



429
BUSINESS CENTER



**259,253 SF AVAILABLE FOR LEASE IN ONE OF THE
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**

409 Ocoee Apopka Road
Ocoee, FL 33811



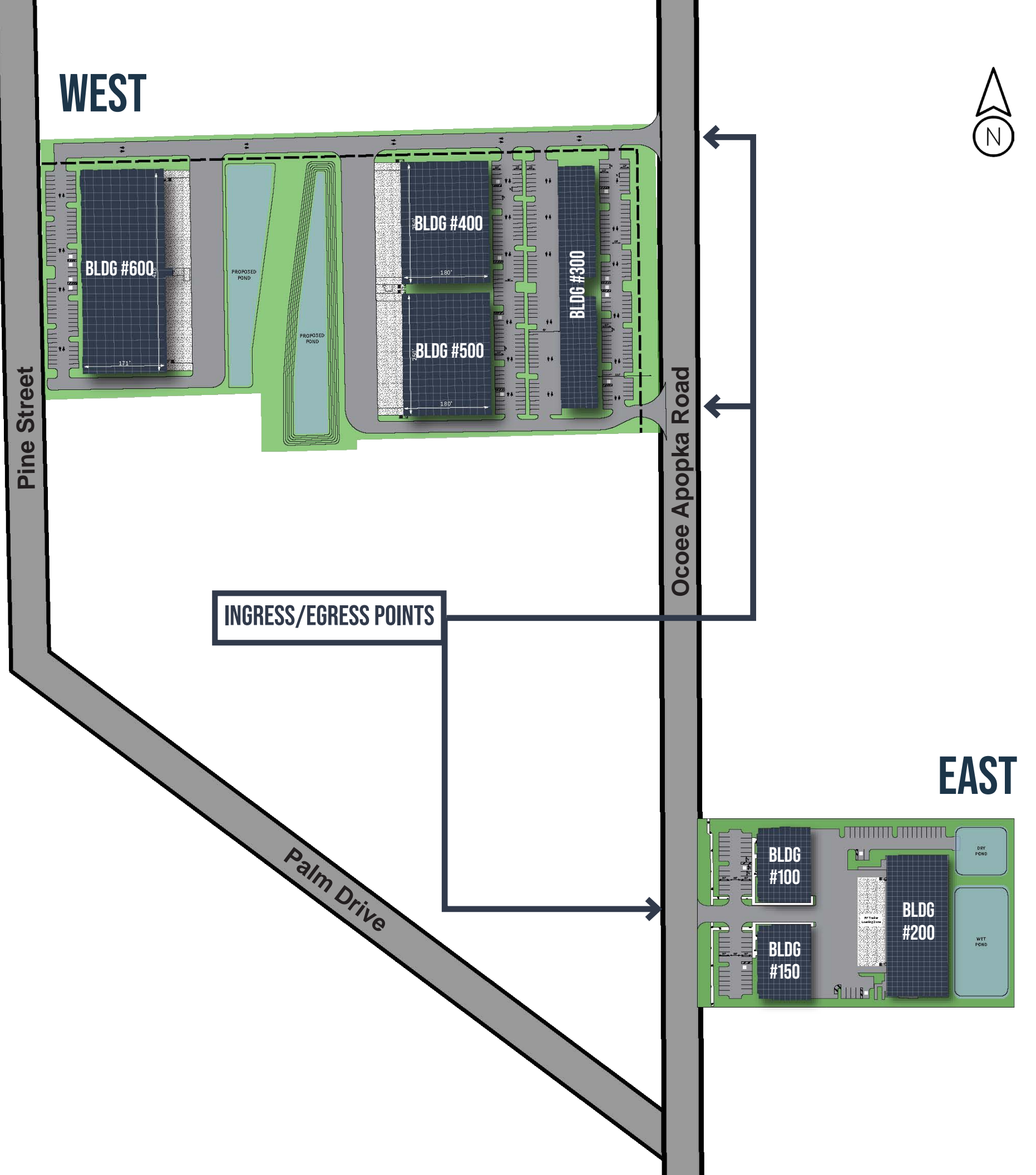
STONEMONT
FINANCIAL GROUP

PROJECT OVERVIEW

429 Business Center offers users first generation Class A warehouse space in northwest Orange County, one of the fastest growing submarkets in Central Florida. Bay sizes begin at 6,000 square feet with buildings providing front and rear load options. With **three minute access** to State Road 429 and access to Florida's Turnpike in less than six minutes, servicing the Central Florida market is fast and convenient. The site is also minutes from numerous amenities.

PARK HIGHLIGHTS

- 259,253 SF total
 - 60,982 SF - East side
 - 198,271 SF - West side
- Tilt-wall construction
- ESFR sprinkler system
- 20'-32' clear height
- 65'-140' truck courts
- Rear-load and front-load configurations



CONSTRUCTION PROGRESS

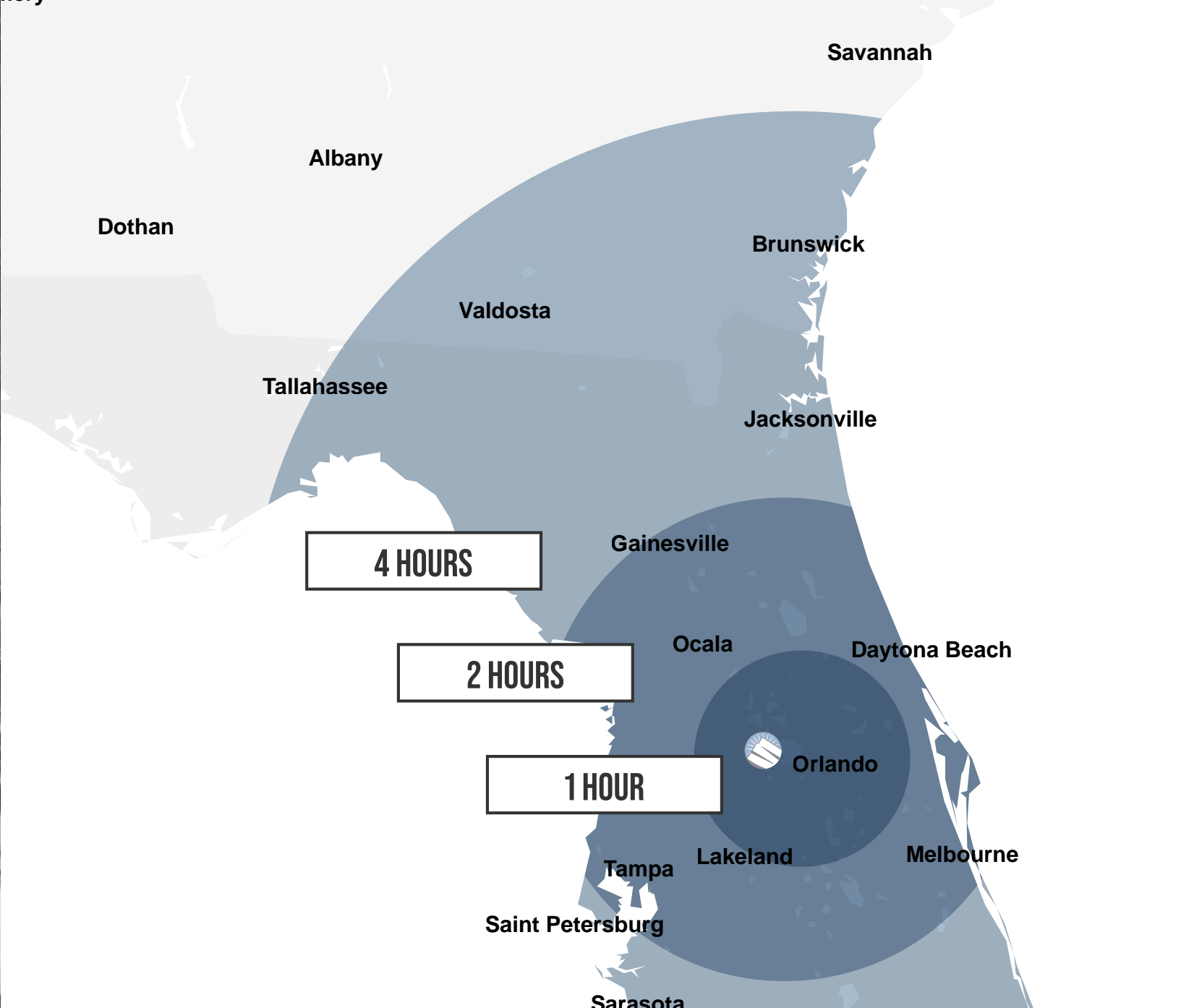
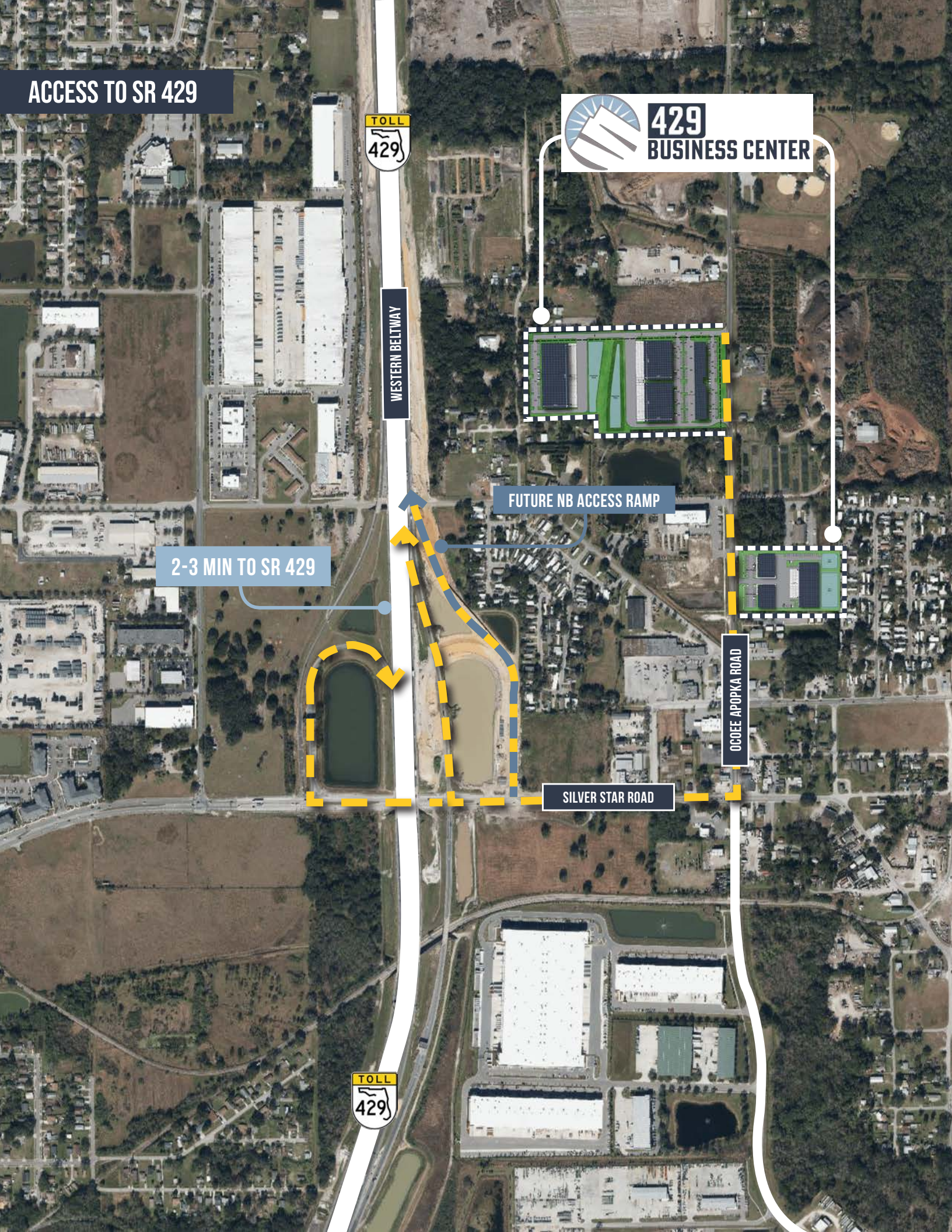
as of October 2024

429 EAST



429 WEST





MARKET OVERVIEW

	30 MINUTES	60 MINUTES	120 MINUTES
POPULATION STATS			
2023 POPULATION	1,693,032	3,760,592	6,661,407
2028 POPULATION	1,756,169	3,960,036	6,960,675
LABOR FORCE STATS			
TOTAL BUSINESSES	85,621	147,012	258,037
TOTAL EMPLOYEES	935,059	1,555,911	2,669,626

429 EAST

BUILDING 100

Building Size: 14,282 SF; divisible to 7,141 SF
Office Size: 1,013 SF spec
Clear Height: 20'
Loading: Rear-load
Doors: 7 - 10' x 12' grade
Building Depth: 100'
Truck Court Depth: 140', shared
Car Parking: 24 spaces
Parking Ratio: 1.68/1,000 SF
Delivery: Q4 2024

BUILDING 150

Building Size: 14,282 SF
Office Size: 1,013 SF spec
Clear Height: 20'
Loading: Rear-load
Doors: 7 - 10' x 12' grade
Building Depth: 100'
Truck Court Depth: 140', shared
Car Parking: 24 spaces
Parking Ratio: 1.68/1,000 SF
Delivery: Q4 2024

BUILDING 200

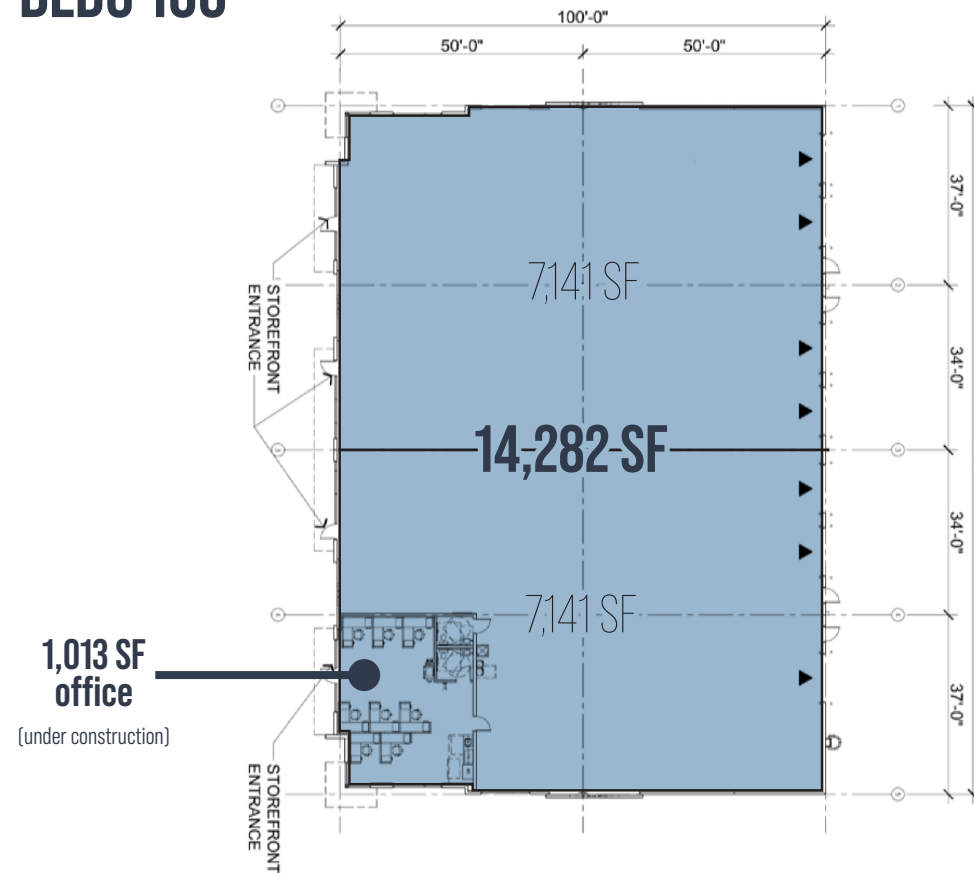
Building Size: 32,418 SF
Available SF: 11,418 SF
Office Size: 1,082 SF spec
Clear Height: 24'
Loading: Front
Doors: 11 - 9' x 10' dock; 2 - 12' x 14' grade
Building Depth: 120'
Truck Court Depth: 140', shared
Car Parking: 20 spaces
Parking Ratio: 0.62/1,000 SF
Delivery: Q4 2024

417 Ocoee Apopka Road

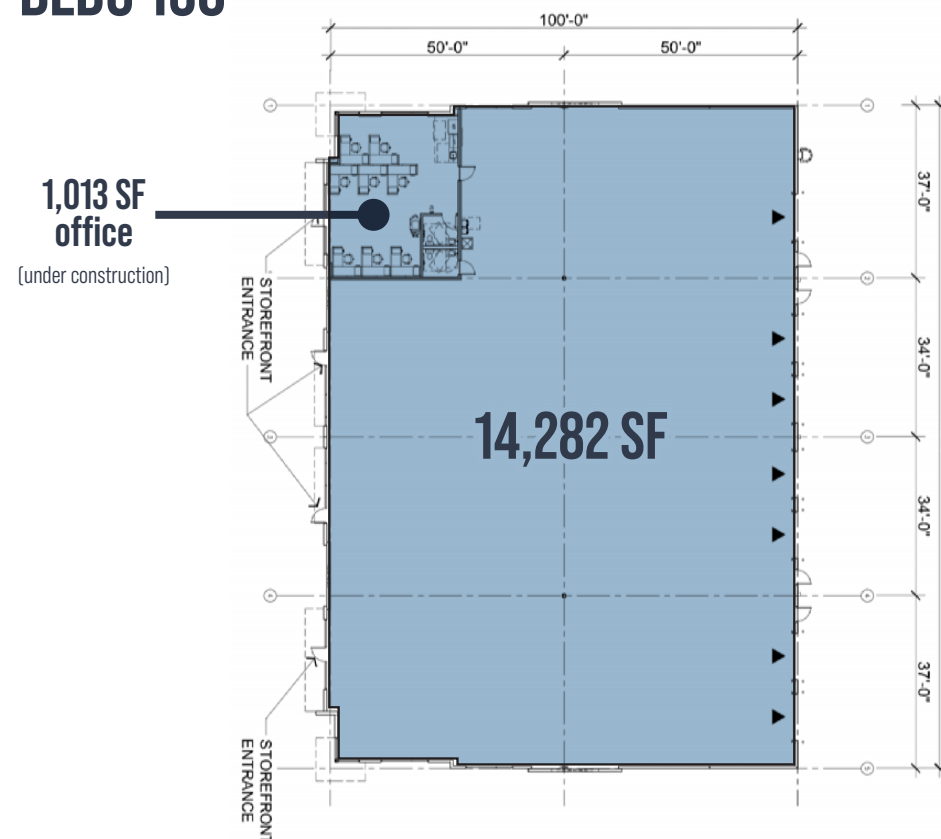
407 Ocoee Apopka Road

411 Ocoee Apopka Road

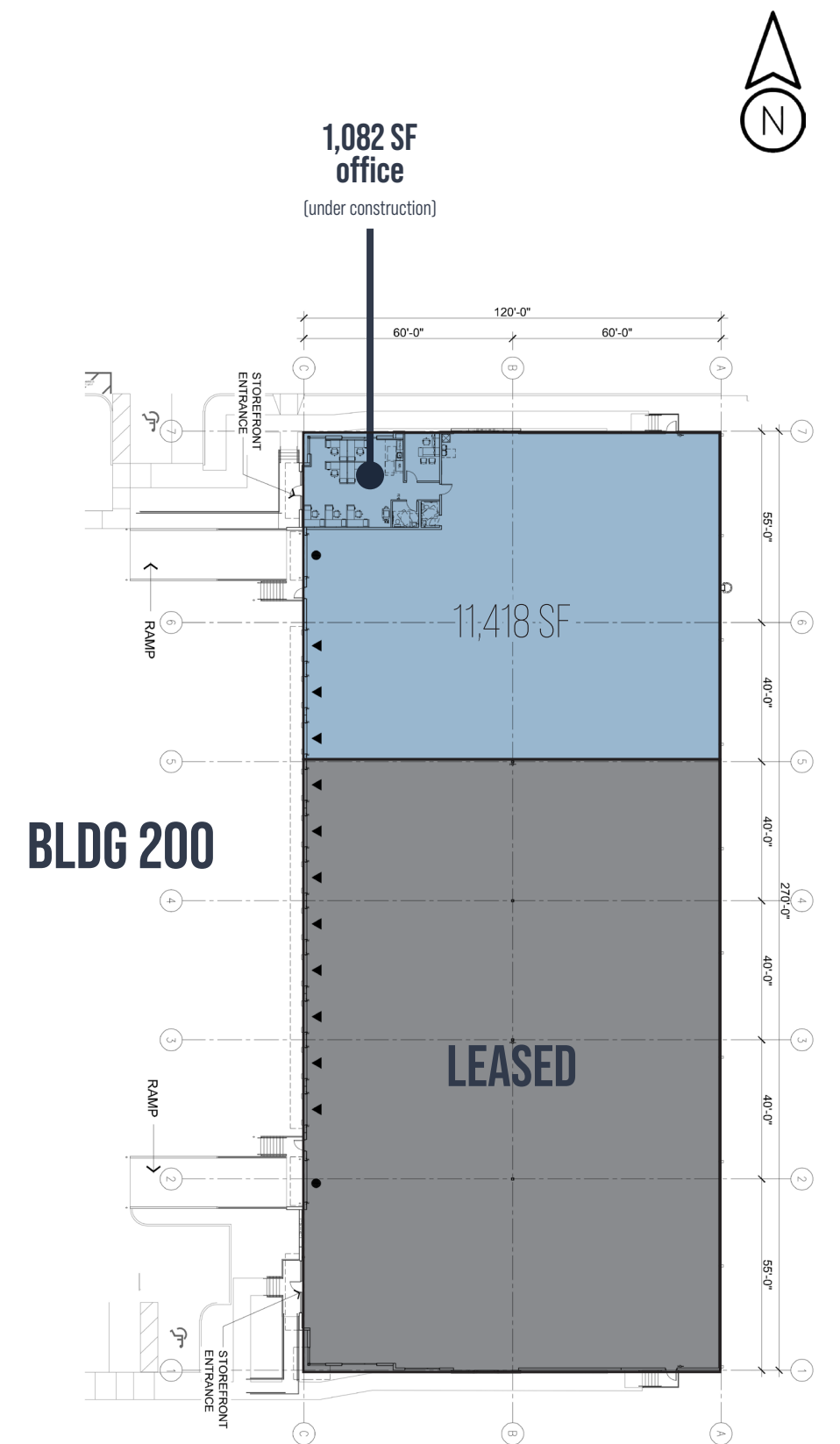
BLDG 100



BLDG 150



BLDG 200



429 WEST

BUILDING 600

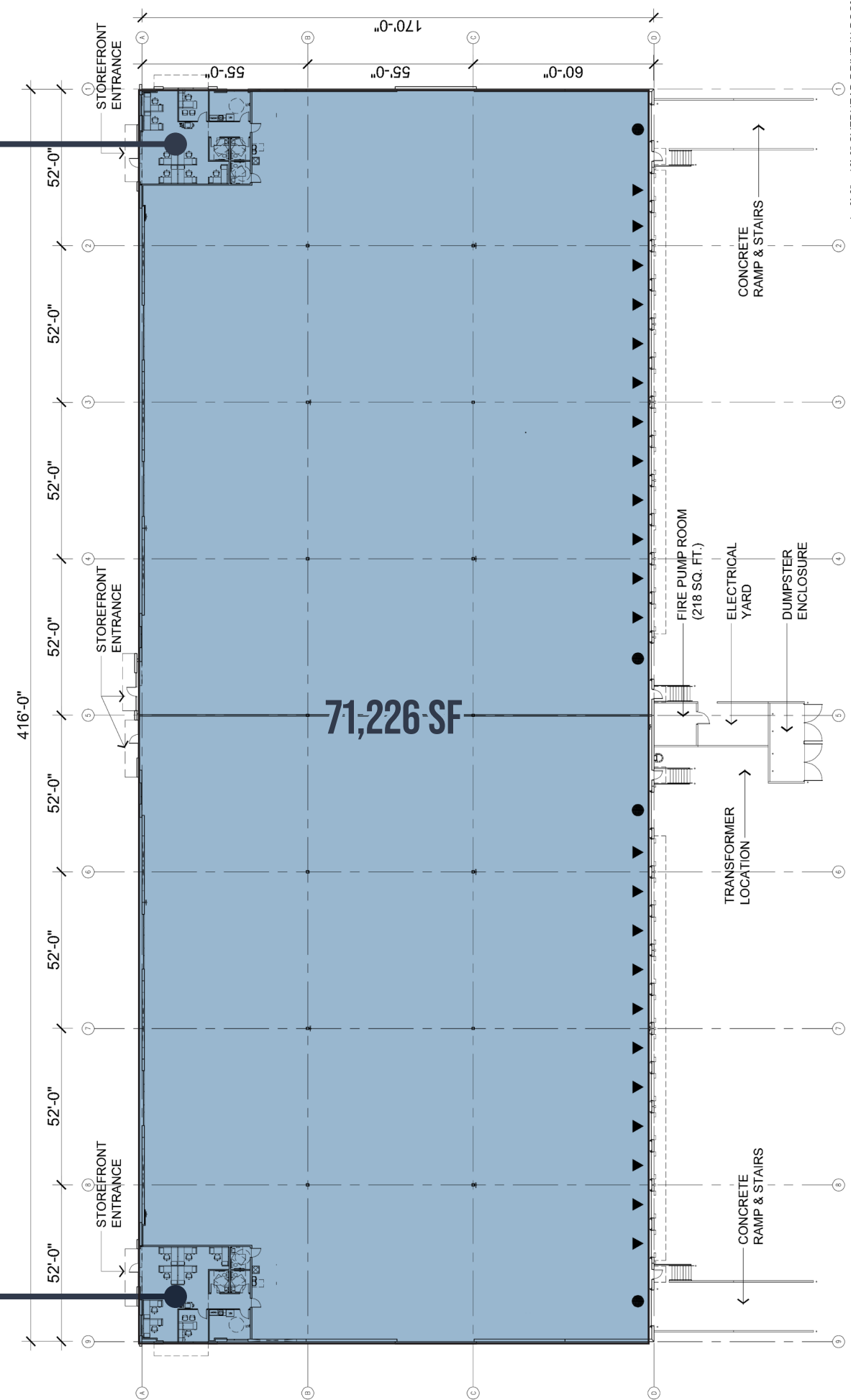
510 Ocoee Industrial Road

Building Size:	71,226 SF; divisible to 35,614 SF
Office Size:	1,210 SF spec
Clear Height:	32'
Loading:	Rear
Doors:	23 - 9' x 10' dock 4 - 12' x 14' grade
Building Depth:	170'
Truck Court Depth:	120'
Car Parking:	76 spaces
Parking Ratio:	1.07/1,000 SF
Delivery:	Q2 2025

BLDG 600

1,210 SF office
(under construction)

1,210 SF office
(designed and permitted)



SR 429
0.6 MILES

ORLANDO AIRPORT
23.5 MILES

FL TURNPIKE
3.3 MILES

TAMPA
85.5 MILES

SR 408
5.5 MILES

JACKSONVILLE
151 MILES

I-4
12.3 MILES

MIAMI
240 MILES

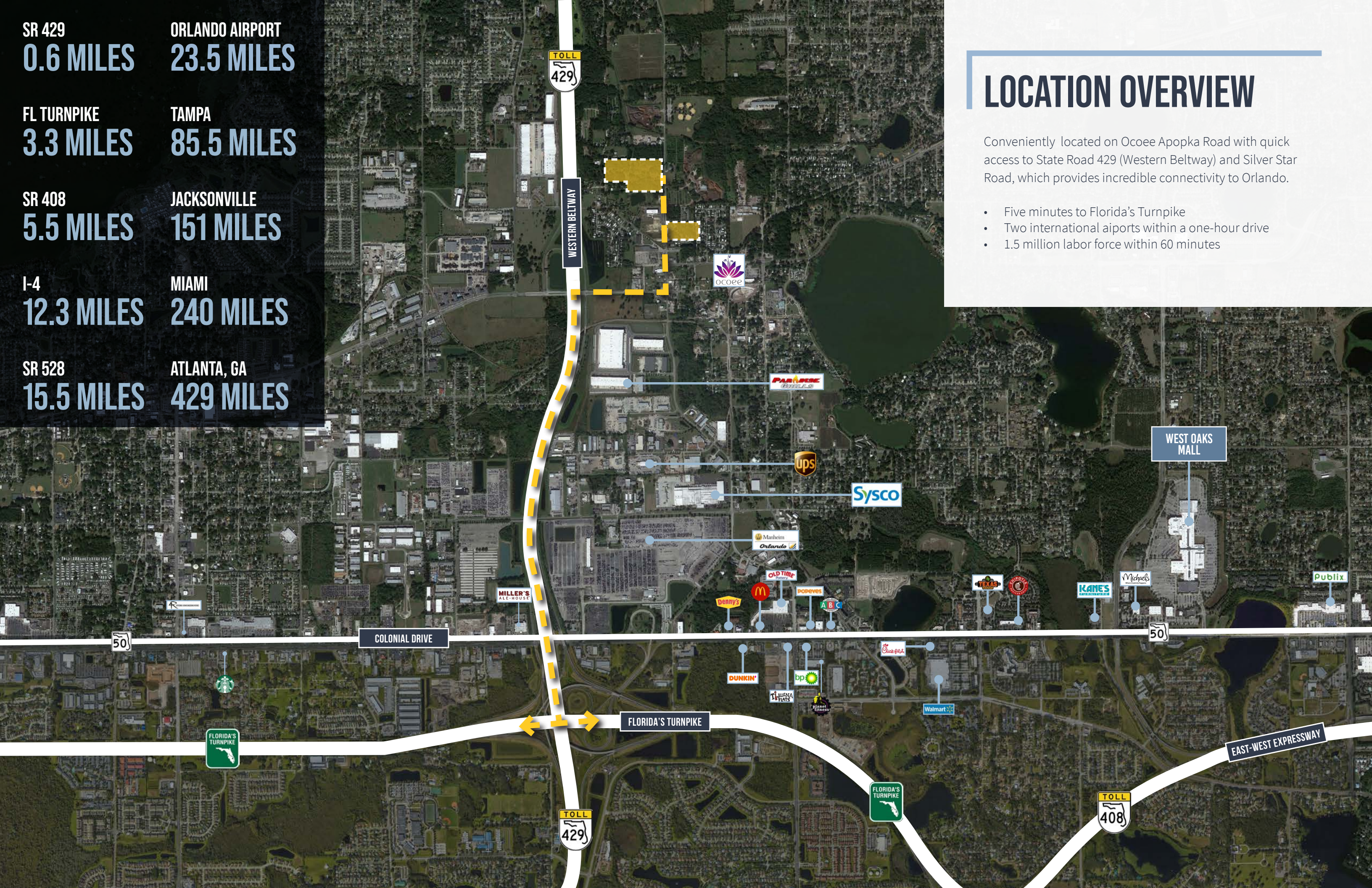
SR 528
15.5 MILES

ATLANTA, GA
429 MILES

LOCATION OVERVIEW

Conveniently located on Ocoee Apopka Road with quick access to State Road 429 (Western Beltway) and Silver Star Road, which provides incredible connectivity to Orlando.

- Five minutes to Florida's Turnpike
- Two international airports within a one-hour drive
- 1.5 million labor force within 60 minutes





429 BUSINESS CENTER



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