

DIVISIBLE FROM 15,000 SF UP TO 55,854 SF



AVAILABLE

## FOR LEASE / SALE

520 W. Orange Blossom Trail Apopka, FL 32712

## HIGHLIGHTS

- On 3.63 Acres
- Divisible 15,000 - 55,854 SF
- Outside Storage
- 24' clear height
- 9 Grade level Doors
- Industrial Zoning





# BUILDING SPECIFICATIONS:

Divisible from 15,000 SF up to 55,854 SF



Lot Size:	3.63 Acres
Building Size:	55,854 SF
Loading:	Side Load
Ceiling Height:	24'
Office Space:	Yes
Loading Doors:	4 Grade Level 2 Over sized Grade Level
Drive-in Doors:	3 Truck Well Doors
Column Spacing:	50' x 50'
Outside Storage:	Yes
Warehouse Lighting:	LED
Power:	1000 Amps
Employee Parking:	52 Spaces
Zoning:	Industrial

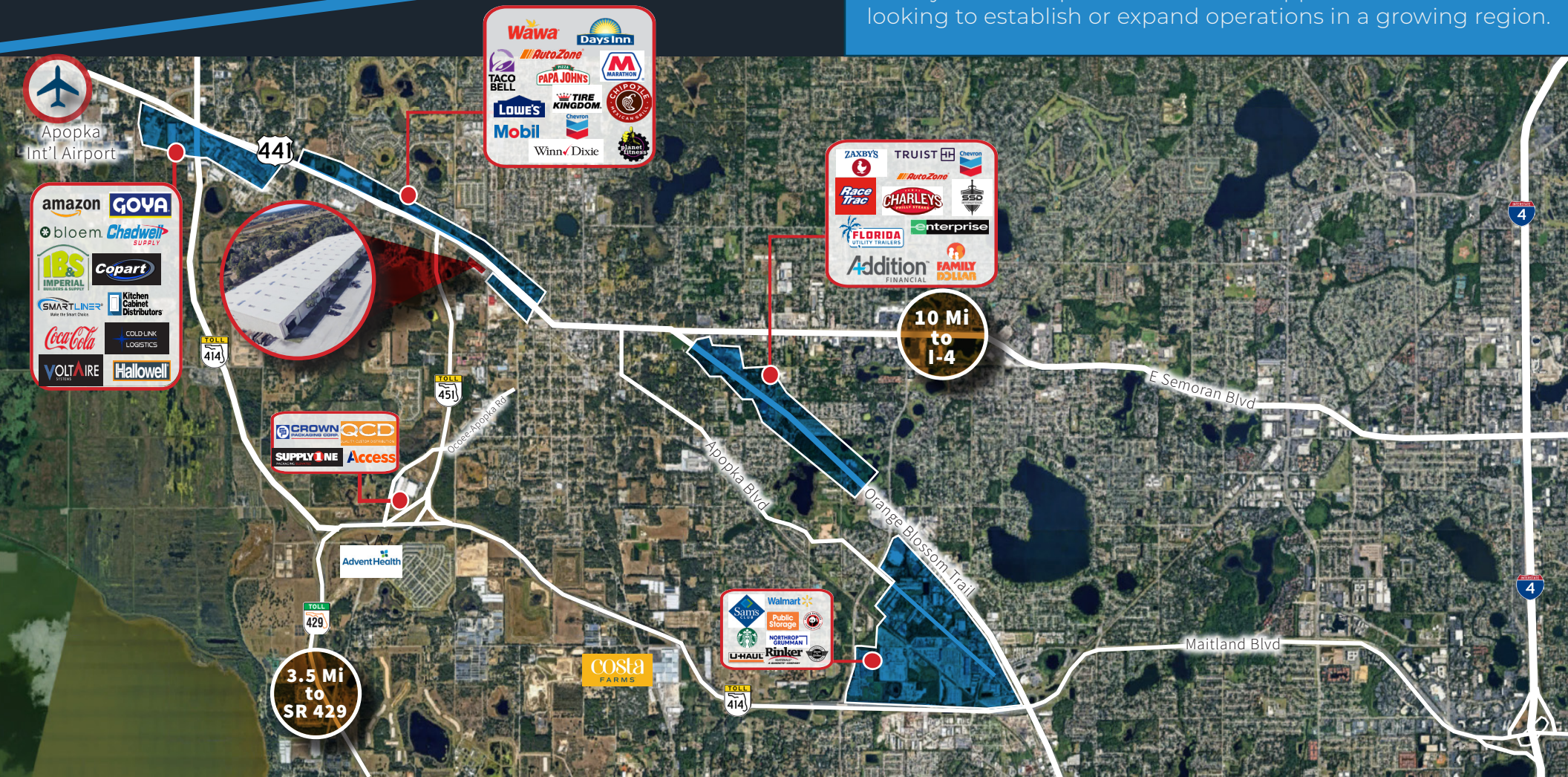


# CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Manufacturing
- Distribution
- Outside Storage

This prime site is situated near the bustling Orlando metropolitan area, facilitating efficient distribution and connectivity to a large consumer base not to mention its strategic location along major thoroughfares. Additionally, its proximity to essential services, workforce availability, and nearby industrial parks enhances its appeal for businesses looking to establish or expand operations in a growing region.





# LOCATION OVERVIEW

Located at 520 W. Orange Blossom Trail in Apopka, FL, this warehouse offers a strategic position with excellent visibility and accessibility. Situated along a major thoroughfare, Orange Blossom Trail, it benefits from high traffic counts and proximity to key transportation routes, including the nearby SR-429 and I-4. The surrounding area is characterized by a mix of commercial and industrial developments, providing ample opportunities for business synergies.

# REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	32,125	112,669	448,432
Households	10,572	39,038	164,066
Employees	9,165	28,984	171,974
Ave. HH Income	\$81,796	\$94,170	\$85,512



# LOCATED IN FLORIDA'S EPICENTER

## KEY DRIVE TIMES

### MAJOR CITIES

Tampa .....	93 Miles
Orlando .....	18 Miles
Miami.....	247 Miles
Jacksonville.....	145 Miles
Savannah.....	284 Miles
Atlanta.....	436 Miles

### MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport.....	31 Miles
Port Canaveral .....	74 Miles
Port of Tampa .....	92 Miles
Tampa Int'l Airport.....	97 Miles

### MAJOR HIGHWAYS

SR 429 .....	3.5 Miles
SR 423.....	8.9 Miles
I-4 .....	10 Miles
FL Turnpike.....	10.5 Miles
SR 50 .....	12 Miles
US 27 .....	21 Miles
FL-417 .....	28 Miles
I-75 .....	50 Miles
I-4 .....	52 Miles
US 27.....	78 Miles

520 W Orange Blossom Trail



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