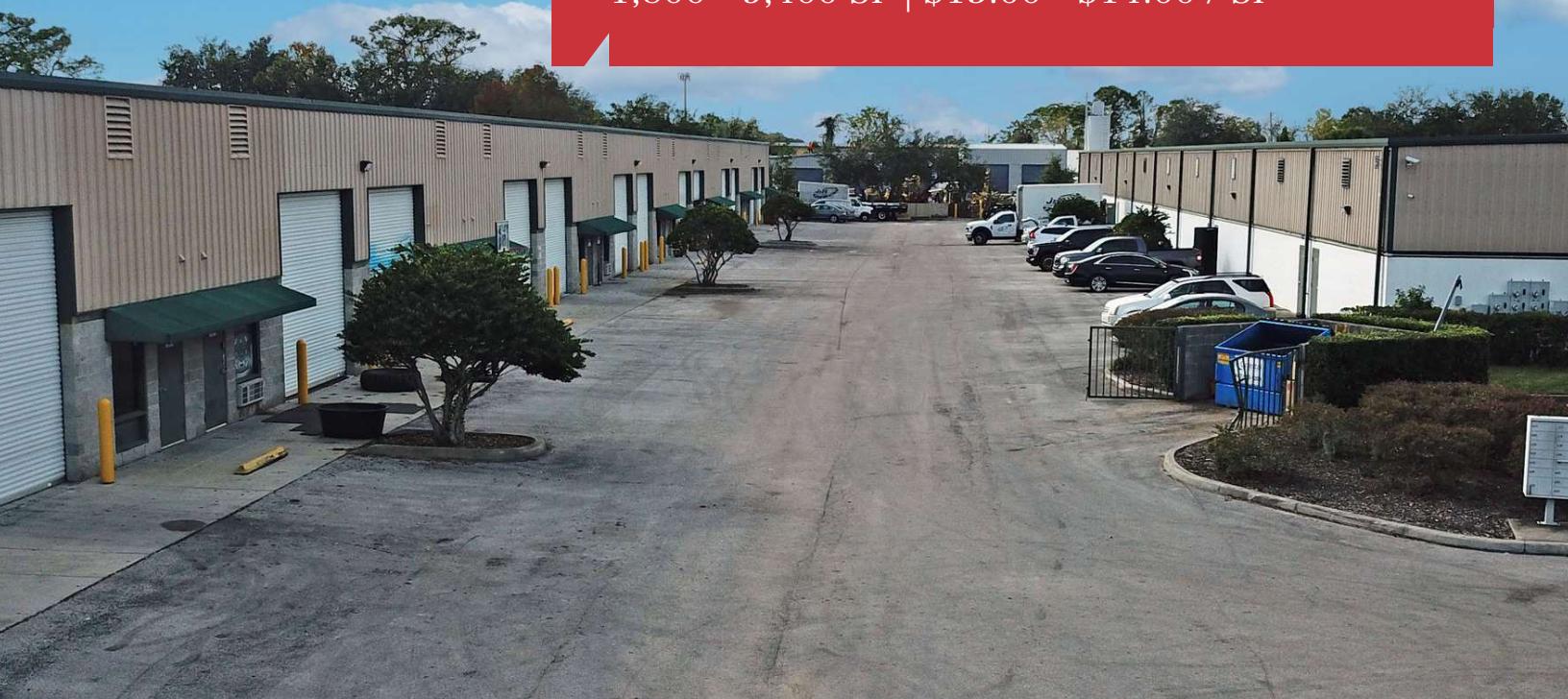


For Lease

# Small Bay Warehouse Space

1,800 - 5,400 SF | \$13.00 - \$14.00 / SF



## 2502-2544 JMT Industrial Drive

Apopka, Florida 32703

### Property Highlights

- 5 grade-level small bay warehouse buildings totaling 55,720± SF
- Clear height: 17' - 19'
- 13' x 14' grade level overhead doors
- Bays are 10% office (A/C) and 90% warehouse
- Central location just off Overland Road
- 1.2 miles to US Hwy 441 (Orange Blossom Trail) and Maitland Blvd interchange
- Zoning: IND-2/IND-3
- Operating Expenses: \$4.09/SF
- Fenced outside storage area available



Lease Rate: \$13.00 - \$14.00 / SF  
NNN

For more information

**Kevin O'Connor**

O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

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mcichocki@realvest.com

# Available Spaces

## 2530 JMT Industrial Drive

Unit 101  
5,500 SF  
Leased

3,300 SF  
Available

## 2502 JMT Industrial Drive

Units 109 / 110 3,600 SF Leased	Unit 108 1,800 SF Available	Unit 107 1,800 SF Available	Unit 106 1,800 SF Available	Unit 105 1,800 SF Leased	Unit 104 1,800 SF Leased	Unit 103 1,800 SF Leased	Unit 101 / 102 3,600 SF Leased
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## 2538 JMT Industrial Drive

Unit 101 1,700 SF Leased
Unit 102 1,860 SF Leased
Unit 103 1,860 SF Leased

## 2544 JMT Industrial Drive

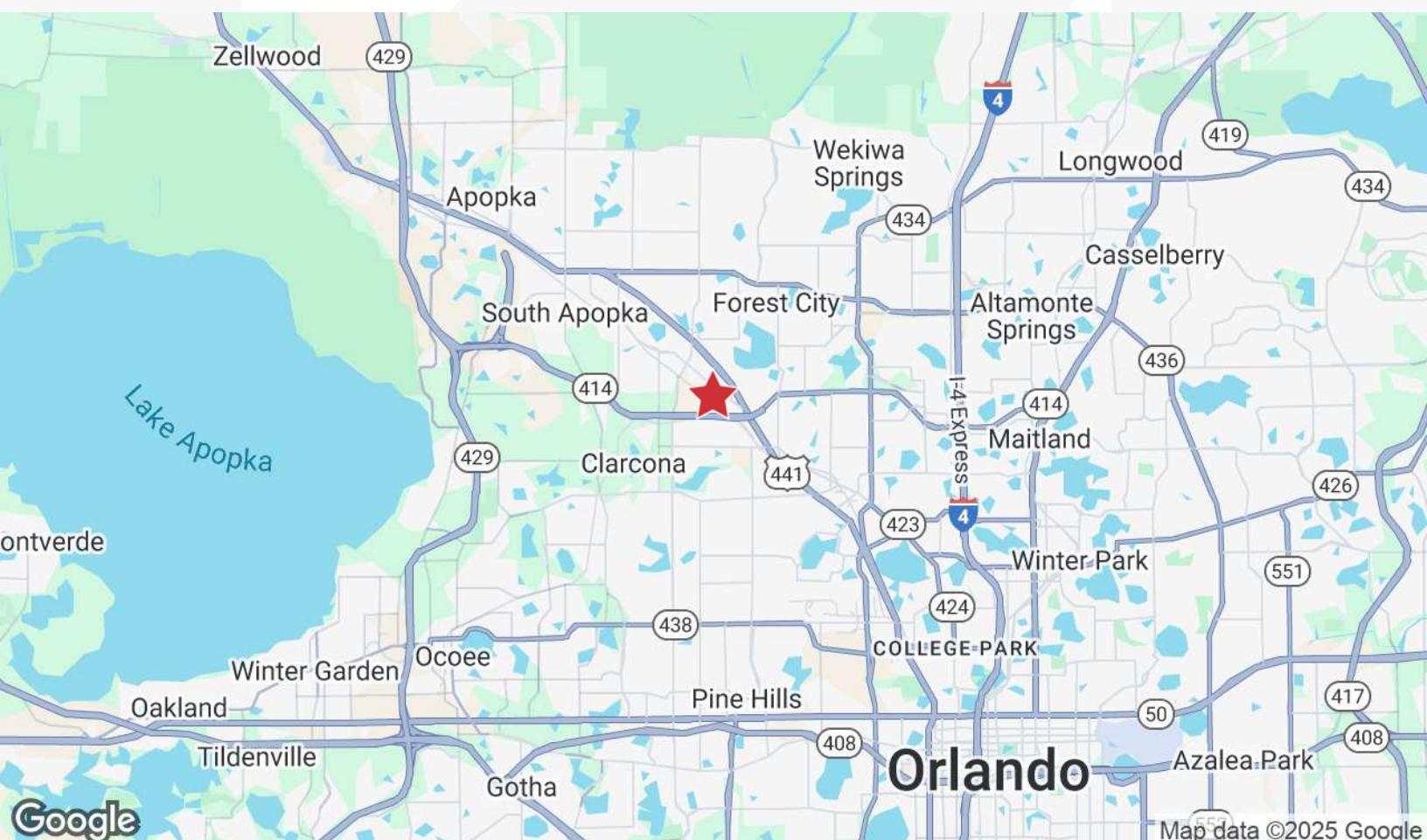
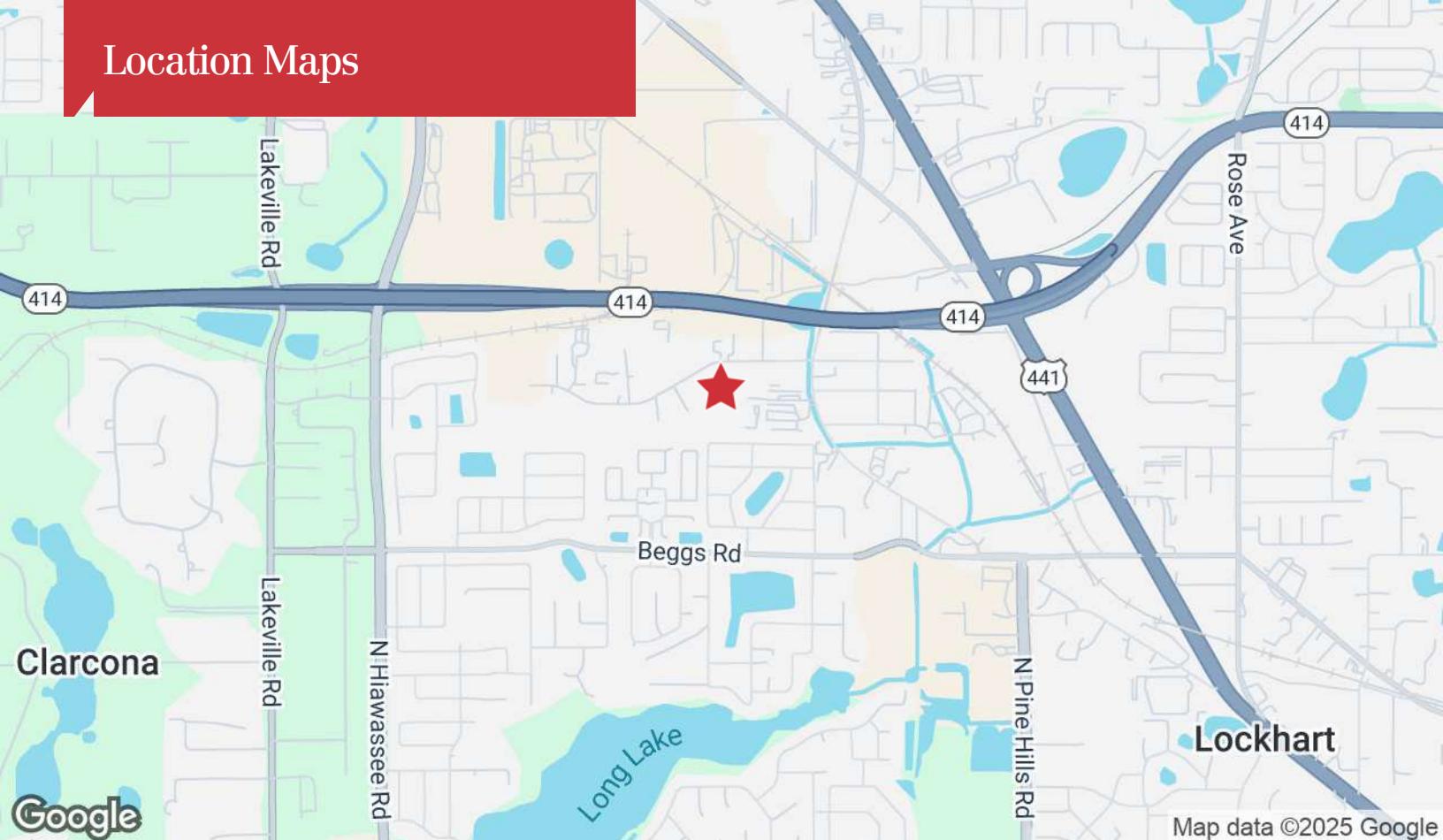
## 2516 JMT Industrial Drive

Unit 113 / 114 3,000 SF Leased	Unit 112 1,500 SF Leased	Unit 111 1,500 SF Leased	Unit 109 / 110 3,000 SF Leased	Unit 107 / 108 3,000 SF Leased	Unit 106 1,500 SF Leased	Unit 105 1,500 SF Leased	Unit 104 1,500 SF Leased	Unit 103 1,500 SF Leased	Unit 102 1,500 SF Leased	Unit 101 1,500 SF Leased
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Space	Lease Rate	Lease Type	Size (SF)	Comments
2538 JMT Industrial Drive	\$13.00 SF/yr	NNN	3,300 SF	Office/Warehouse
2502 JMT Industrial Drive, Unit 106	\$14.00 SF/yr	NNN	1,800 - 5,400 SF	Can be combined with adjacent units 107 and 108 for 3,600 - 5,400 SF
2502 JMT Industrial Drive, Unit 107	\$14.00 SF/yr	NNN	1,800 - 5,400 SF	Can be combined with adjacent units 106 and/or 108 for 3,600 - 5,400 SF
2502 JMT Industrial Drive, Unit 108	\$14.00 SF/yr	NNN	1,800 - 5,400 SF	Can be combined with adjacent units 106 and/or 107 for 3,600 - 5,400 SF

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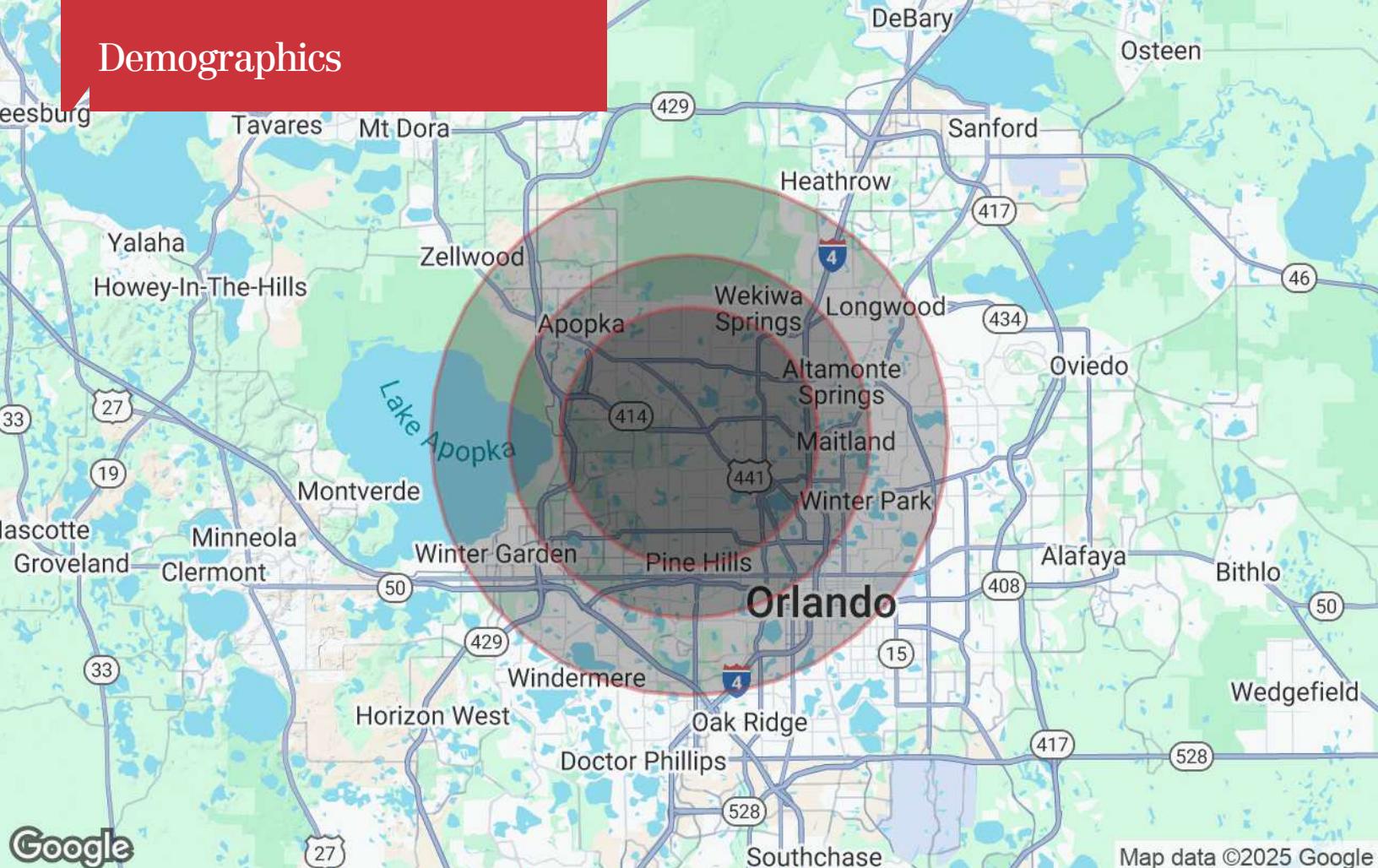
## Location Maps



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1800 Pembroke Drive, Suite 350  
Orlando, FL 32810  
407 875 9989 tel  
[nairealvest.com](http://nairealvest.com)

# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	244,243	447,131	756,826
MEDIAN AGE	39	40	40
MEDIAN AGE (MALE)	38	39	39
MEDIAN AGE (FEMALE)	40	41	41

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	88,404	168,486	293,874
# OF PERSONS PER HH	2.8	2.7	2.6
AVERAGE HH INCOME	\$83,794	\$91,150	\$100,834
AVERAGE HOUSE VALUE	\$336,488	\$381,494	\$417,122

\* Demographic data derived from 2020 ACS - US Census

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