

69,470 SF AVAILABLE



AVAILABLE

FOR SUBLEASE

3040 Shelby Industrial Dr, Suite 100, Apopka, FL 32703

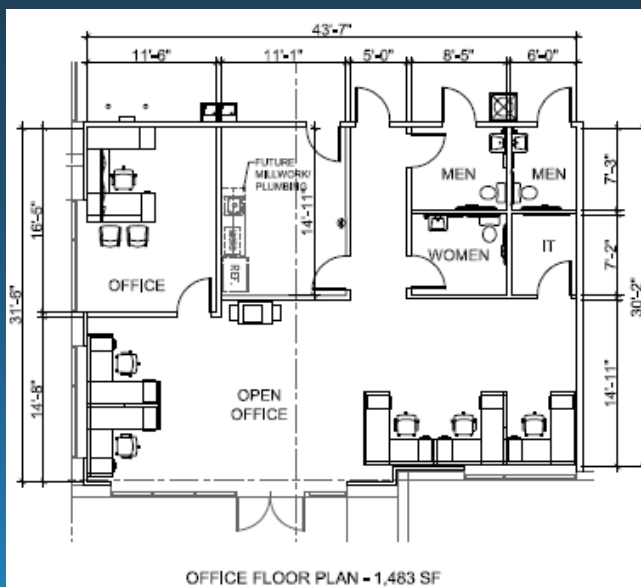
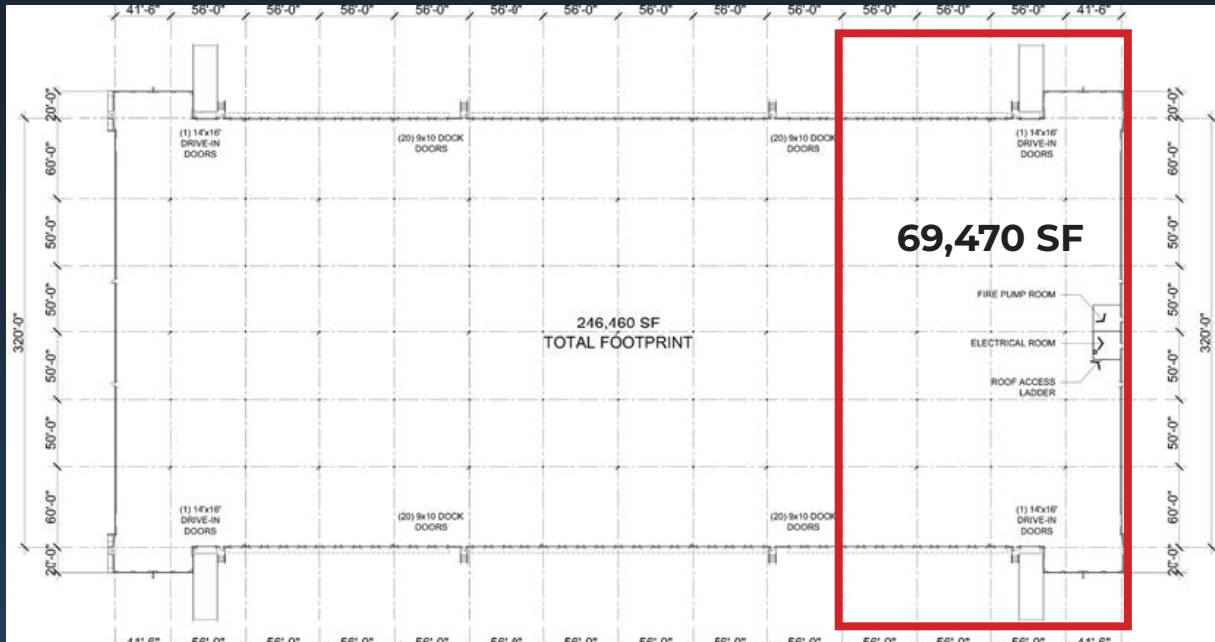
HIGHLIGHTS

- SUBLEASE EXP: 2/28/2030
- 69,470 SF Available
- 1,483 SF Spec Office
- 36' Clear Height
- 18 Dock High Doors
- 2 Drive-In Ramps



BUILDING SPECIFICATIONS:

TOTAL BUILDING - 246,460 SF



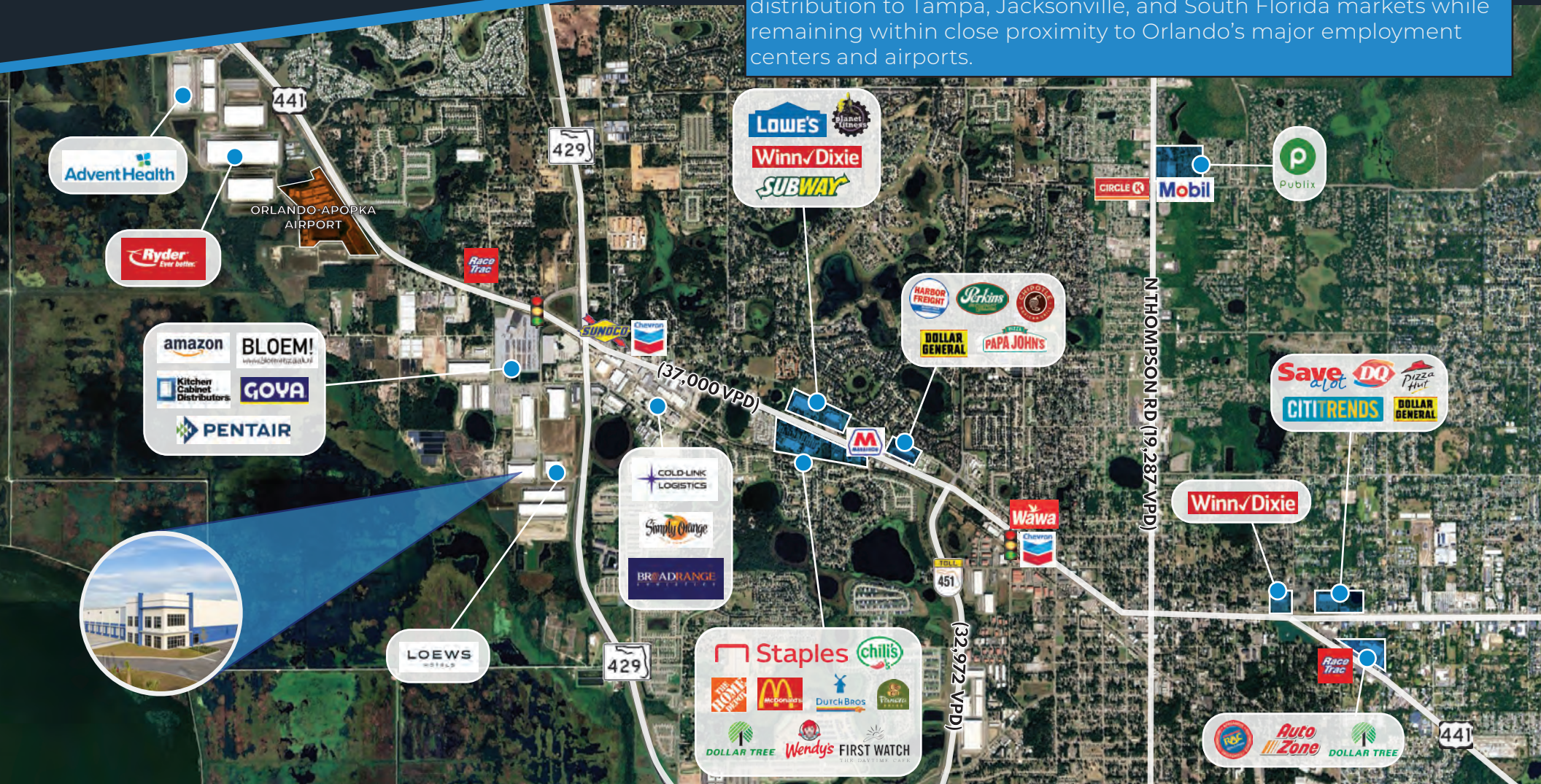
Master Lease Expiration:	February 28, 2030
Available Size:	69,470 SF
Building Size:	246,460 SF
Loading:	Cross Dock
Building Dimensions:	755' x 320'
Ceiling Height:	36'
Office Space:	1,483 SF
Loading Doors:	18 Dock High Doors 2 Drive-In Ramps
Column Spacing:	56' x 50'
Truck Court:	185'
Employee Parking:	45 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	Motion-Sensored LED
Power:	800 Amps, 3 Phase
Zoning:	I-P

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Light Manufacturing
- Distribution
- Logistics

This industrial building for sublease, located at 3040 Shelby Industrial Dr, is positioned in the Northwest Orlando / Apopka industrial submarket, one of Central Florida's fastest-growing logistics corridors. The property offers excellent regional connectivity with immediate access to State Road 429, U.S. Highway 441, and SR 414, providing efficient routes to Interstate 4, the Florida Turnpike, and the greater Orlando metropolitan area. This strategic location allows convenient distribution to Tampa, Jacksonville, and South Florida markets while remaining within close proximity to Orlando's major employment centers and airports.

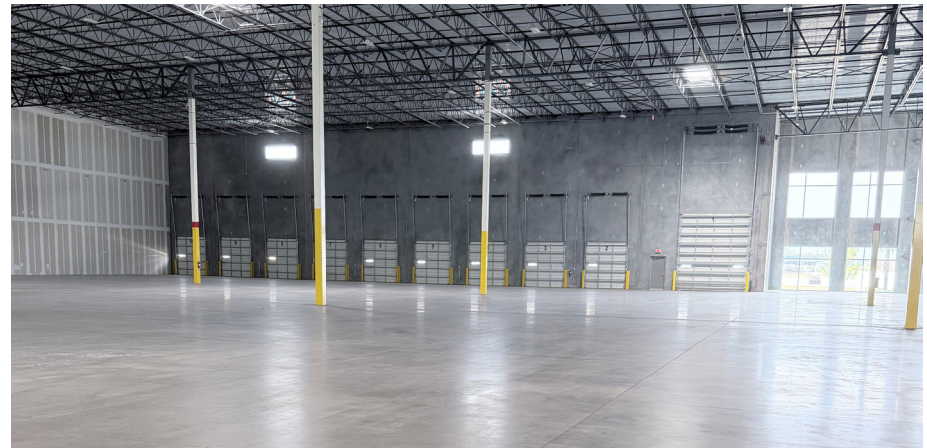


LOCATION OVERVIEW

Located at 3040 Shelby Industrial Dr in Apopka, Florida, this warehouse space offers significant advantages for businesses looking to streamline logistics and grow their operations. Its strategic location provides direct access to State Road 429, U.S. Highway 441, SR 414, allowing efficient connectivity to Interstate 4, the Florida Turnpike, and major distribution routes throughout Central Florida.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	29,512	70,142	359,258
Households	10,357	23,814	128,507
Employees	5,629	16,351	100,605
Ave. HH Income	\$97,513	\$96,151	\$87,797




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