

# 70,325 SF AVAILABLE



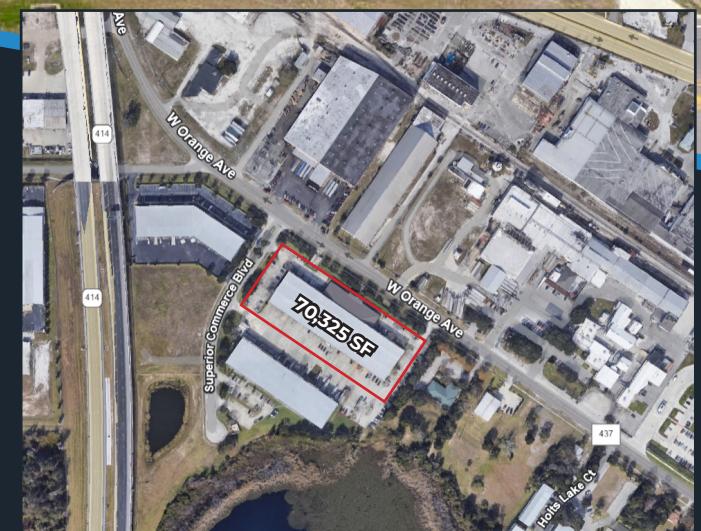
AVAILABLE

## FOR SUBLEASE

2840 W Orange Ave., Apopka, FL 32703

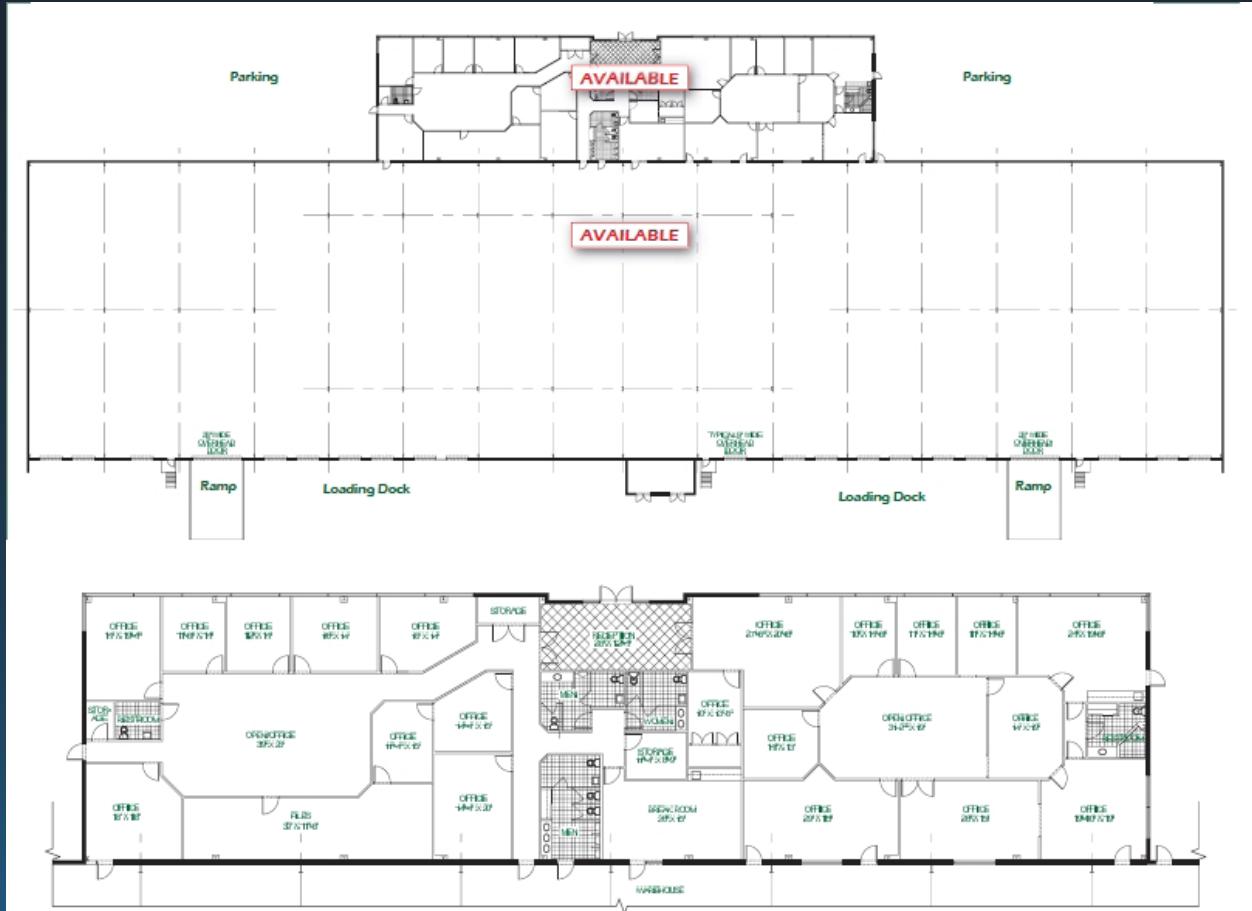
## HIGHLIGHTS

- 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



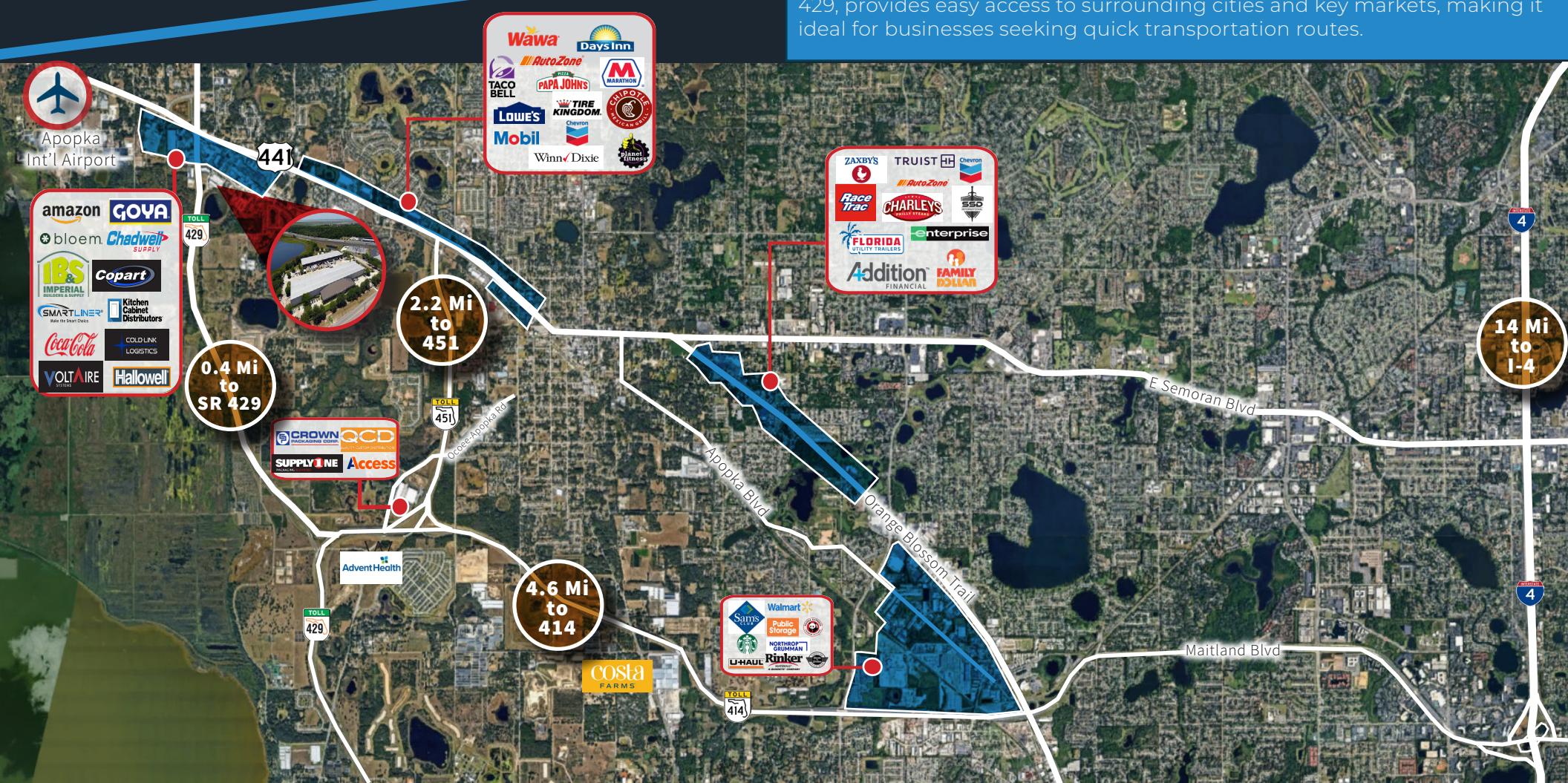
The office space includes a welcoming lobby for visitors, spacious conference rooms, several private offices, and more than five bathrooms conveniently located throughout the premises. Additionally, there's a second-floor area ideal for extra offices or storage.

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

2840 W Orange Avenue

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