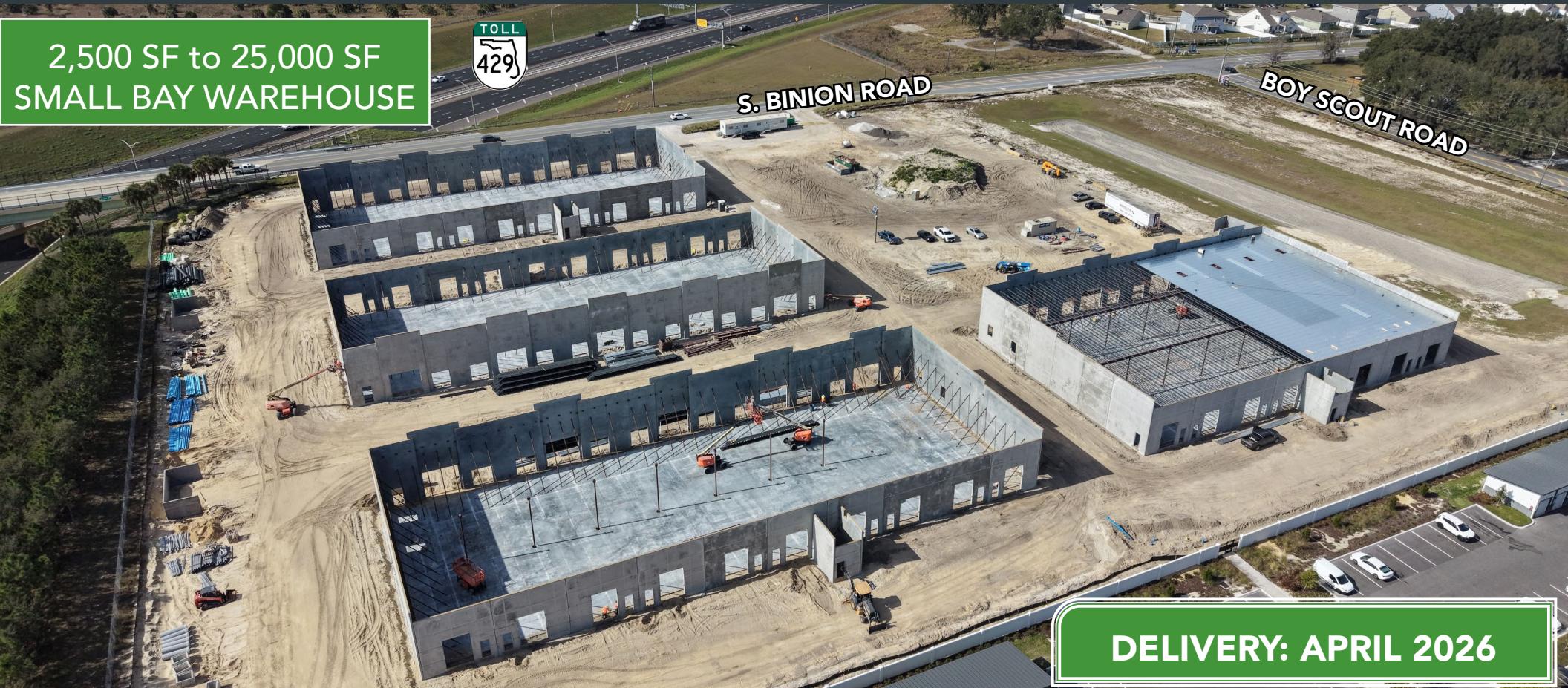


RIDGE COMMERCE CENTER

1227-1245 S BINION ROAD | APOPKA, FL 32703

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

2,500 SF to 25,000 SF
SMALL BAY WAREHOUSE



DEVELOPED BY:



CENTERLINE
CAPITAL ADVISORS

LEASING BY:

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Ryan Griffith
Senior Vice President/Principal
908.208.4774
rgriffith@lee-associates.com

Charles W. Duvall
Senior Associate
321.243.0857
cduvall@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

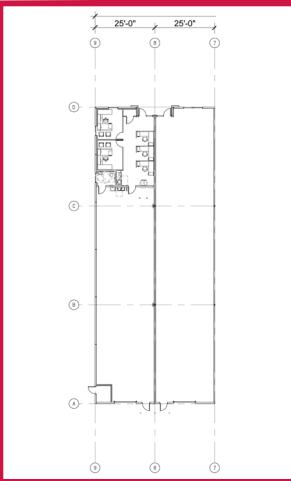
CONSTRUCTION FOR FUTURE SR 429/BINION ROAD
INTERCHANGE
BEGINS EARLY 2026



S. BINION ROAD

RIDGE COMMERCE
CENTER

BOY SCOUT ROAD



LEASE RATES STARTING AT: \$5,208/MTH



441

JACKSONVILLE, FLORIDA
145 MILES | 2 HOURS

**RIDGE COMMERCE
CENTER**

TOLL
429

**RIDGE COMMERCE
CENTER**

DISTANCES

TO INTERSTATE 4 11 MILES

TO FL TURNPIKE 9.2 MILES

TO STATE ROAD 408 11.8 MILES

50

TOLL
429

414

441

50

INTERSTATE
4

408

TOLL

TAMPA, FLORIDA
92.1 MILES | 1 HOUR 27 MINUTES

MIAMI, FLORIDA
246 MILES | 3 HOURS 45 MINUTES



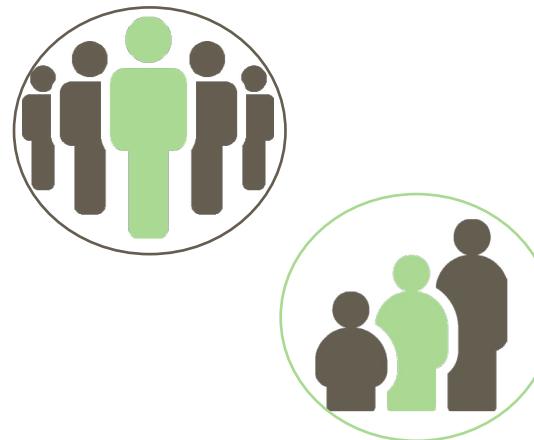
56.4 MILES TO INTERSTATE 95
61.2 MILES TO DAYTONA BEACH

31.7 MILES TO KENNEDY SPACE CENTER
73.4 MILES TO PORT CANAVERAL

91.9 MILES TO TAMPA

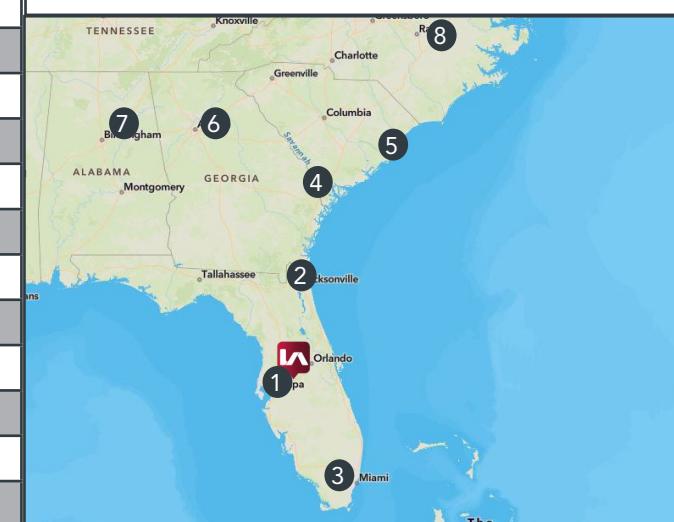


DEMOGRAPHICS

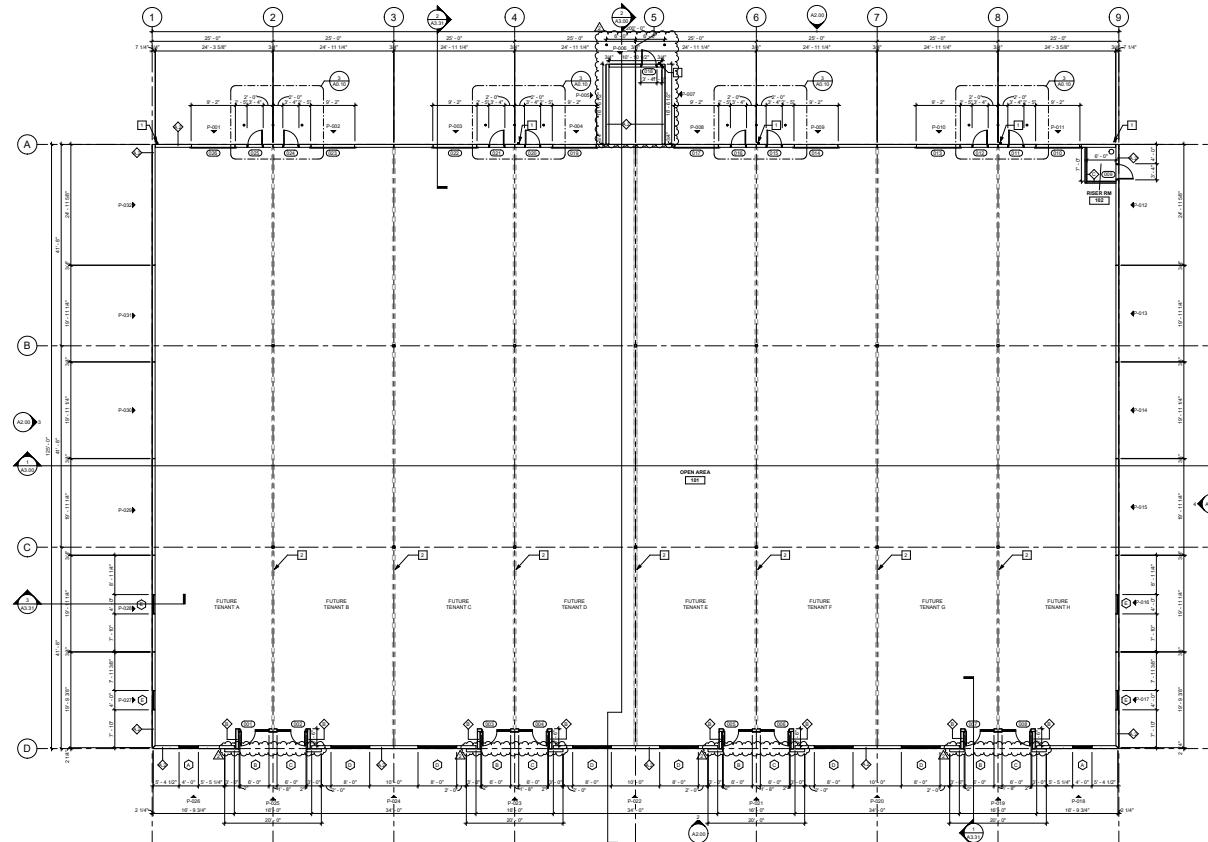


POPULATION & INCOME				AGE & EDUCATION			
Demographics	5 Mile	10 Mile	15 Mile	Demographics	5 Mile	10 Mile	15 Mile
Population 2023	111,292	463,462	1,142,753	Age 20-24 2023	6.7%	4.8%	5.35
Population 2028(Est)	116,255	471,172	1,175,974	Age 20-24 2028	4.4%	4.5%	4.9%
Households 2023	37,679	167,936	441,100	Age 25-34 2023	11.1%	11.5%	13.4%
Households 2028	39,733	172,506	458,224	Age 25-34 2028	13.6%	11.7%	12.8%
Males 2023	54,682	225,067	559,635	Age 35-44 2023	11.7%	13.2%	13.3%
Males 2028	56,996	228,127	573,218	Age 35-44 2028	10.5%	12.2%	13.6%
Females 2023	56,610	238,395	583,118	Age 45-54 2023	11.4%	12.6%	12.7%
Females 2028	59,259	243,045	602,756	Age 45-54 2028	10.5%	12.2%	12.3%
Med Household Income 23'	\$72,448	\$65,219	\$69,723	No Diploma	7.1%	6.7%	5.1%
Med Household Income 28'	\$83,308	\$76,937	\$80,316	H.S. Graduate (25+)	24.1%	22.6%	20.1%
Avg Household Income 23'	\$95,698	\$94,550	\$103,847	GED (25+)	4.5%	4.4%	3.9%
Avg Household Income 28'	\$113,233	\$110,378	\$119,186	Some College, No Degree	19.0%	17.5%	16.8%
White Population	44,880	192,659	567,641	Associates Degree (25+)	11.0%	12.4%	12.3%
Black Population	30,975	139,572	253,616	Bachelors Degree (25+)	19.7%	21.8%	24.7%
Asian Population	4,077	19,073	53,132	Graduate/Prof Degree (25+)	9.6%	10.3%	14.0%
Hispanic Origin	33,089	112,984	264,377	Total Education Attainment	75,247	316,942	802,396

DRIVE TIME TO MAJOR CITIES			
	City	Time	Miles
1	Tampa, Florida	1 Hour 27 Min	91.9 Miles
2	Jacksonville, Florida	2 Hours 09 min	145 Miles
3	Miami, Florida	3 Hours 45 Min	246 Miles
4	Savannah, Georgia	4 Hours 13 Min	290 Miles
5	Charleston, South Carolina	5 Hours 58 Min	389 Miles
6	Atlanta, Georgia	6 Hours 6 Min	429 Miles
7	Birmingham, Alabama	8 Hours 16 Min	575 Miles
8	Raleigh, North Carolina	8 Hours 39 Min	605 Miles



BUILDING 1 | 1227 S. BINION ROAD



BUILDING SIZE:
25,000 SF

LOADING:
Grade Level

DIMENSIONS:
125" deep x 200' long

CLEAR HEIGHT:
20' to bottom of structure

TRUCK COURT:
48.5' deep

CAR PARKING SPACES:
33 Car Spaces

CONCRETE SLAB-ON-GRADE
4" thick slab on grade

COLUMN SPACING:
All Bays: 25' x 41'-8"

STRUCTURAL STEEL
Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:
Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:
Eight (8) 9' by 12' overhead doors

PAINT:
Exterior textured paint with accent

FIRE PROTECTION:
Wet fire system

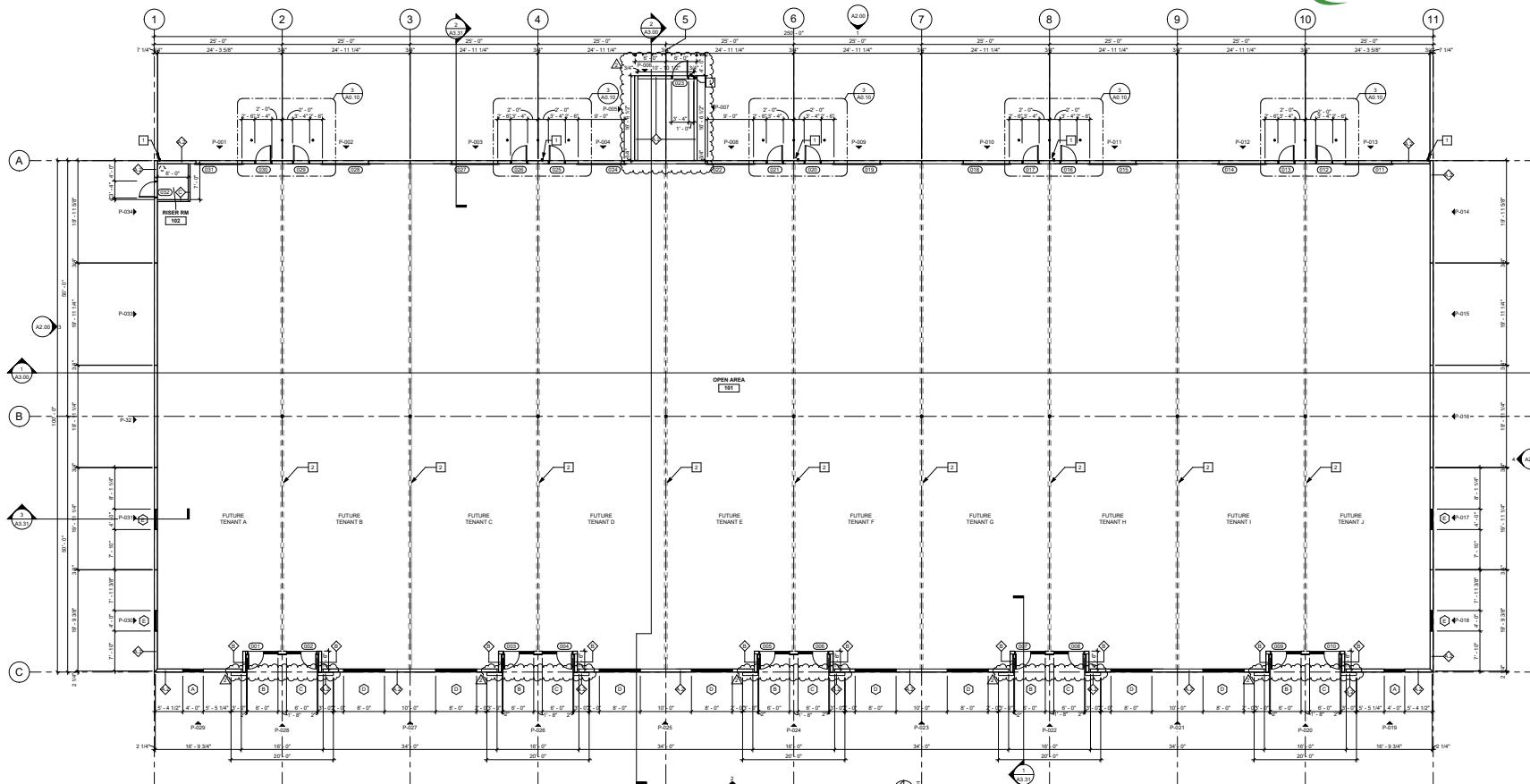
HVAC
One vent hood per bay

ELECTRIC SERVICE:
Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

ELECTRICAL LIGHTING
Two (2) LED high bay lights per bay
Sixteen (16) total

SITE LIGHTING:
LED building and pole site lighting

BUILDING 2 | 1245 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

100" deep x 250' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

74' deep (shared)

CAR PARKING SPACES:

43 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 50'

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Ten (10) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

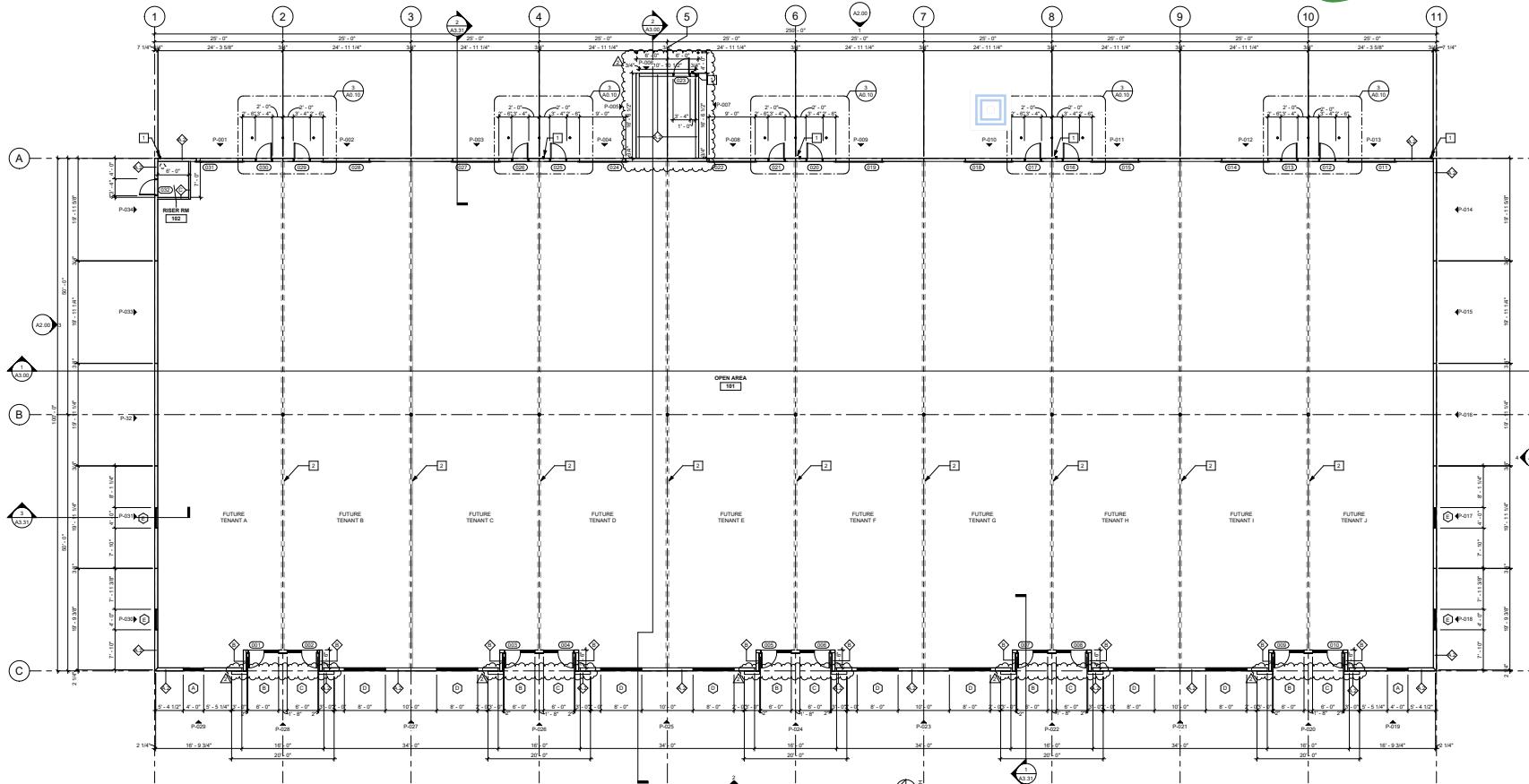
ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:

LED building and pole site lighting

BUILDING 3 | 1239 S. BINION ROAD



BUILDING SIZE:

LOADING: Grade Level

DIMENSIONS:
100" deep x 250' long

CLEAR HEIGHT:
20' to bottom of structure

TRUCK COURT:
74' deep (shared)

CAR PARKING SPACES:

45 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:
Mechanically attached 60 mil. Reinforced
TPO single-ply membrane with R-30
Insulation

DRIVE IN DOORS:
Ten (10) 9' by 12' overhead doors

PAINT:

FIRE PROTECTION

HVAC

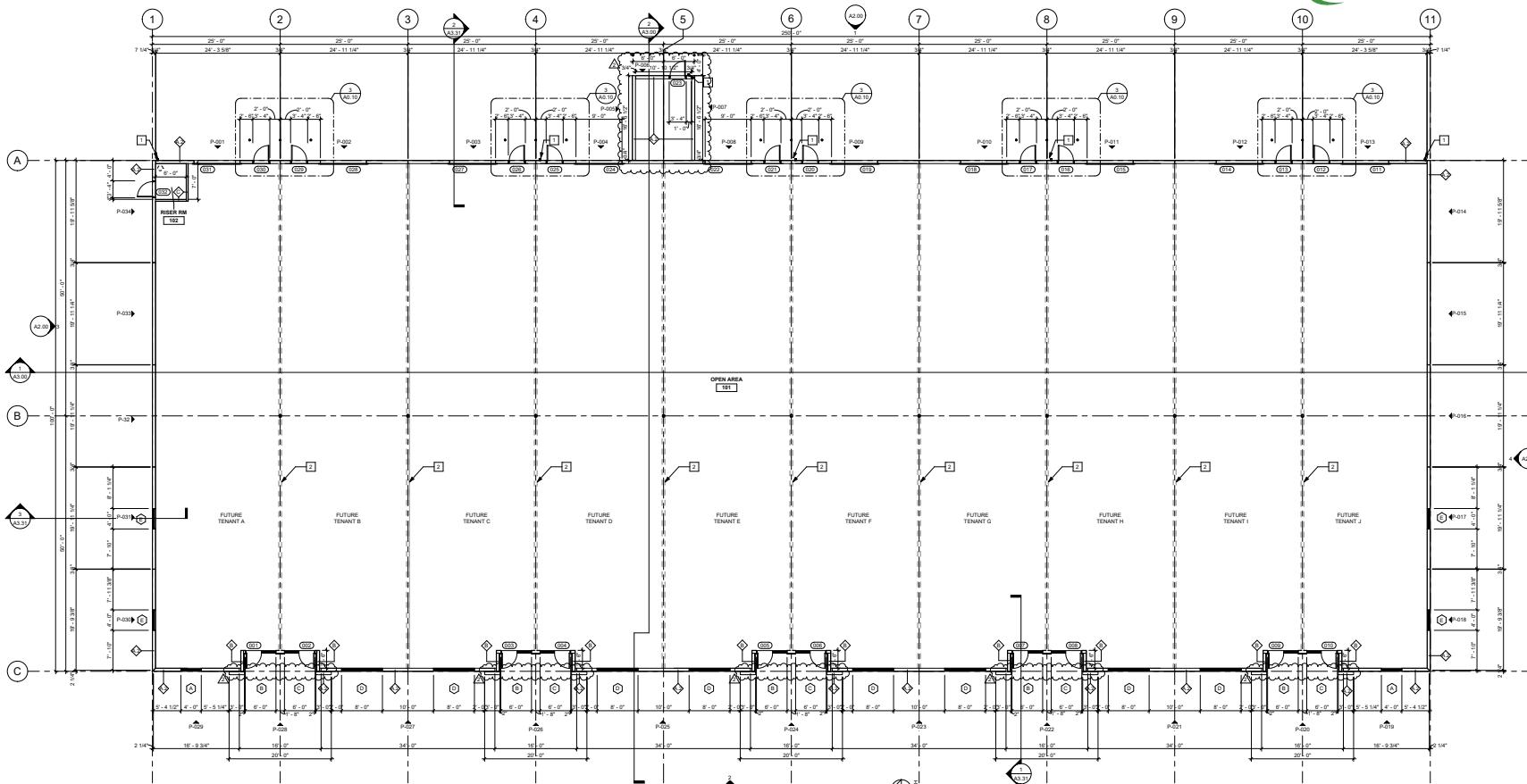
ELECTRIC SERVICE:
Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

ELECTRICAL LIGHTING
Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:



BUILDING 4 | 1233 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

100" deep x 250' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

48.5' deep

CAR PARKING SPACES:

45 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 50'

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Ten (10) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:

LED building and pole site lighting

SPEC OFFICE | 771 SF

