



CLARION PARTNERS

97,566 - 1,500,000 SF AVAILABLE FOR LEASE

# 3620 W. KELLY PARK ROAD LOGISTICS PARK

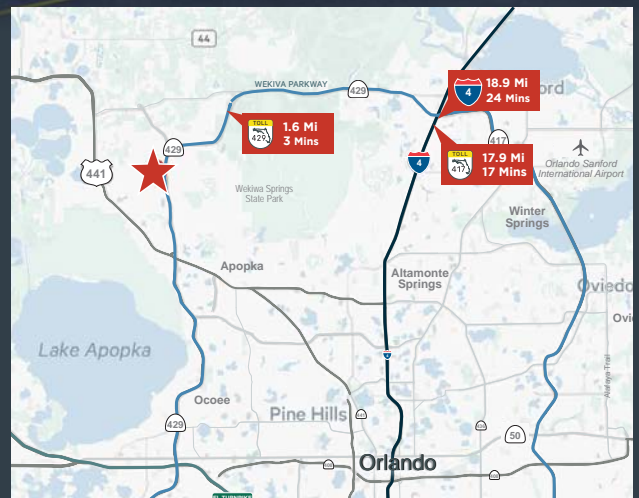


CLARION  
PARTNERS

CONCEPTUAL RENDERING

## Property Overview

- + Size of Industrial Development: 1.5 Million SF
- + 301 acre mixed-use development
- + 7,900+ feet property frontage along the 429 Beltway and W. Kelly Park Rd.
- + Direct Expressway Access: Wekiva Parkway (429 Expressway)
- + Close Proximity to Interstate: I-4
- + Access to Downtown Orlando: 30-minute drive
- + Orlando MSA Population: 2.8+ million



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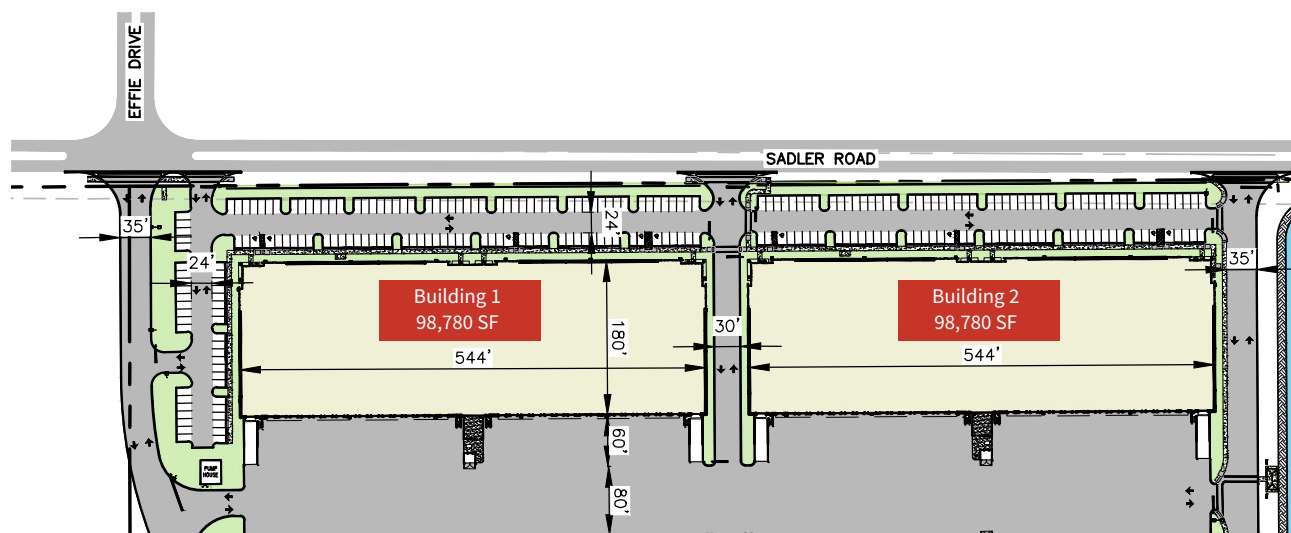
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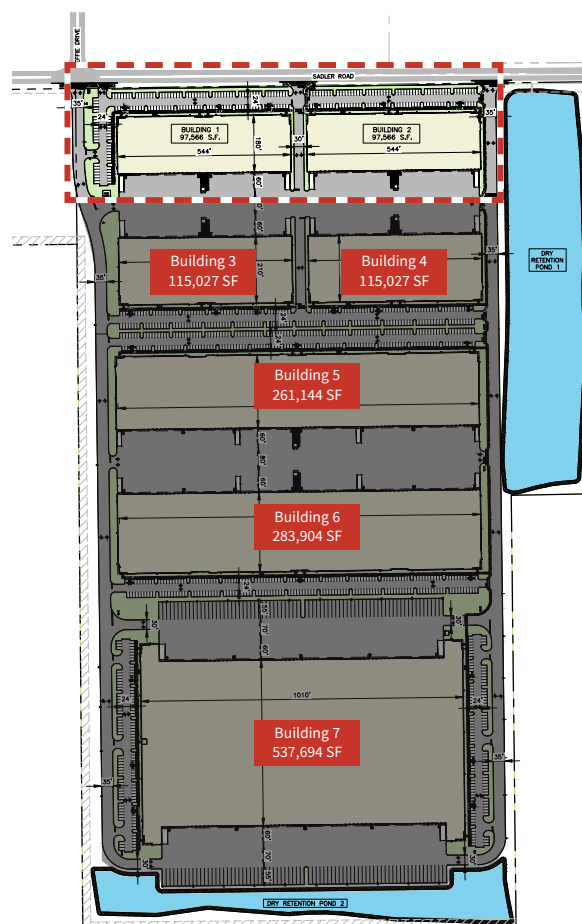
**3620 W. Kelly Park Road Logistics Park** is a ±1.5 million SF industrial real estate project strategically positioned within the Kelly Park mixed use development in Apopka, Florida. The park offers exceptional flexibility for large-scale build to suit opportunities ranging from 500,000 to 1,200,000 SF, making it ideal for major logistics, distribution, and manufacturing users. Located along one of Central Florida's premier industrial corridors, the site provides outstanding access to the region's key transportation network—including the Western Beltway, the Florida Turnpike, and a direct connection north to I 75. This prime positioning enables efficient citywide, statewide, and Southeast regional distribution.



## Class-A Industrial Space

### PHASE 1 - Building 1 & 2

Available SF	98,780 SF
Building Dimension	544'w x 180'd
Clear Height	0
Column Spacing	0
Court Depth (shared)	200'
Dock Doors	32
Parking	144





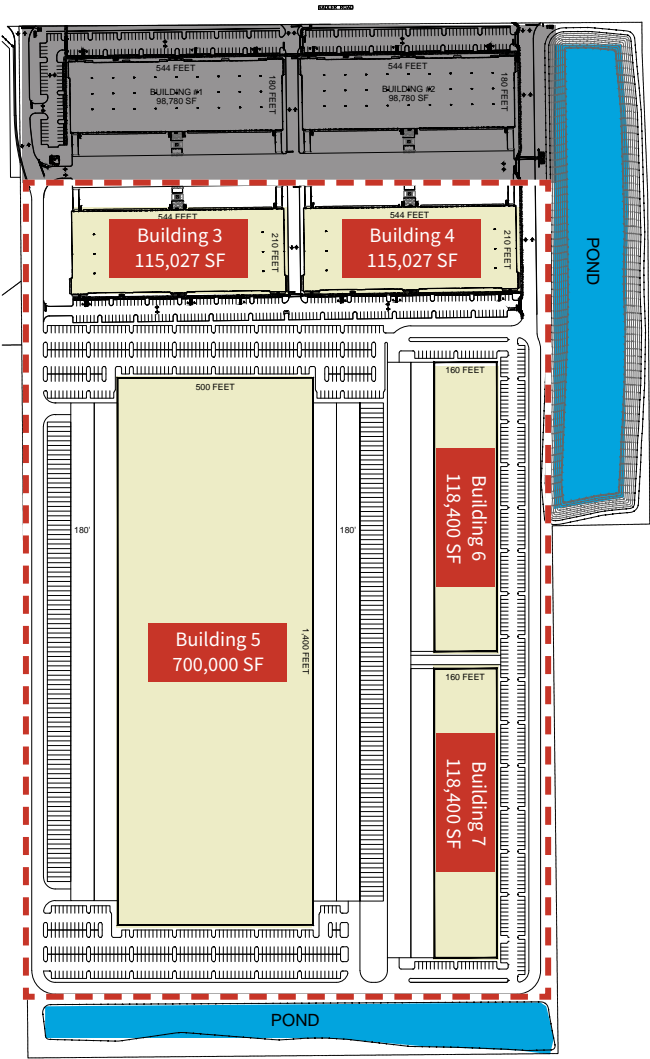
# Site Plan Configuration Options

## OPTION 1

PHASE 1 - Building 3 & 4	
Available SF	115,027 SF
Building Dimension	544'w x 210'd
Court Depth (shared)	200'
Dock Doors	32
Parking	144

PHASE 2 - Building 5	
Available SF	700,000 SF
Building Dimension	1,400'w x 500'd
Court Depth (shared)	180'
Car Parking	640
Trailer Parking	202

PHASE 2 - Buildings 6 & 7	
Available SF	118,400 SF
Building Dimension	740'w x 160'd
Court Depth (shared)	180'
Car Parking	160





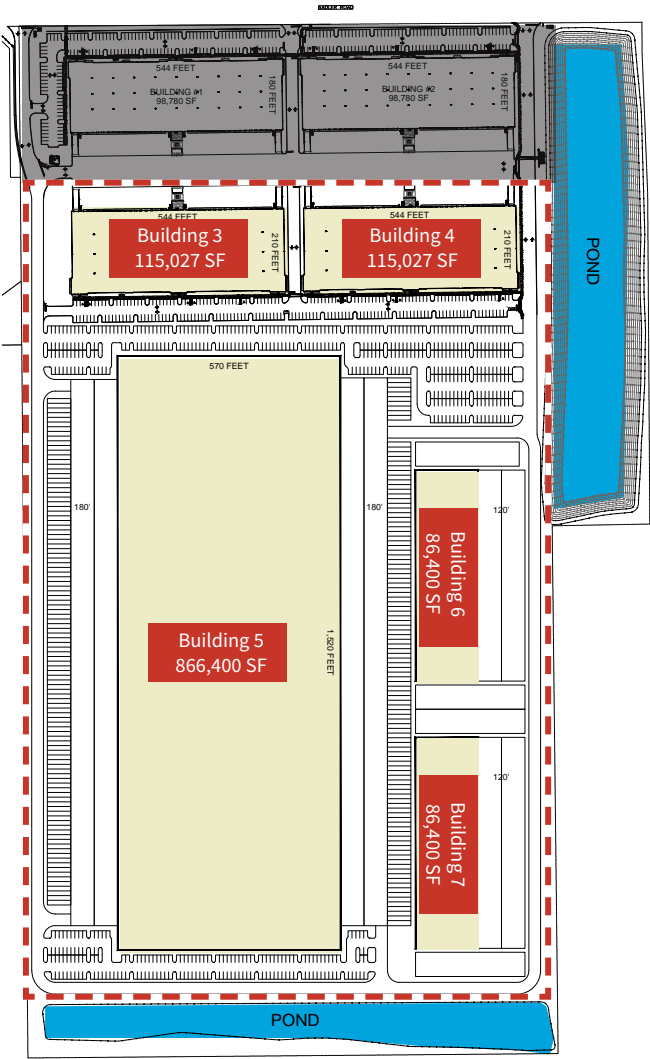
# Site Plan Configuration Options Continued

## OPTION 2

PHASE 1 - Building 3 & 4	
Available SF	115,027 SF
Building Dimension	544'w x 210'd
Court Depth (shared)	200'
Dock Doors	32
Parking	144

PHASE 2 - Building 5	
Available SF	866,400 SF
Building Dimension	1,520'w x 570'd
Court Depth (shared)	180'
Car Parking	540
Trailer Parking	220

PHASE 2 - Buildings 6 & 7	
Available SF	86,400 SF
Building Dimension	540'w x 160'd
Court Depth	120'
Car Parking	95





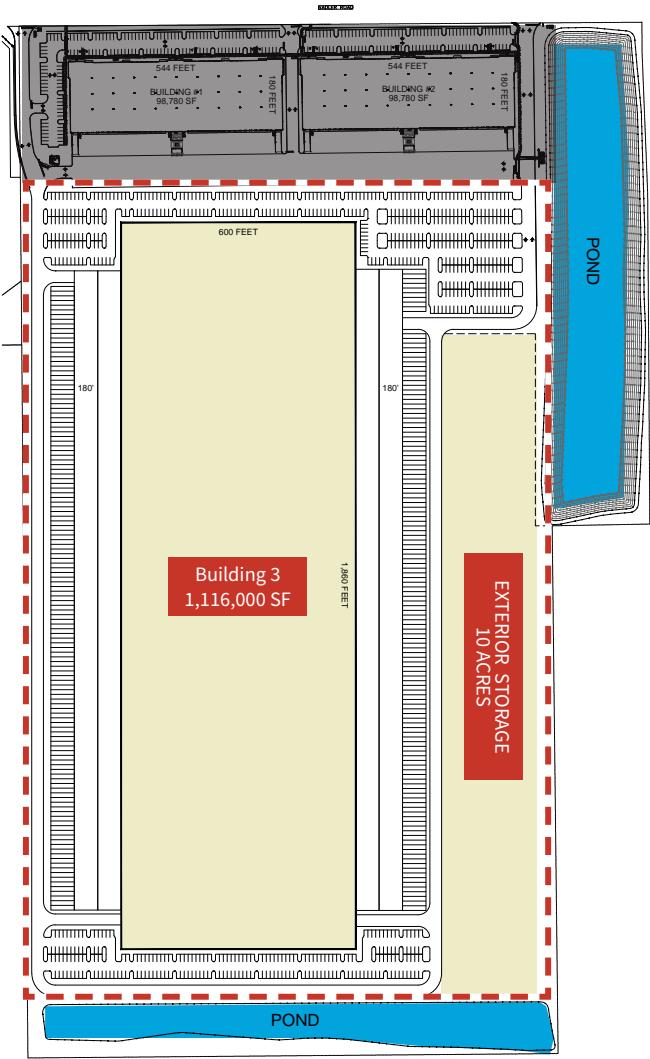
# Site Plan Configuration Options Continued

## OPTION 3

PHASE 2 - Building 3	
Available SF	1,116,000 SF
Building Dimension	1,520'w x 570'd
Court Depth	180'
Car Parking	670
Trailer Parking	265

PHASE 2 - Exterior Storage	
Available IOS	10 Acres





## WHY APOPKA? This Is Where Orlando's Future Grows

Apopka stands out due to its strategic location near SR-429 positioning it in the second-largest and second-fastest-growing city in Orange County, Florida, with a population that has more than doubled since 2000. It offers a diverse workforce pool of 150,000, and infrastructure improvements include a \$1.6 billion Wekiva Parkway Project and a \$60 million investment in water treatment facility upgrades, supporting significant new development.

**Strong Demand Drivers:** Located in a rapidly growing mixed-use community with a large workforce, Apopka's expansion fuels demand for distribution, logistics, and light manufacturing.

**Excellent Logistics & Distribution Hub:** Direct access to the 429 Expressway and proximity to I-4 provides efficient regional and statewide distribution capabilities.

**Integrated Workforce & Amenities:** Surrounding amenities (housing, retail, medical) support talent acquisition and retention.

**High-Growth Market:** Investing in Apopka offers access to a rapidly expanding job market and population.

**Strategic Location:** Ideal for "last-mile" and regional distribution, with easy access to downtown Orlando and a large population base.

## The momentum continues to build at Wyld Oaks!

**This is where the future grows:** Wyld Oaks is Central Florida's premier mixed-use development, strategically positioned in one of the region's hottest sub-markets. With complete infrastructure throughout its 215-acre development footprint, including two miles of paved roads, Wyld Oaks offers a unique environment where premier co-creators can establish their presence in a dynamic, growing community. The development is surrounded by \$1.3 billion in new residential construction, creating an unprecedented opportunity for businesses and organizations to serve a rapidly expanding population.

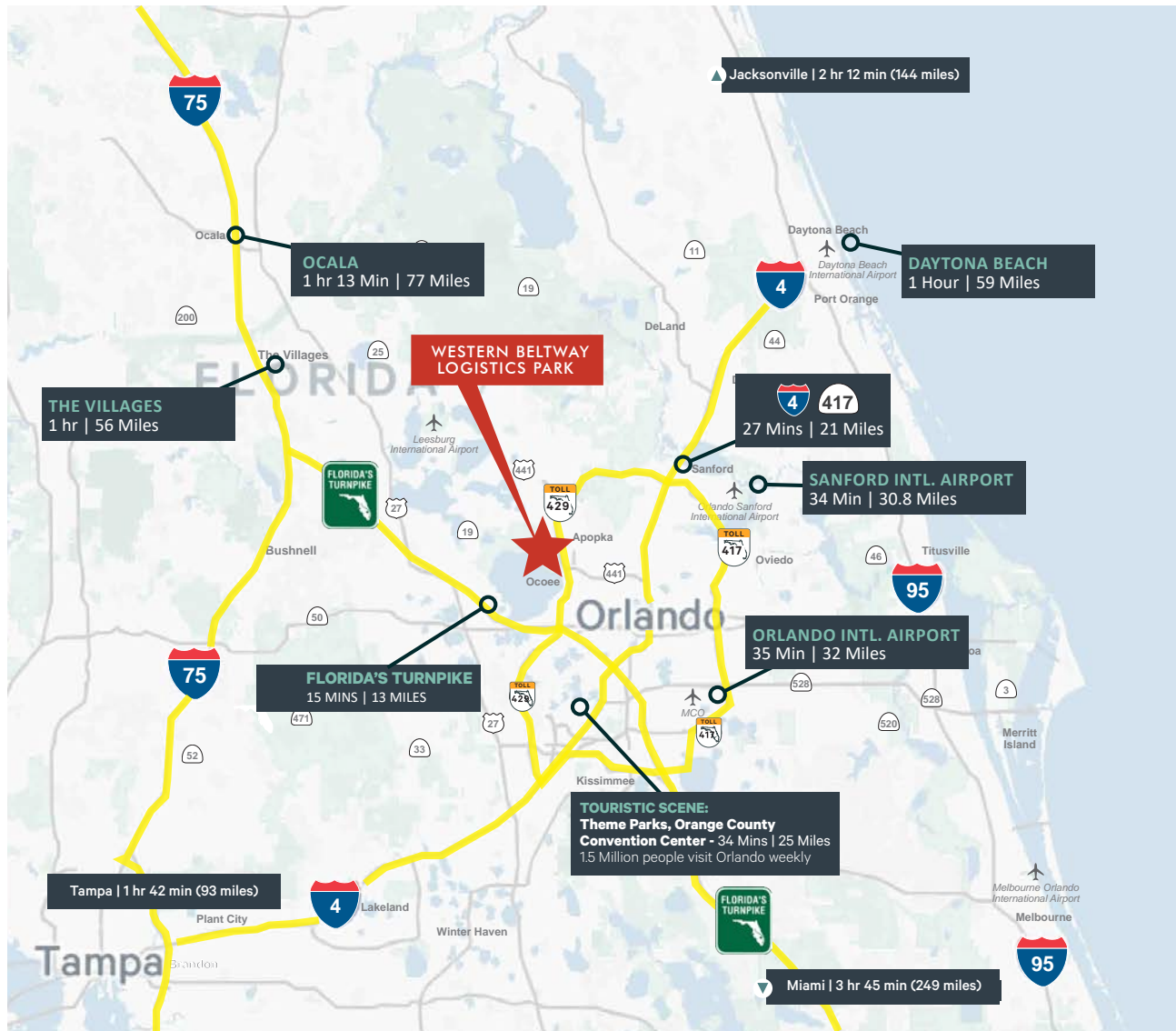
To learn more click [here](http://wyldoaks.com) or visit: [wyldoaks.com](http://wyldoaks.com)



## Area Demographics

POPULATION	3 MILES	5 MILES	10 MILES
Current Year Estimate	15,088	55,265	216,207
Five Year Projection	19,258	62,862	237,771
Growth Rate	5.00%	2.61%	1.92%
PLACE OF WORK			
Businesses	302	1,159	6,948
Daytime Population	11,464	39,534	185,663
Daytime Workers	3,651 31.8%	13,196 33.4%	76,521 41.2%
EMPLOYMENT STATUS			
2025 Civilian Population 16+ in Labor Force	7,607 96.8%	29,917 97.9%	111,635 97.0%
2025 Unemployed Population 16+	240 3.2%	633 2.1%	3,351 3.0%

**WEKIVA PARKWAY:** The expansion of State Road 429/Western Beltway to Interstate 4 is driving growth in Apopka, Florida, making it one of Central Florida's fastest-growing cities. The completion of the Wekiva Parkway has reduced drive times and made Apopka an attractive destination for businesses, residents, and tourists. The area around Wyld Oaks, a mixed-use development, is expected to experience significant growth, with a projected \$400 million retail opportunity gap and an estimated 80,000 vehicles driving by daily by 2040. The expressway expansion is expected to increase demand for housing and commercial opportunities, making Apopka a prime location for development.



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**CBRE**

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