

70,325 SF AVAILABLE

AVAILABLE

FOR SUBLEASE

2840 W Orange Ave., Apopka, FL 32703

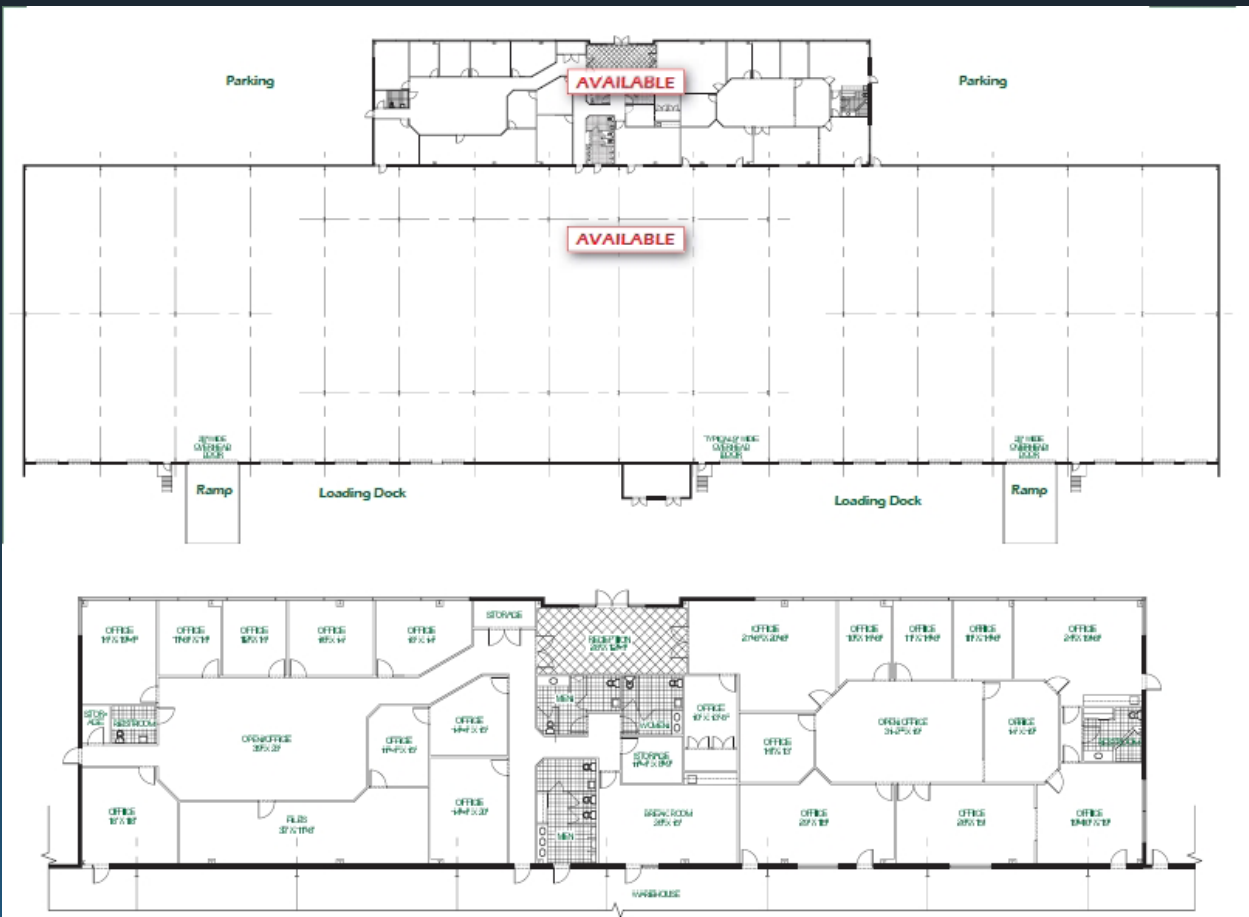
HIGHLIGHTS

- SUBLEASE EXP: 6/30/2029
- 70,325 SF Available
- 17,000 SF Two-Story Office
- 24' clear height
- 18 Dock High Doors
- Industrial Zoning



BUILDING SPECIFICATIONS:

TOTAL WAREHOUSE - 70,325 SF



The office space includes a welcoming lobby for visitors, spacious conference rooms, several private offices, and more than five bathrooms conveniently located throughout the premises. Additionally, there's a second-floor area ideal for extra offices or storage.

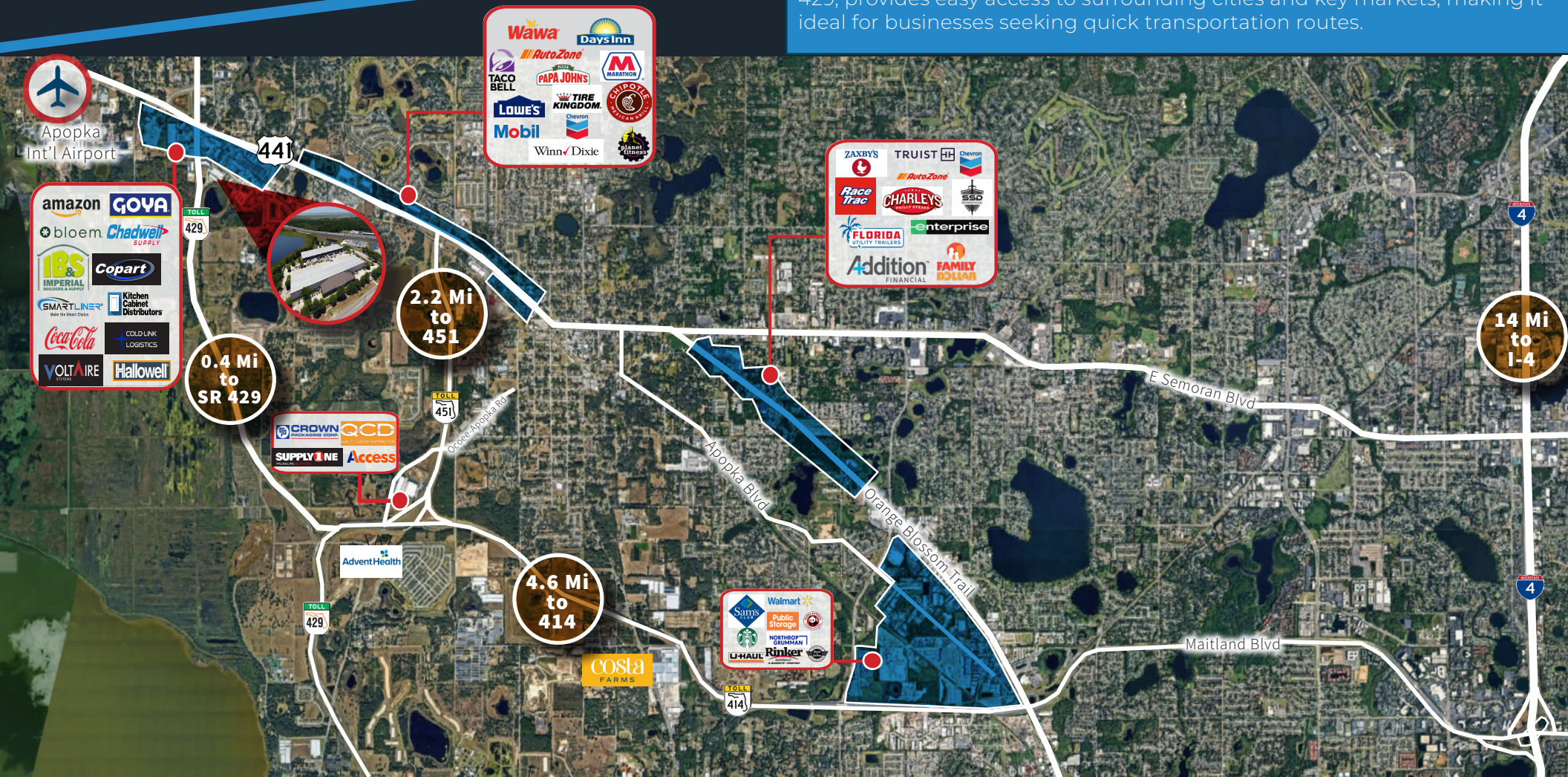
Master Lease Expiration:	June 30, 2029
Available Space:	70,325 SF
Building Size:	70,325 SF
Loading:	Rear Load
Building Dimensions:	480' x 145'
Ceiling Height:	24'
Office Space:	17,000 SF (Two-Story)
Loading Doors:	18 Dock High Doors
Drive-in Doors:	2 (12' W x 16' H)
Column Spacing:	48' x 50'
Truck Court:	160' Shared
Employee Parking:	52 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	1,200 Amps, 3 phase
Zoning:	Industrial
Natural Gas:	Yes

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Manufacturing
- Distribution
- Outside Storage

Located at 2840 W Orange Ave., Apopka, FL 32703, this 70,325 square foot rear-load warehouse presents an excellent sublease opportunity, providing exceptional convenience and flexibility for your business. The spacious layout is ideal for efficient storage and distribution, with plenty of room to accommodate a variety of operations. The property benefits from direct frontage on West Orange Avenue, offering excellent visibility and easy access for both employees and customers. Apopka's strategic location, just off the 429, provides easy access to surrounding cities and key markets, making it ideal for businesses seeking quick transportation routes.



LOCATION OVERVIEW

Located at 2840 W Orange Ave., Apopka, FL, this sublease opportunity benefits from high traffic counts and proximity to key transportation routes, including the nearby SR-451, SR 429, Orange Blossom Trail 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

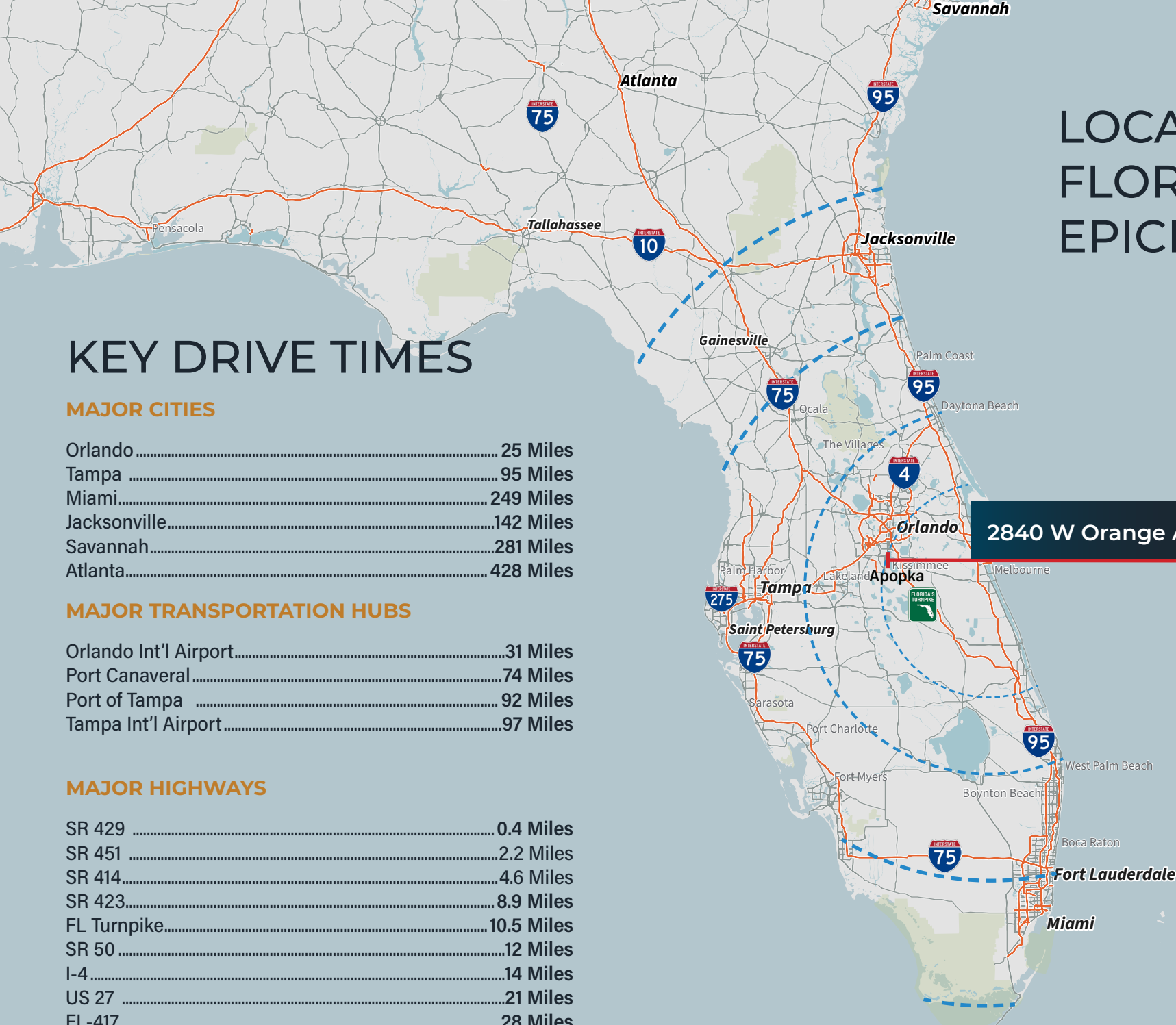
Orlando	25 Miles
Tampa	95 Miles
Miami.....	249 Miles
Jacksonville.....	142 Miles
Savannah.....	281 Miles
Atlanta.....	428 Miles

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	0.4 Miles
SR 451	2.2 Miles
SR 414.....	4.6 Miles
SR 423.....	8.9 Miles
FL Turnpike.....	10.5 Miles
SR 50	12 Miles
I-4	14 Miles
US 27	21 Miles
FL-417	28 Miles
I-75	50 Miles
US 27.....	78 Miles



2840 W Orange Avenue

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