



## INDUSTRIAL PROPERTY WITH YARD FOR SALE

801 Marshall Farms Rd, Ocoee, FL 34761

Freestanding property with  
Industrial 2 zoning and yard

### PROPERTY HIGHLIGHTS

- Freestanding Industrial property located seconds off of SR 429 and Highway 50.
- Monument and Building Signage at a busy thoroughfare.
- Warehouse with paved yard for storage or parking.
- Fenced and secured yard space.
- I-2 zoning for more intense uses.
- Ample parking.



#### ASKING PRICE:

\$2,400,000



#### SIZE:

**Office:** 4,040± SF

**Warehouse:** 3,528± SF

**Lot:** 1.06± AC



#### ZONING:

I-2, Ocoee



#### PARKING:

Above standard parking ratio



**HARBERT**  
REALTY SERVICES

**JOSH SMITH**

jsmith@harbertrealty.com | 407.377.4050

**For More Information: HarbertRealty.com**  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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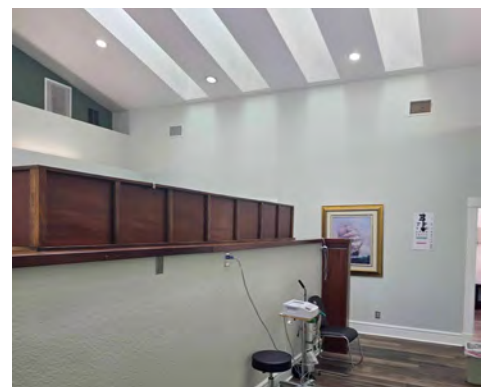
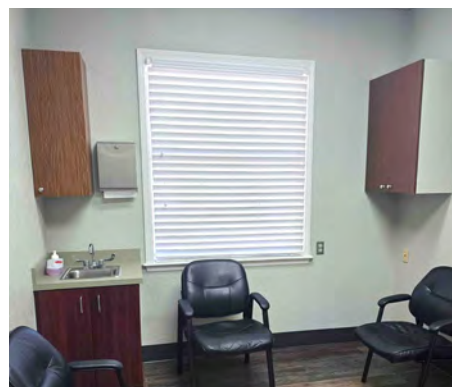
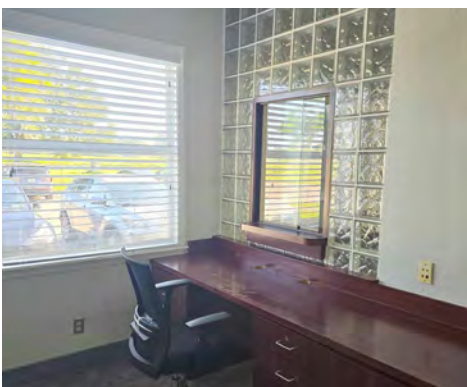




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PHOTOS



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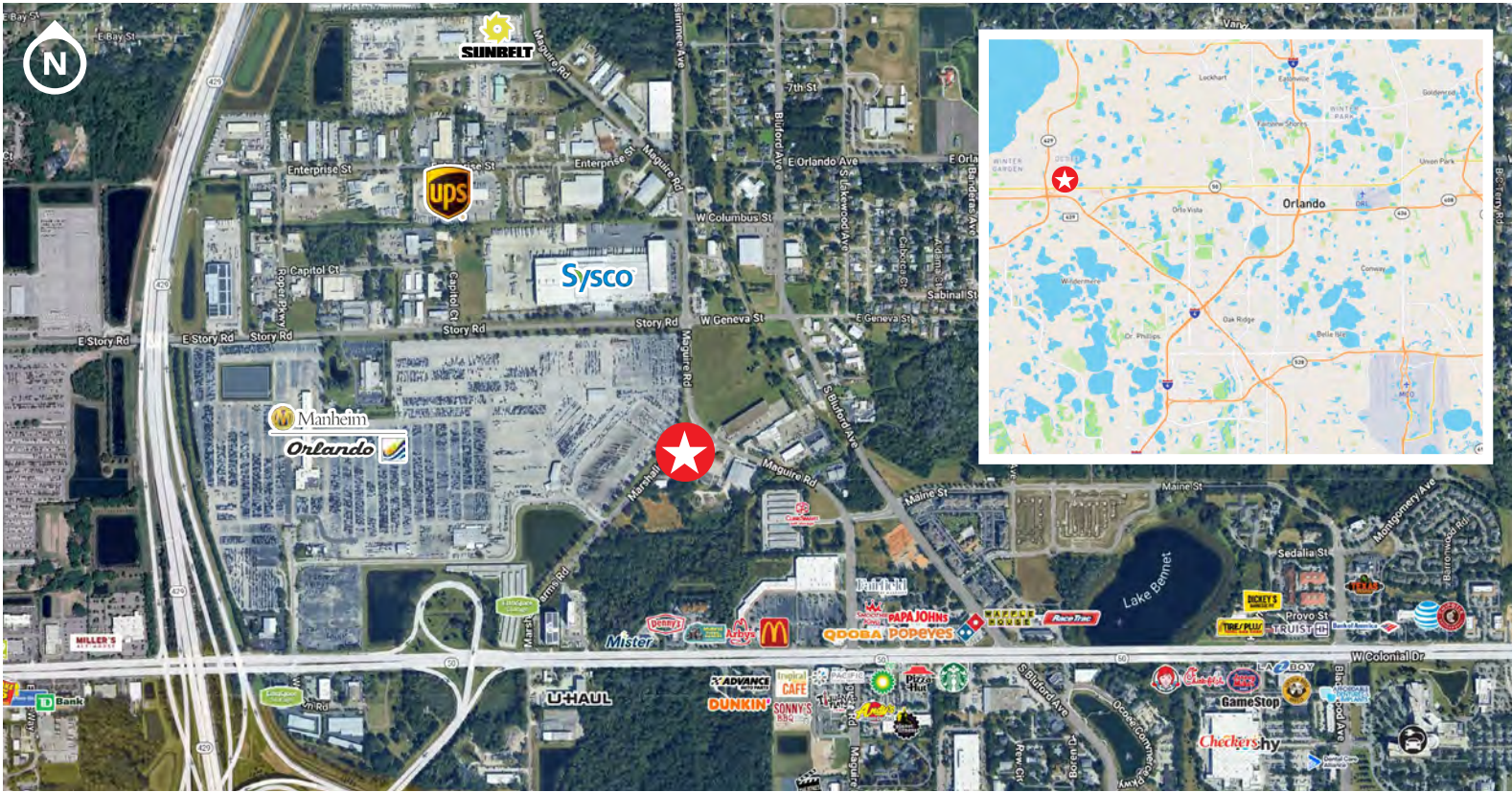
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## AREA OVERVIEW



## DRIVE TIMES

**4 minutes**

Florida Turnpike

**10 minutes**

to Interstate 4

**24 minutes**

to Orlando International Airport (MCO)

**23 minutes**

to Orlando Executive Airport

## DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 Miles
Employees	5,549	31,605	63,863
Avg HH Income	\$102,236	\$118,747	\$127,880
Businesses	628	5,260	12,369
Population	3,066	71,868	180,943



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