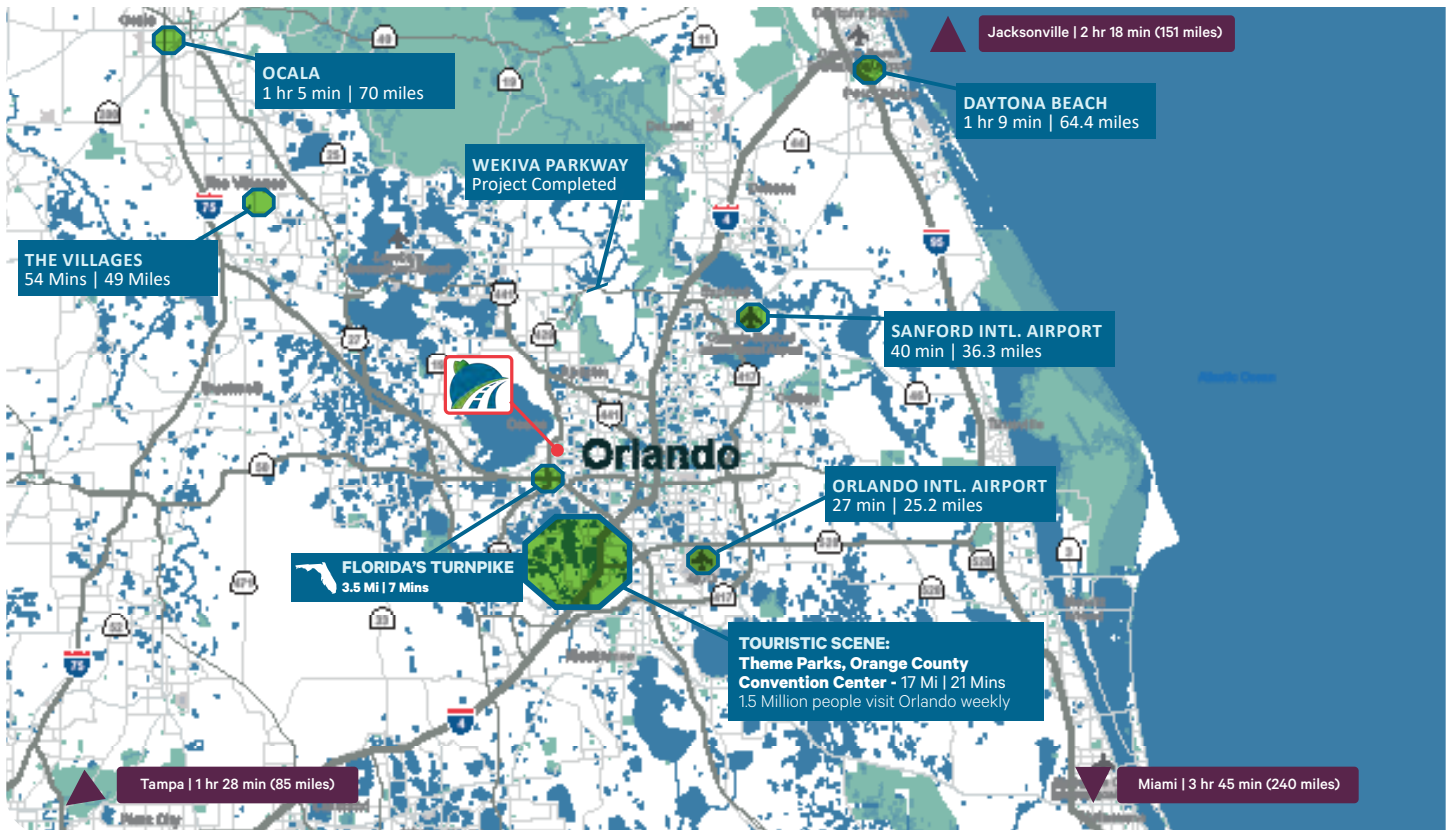


24' - 32'
CLEAR HEIGHT



AMPLE
EMPLOYEE PARKING

LOCATION HIGHLIGHTS



- ▶ Frontage directly on SR-429 and Ocoee-Apopka Road
- ▶ 3.5 miles (7 minutes) to Florida's Turnpike, the closest new construction
- ▶ 4 minutes to the SR-429 on-ramp
- ▶ 19 min (18.8 miles) to Walt Disney World
- ▶ 21 min (16.2 miles) to Universal Studios
- ▶ 18,831 Rooftops within 3 Miles

KEY DISTANCES

SR 429	1 Mi / 4 Mins
Florida Turnpike	3.5 Mi / 7 Mins
SR 408	6 Mi / 8 Mins
Interstate 4	12 Mi / 13 Mins
SR 528	16 Mi / 16 Min
Orlando Airport (MCO)	23.7 Mi / 24 Min



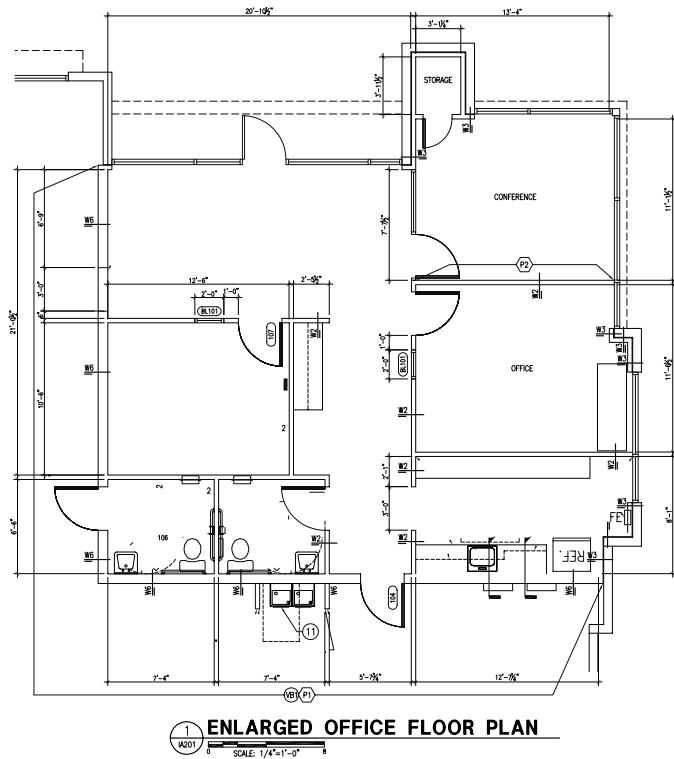
PROPERTY HIGHLIGHTS



BUILDING SPECS

BUILDING	400	500	600	700	800
Total SF	50,668 SF	50,668 SF	89,090 SF	78,698 SF	93,104 SF
Office SF	1,107 SF	1,107 SF	1,626 SF	BTS	BTS
Clear Height	28'	28'	32'	32'	32'
Building Depth	120'	120'	150'	200'	220'
Column Space	52' x 60'	52' x 60'	52' x 45'	52' x 50'	52' x 40'
Dock Doors	17	27	35	25	27
Drive-In Doors	1	2	3	4	2
Truck Court	150' (Shared)	150' (Shared)	120'	180'	180'
Parking	25 Spaces	40 Spaces	80 (0.90/1,000 SF)	Ample	Ample
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR
Lighting	LED (Motion)	LED (Motion)	LED (Motion)	LED (Motion)	LED (Motion)
	PHASE I			PHASE II - UNDER CONSTRUCTION	

SPEC OFFICE

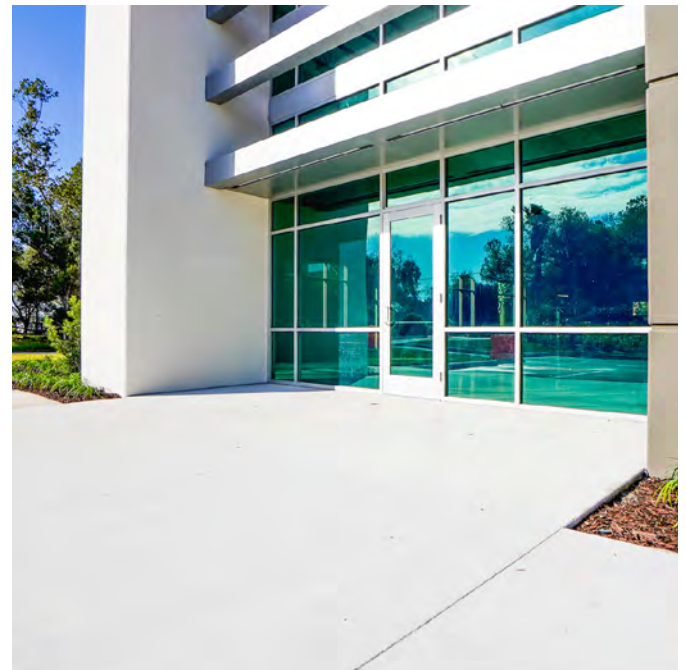
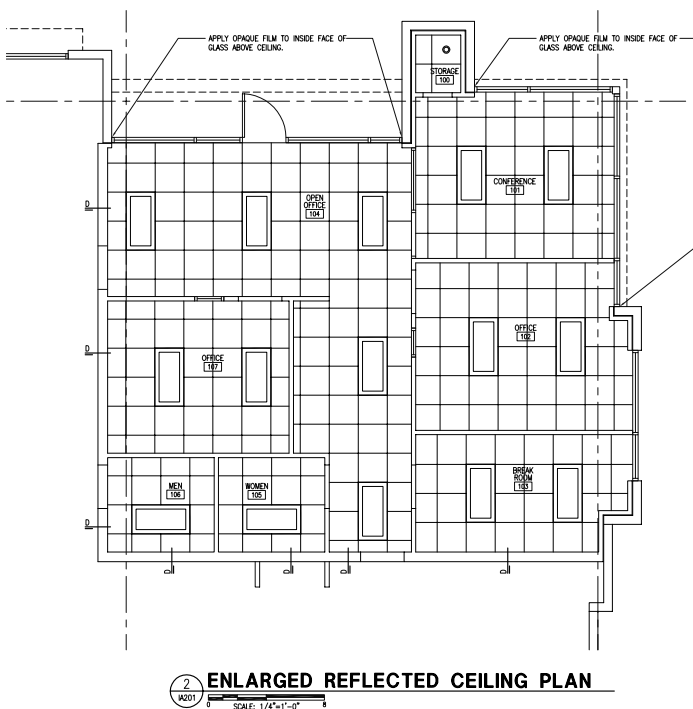


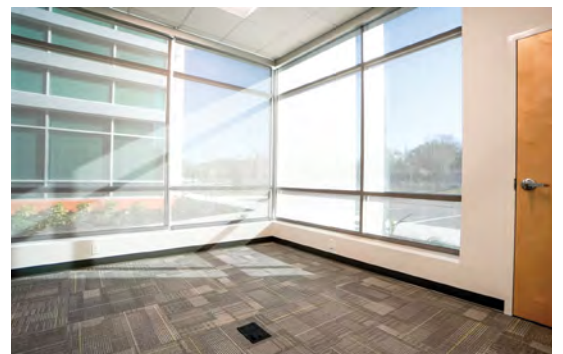
Not Your Typical Industrial Office

This floor plan features a large office and storage space, ideal for companies that require a significant amount of room for operations.

1,107 SF TOTAL SPEC OFFICE

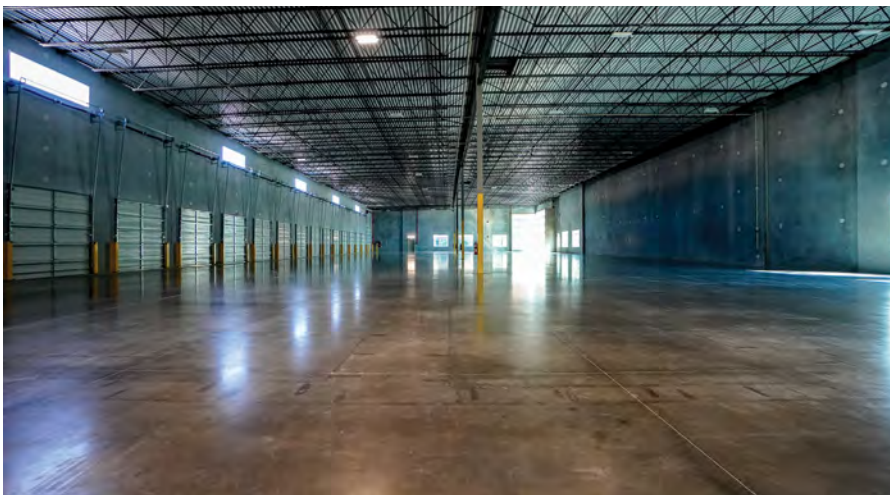
- ▶ It includes a conference room, providing a professional space for meetings and presentations.
- ▶ Aesthetically pleasing working environment with the use of quality grade paint and finishes 19 min (18.8 miles) to Walt Disney World
- ▶ A future door opening has been planned in the design, offering flexibility for expansion or modification in the future.

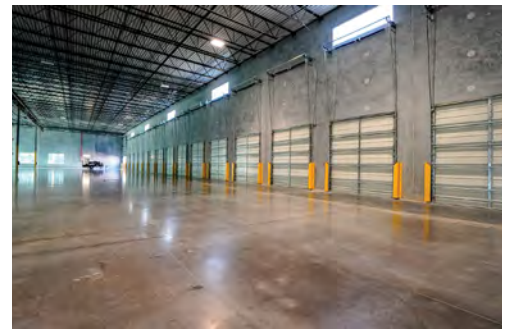
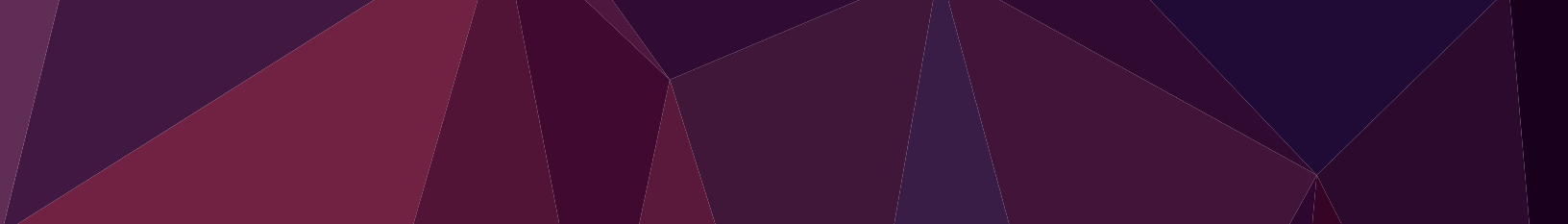




Spec Office - Buildings 100-300

SPACE AVAILABLE - PHASE I







Population of 1,191,599
in a 15 Mile Radius



Apopka



Altamonte Springs

Lake Apopka



Ocoee



FL Turnpike Access

7 Mins / 3.5 Mi



FLORIDA'S TURNPIKE



Orlando

Winter Garden

UNIVERSAL STUDIOS

FLORIDA'S TURNPIKE



535



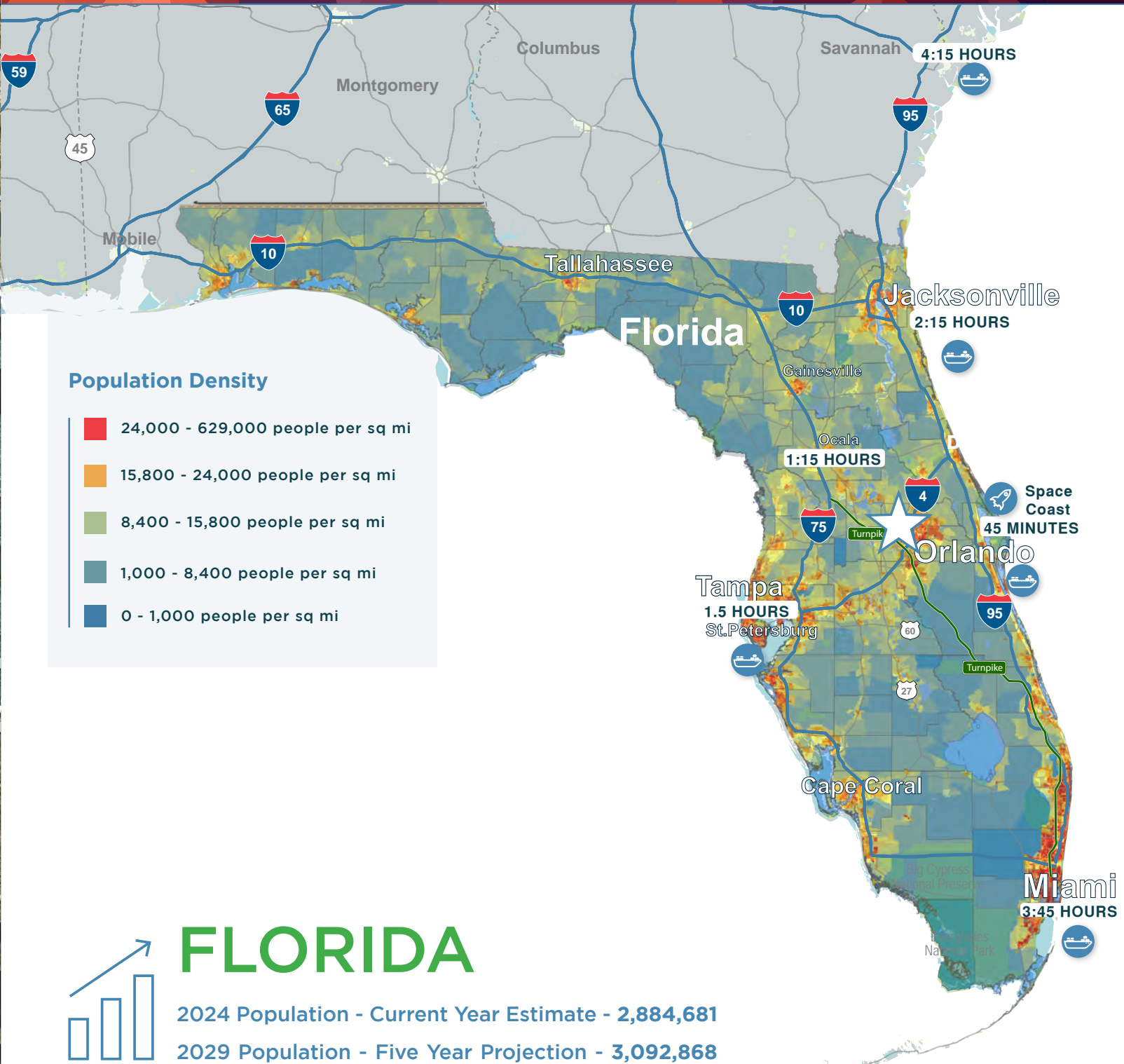
▼ WALT DISNEY WORLD

► MCO AIRPORT



STRATEGIC LOCATION

With unparalleled connectivity to major routes—less than 5 miles from Florida's Turnpike (via SR-429)—this is an ideal site for local and regional distribution.





COMMERCE 429

LOGISTICS PARK

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