

FLEX INDUSTRIAL OUTSIDE STORAGE FOR SALE

2726 PEMBERTON DRIVE

APOPKA, FL 32703

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **SIZE:** 8,750 SF
- **OFFICE:** 2,380 SF (Class A)
- **WAREHOUSE:** 3,870 SF
- **OVERHANG:** 2,500 SF
- **LAND SIZE:** 0.77 Acres
- **CLEAR HEIGHT:** 18' - 21'
- **LOAD TYPE:** Cross Dock
- **DOORS:** 4 Grade Level Doors 12' x 12'
- **PARKING:** 18 car parks, plus additional ±0.25 acre yard

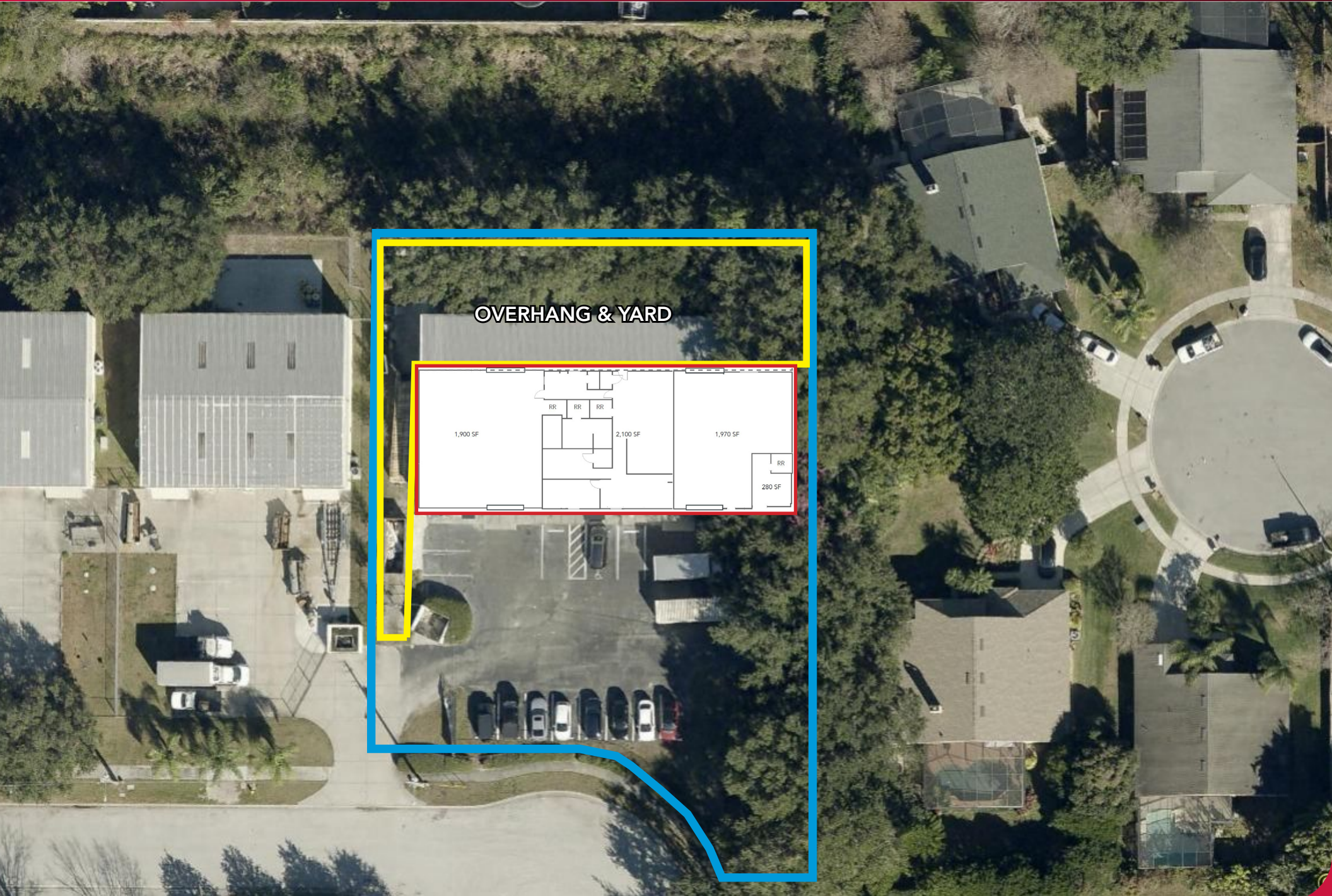
OWNER USER & INVESTMENT OPPORTUNITY

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OVERHANG & YARD

1,900 SF

2,100 SF

1,970 SF

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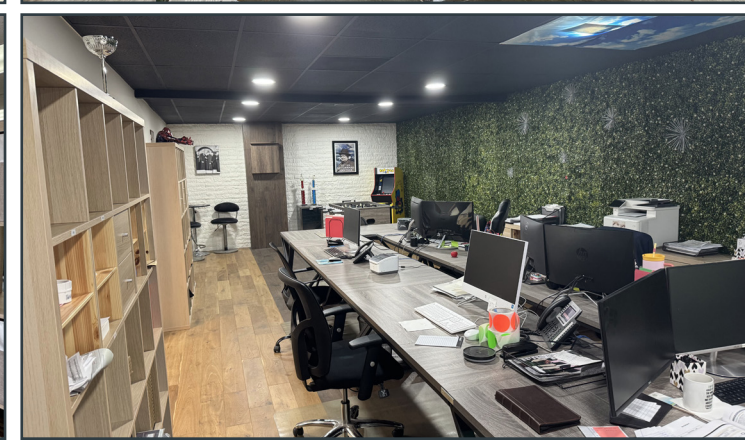
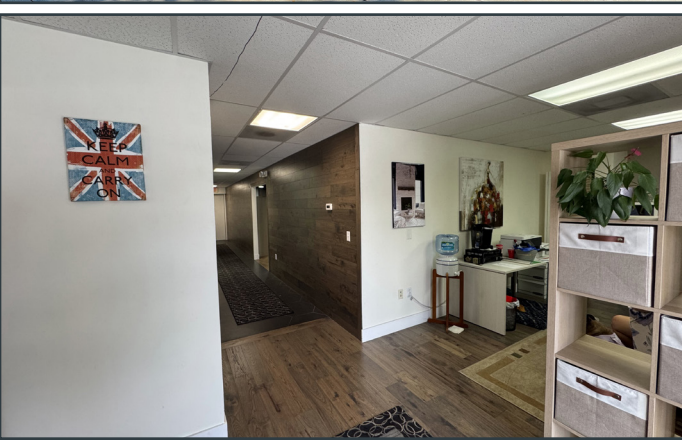
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OVERVIEW MAP | 2726 PEMBERTON DRIVE, APOPKA, FL 32703



2726 Pemberton Dr.
Apopka, FL 32703

Strategically located within the Orange Blossom Business Center in Apopka, Florida, one of Central Florida's growing industrial and distribution submarkets. The property benefits from convenient access to major transportation corridors including SR-414, SR-429, U.S. Highway 441, and Florida's Turnpike, providing efficient connectivity throughout the Orlando MSA and to regional logistics hubs. Apopka's northwest Orange County location offers strong access to labor, expanding residential growth, and proximity to Orlando's commercial core, while remaining more cost-effective than many infill Orlando industrial markets.

State Road 441

1/2 Mile

Interstate 4

5 Miles

State Road 429

7 Miles

Florida Turnpike

19 Miles

**Orlando Sanford
Airport**

24 Miles