

50,000 SF AVAILABLE



AVAILABLE  
**FOR SUBLEASE**

Orlando-Apopka Commerce Center  
5101 Wesley Rd. Building 2, Apopka, FL

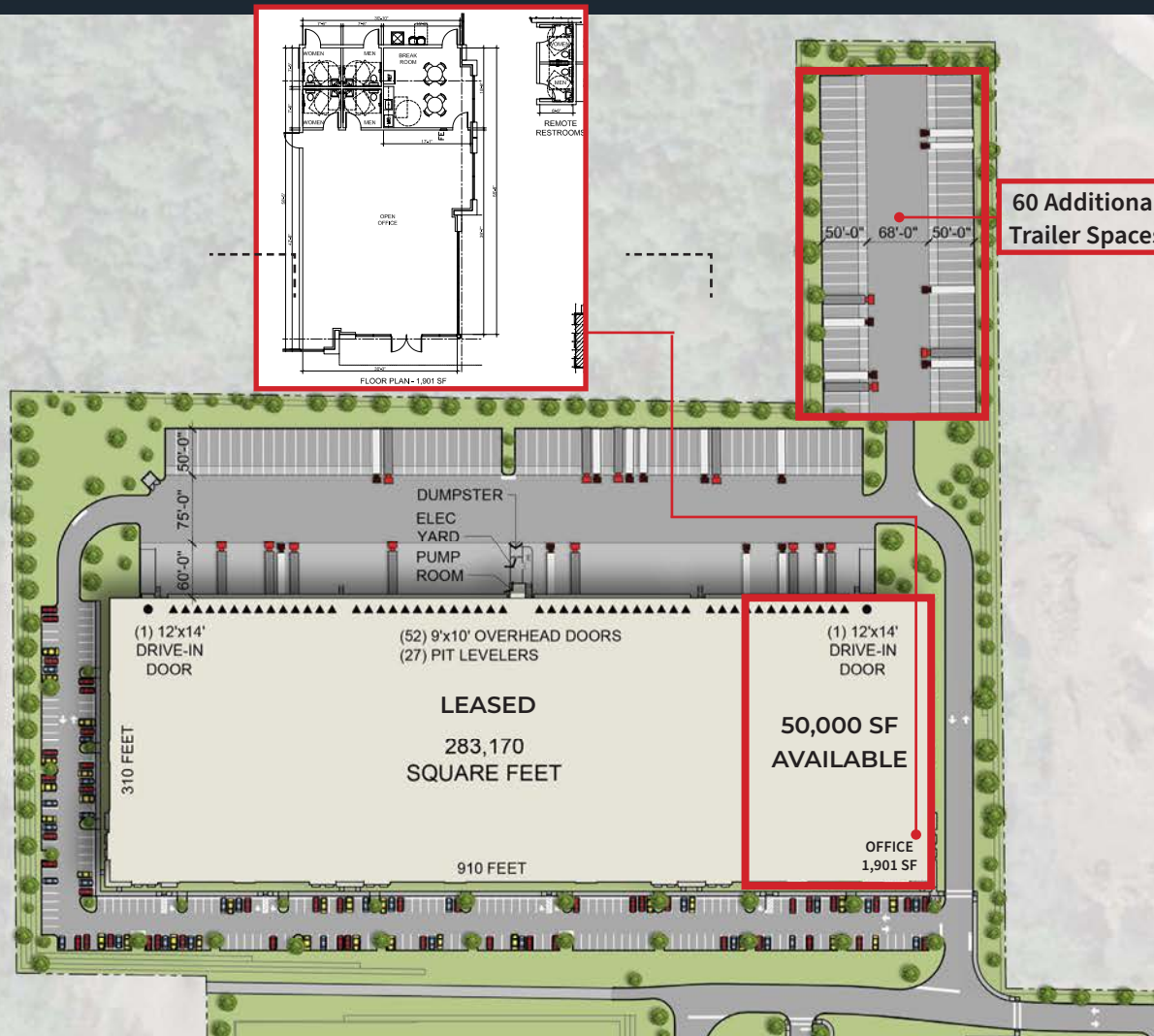
**HIGHLIGHTS**

- 50,000 SF Available
- 1,901 SF Office
- 36' clear height
- 10 Dock High Doors
- Lease Expiration: 7/2036



# BUILDING SPECIFICATIONS:

TOTAL WAREHOUSE - 50,000 SF



LEASE EXPIRATION:	7/31/2036
Available Size:	50,000 SF
Building Size:	283,170 SF
Loading:	Rear Load
Building Dimensions:	910' x 310'
Ceiling Height:	36'
Office Space:	1,901 SF
Loading Doors:	10 Dock High Doors
Drive-In:	1 Drive-In
Column Spacing:	54' x 50'
Truck Court:	185'
Employee Parking:	251 Spaces
Trailer Parking:	125 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	800 Amps
Zoning:	Industrial



# A CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Manufacturing
- Distribution
- Outside Storage

5101 Wesley Rd, Apopka, FL 32712 is strategically located in a growing industrial area with excellent access to major highways, including State Road 441 and the Florida Turnpike. This prime location offers seamless connectivity to Orlando and surrounding regions, making it ideal for logistics and distribution operations. The property's rural setting provides ample space for large-scale industrial use while still being close to essential amenities. With Apopka's expanding industrial base, this location offers significant potential for businesses seeking a well-connected, cost-effective site for warehousing and operations.





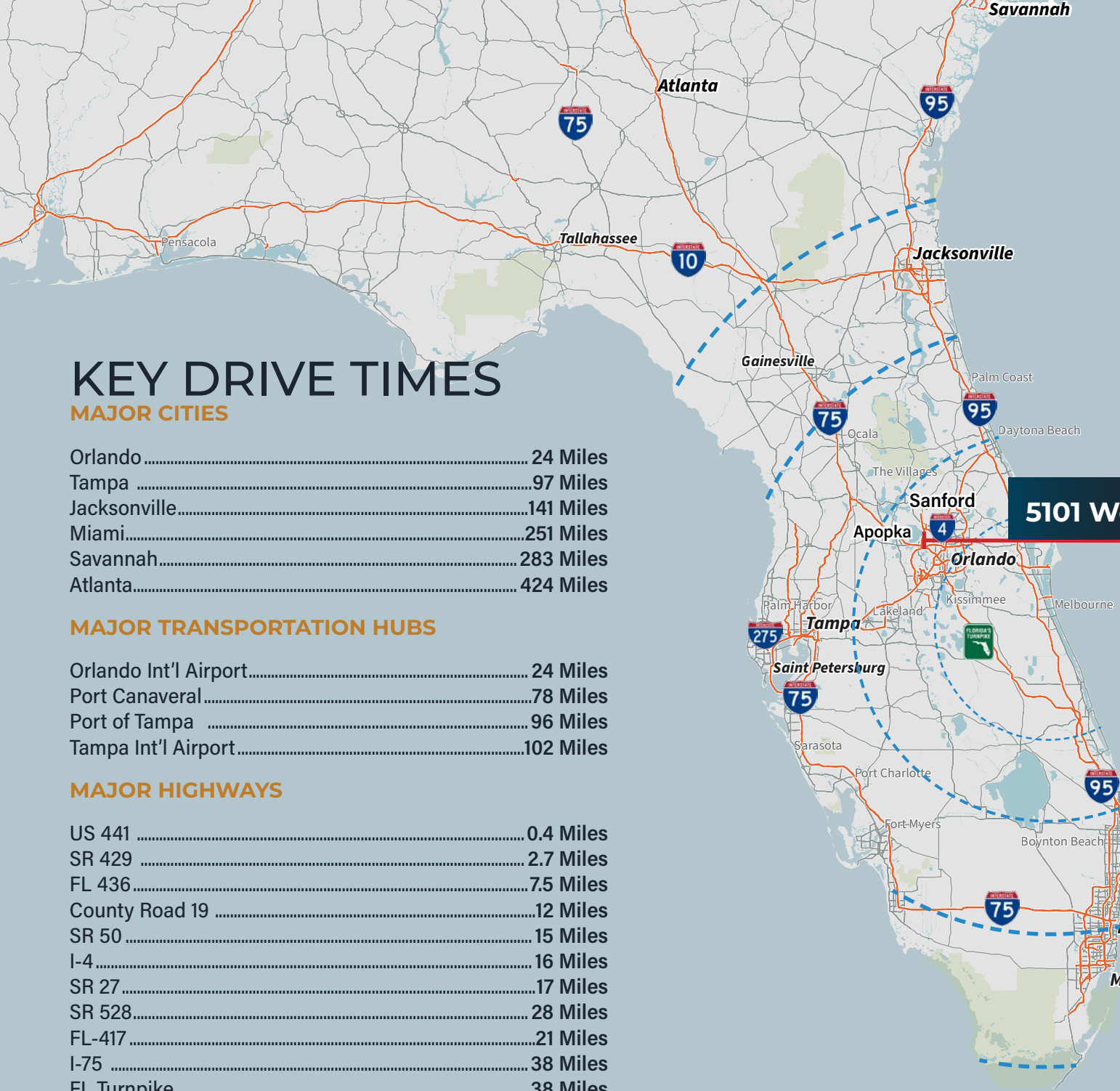
# KEY INSIGHTS

The warehouse at 5101 Wesley Rd in Apopka, FL, offers a prime location for businesses looking to capitalize on Central Florida's robust transportation network. Situated near key routes such as U.S. Highway 441, the Orange County Expressway, and Florida's Turnpike, the property ensures seamless access to Orlando and other major markets, optimizing logistics and distribution operations. Apopka's steady growth, favorable leasing rates, and access to a skilled workforce make it an appealing choice for businesses seeking to establish or expand operations in a thriving, opportunity-rich region.

# REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	3,718	45,644	223,065
Households	1,780	15,950	81,725
Employees	1,459	7,225	58,237
Ave. HH Income	\$70,282	\$112,389	\$92,068





LOCATED IN  
FLORIDA'S  
EPICENTER

# KEY DRIVE TIMES

## MAJOR CITIES

Orlando .....	24 Miles
Tampa .....	97 Miles
Jacksonville .....	141 Miles
Miami.....	251 Miles
Savannah.....	283 Miles
Atlanta.....	424 Miles

## MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	24 Miles
Port Canaveral .....	78 Miles
Port of Tampa .....	96 Miles
Tampa Int'l Airport.....	102 Miles

## MAJOR HIGHWAYS

US 441 .....	0.4 Miles
SR 429 .....	2.7 Miles
FL 436.....	7.5 Miles
County Road 19 .....	12 Miles
SR 50 .....	15 Miles
I-4 .....	16 Miles
SR 27 .....	17 Miles
SR 528.....	28 Miles
FL-417 .....	21 Miles
I-75 .....	38 Miles
FL Turnpike.....	38 Miles
I-95 .....	52 Miles

5101 Wesley Rd.



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