



HERMIT SMITH ROAD | APOPKA, FL
BUILDINGS 300 - 400 - 500 - 600 - 700

Industrial | For Lease

20,000-227,115 SF



PHASE I READY FOR IMMEDIATE OCCUPANCY

Trammell Crow Company

CBRE

Apopka's #1 Business Center is strategically located within minutes of SR-429 (Exit 34)

Apopka is the second-largest city in Orange County, Florida with a current population of 65,552. The population has more than doubled since the 2000 U.S. Census (26,969). Apopka is centrally located just 32 miles from Orlando International Airport (MCO), 16 miles northwest of Downtown Orlando and 22 miles from the Leesburg International Airport (LEE). The Apopka area has become the second fastest-growing city in the tri-county.

- + Diverse workforce pool of over 1.4M within a 45-minute drive
- + 27,000 acres of beautiful parks and recreation
- + 394 miles of bike/walking trails
- + Great arts, dining, and entertainment
- + Continued commitment to improvements to infrastructure that support local business
- + Brand-new health facility, AdventHealth Apopka
- + \$2M downtown makeover includes investment in new storefronts and parking lots
- + \$60M investment in water treatment facility upgrades to support all of this exciting new development in the area
- + \$1.6B Wekiva Parkway Project was completed Q1 2024

CONVENIENT TO MAJOR THOROUGHFARES:

- 01 SR-429**
1 MILE | 2 MINUTES
- 02 Interstate-4**
25 MILES | 25 MINUTES
- 03 Florida's Turnpike**
13 MILES | 15 MINUTES

THE WEKIVA PARKWAY (SR-429):

- + 25-Mile Western Beltway
- + Fully Completed Q1 2024
- + Links North to Daytona and Sanford
- + Links South to Walt Disney World / I-4 / Tampa
- + Enhances Access to Florida's Turnpike
- + Service Statewide Logistic Demands





BUILDINGS UNDER CONSTRUCTION SPEC OFFICE | MOVE-IN-READY

- + Park life with covered outdoor seating areas overlooking the lakes
- + 0.50-Mile Scenic Walking Trail
- + Cross-Dock and Rear Loading

Configurations

- + 32'-36' Clear Height Buildings
- + Excess Trailer Parking Stalls Available
- + Ample Employee Parking

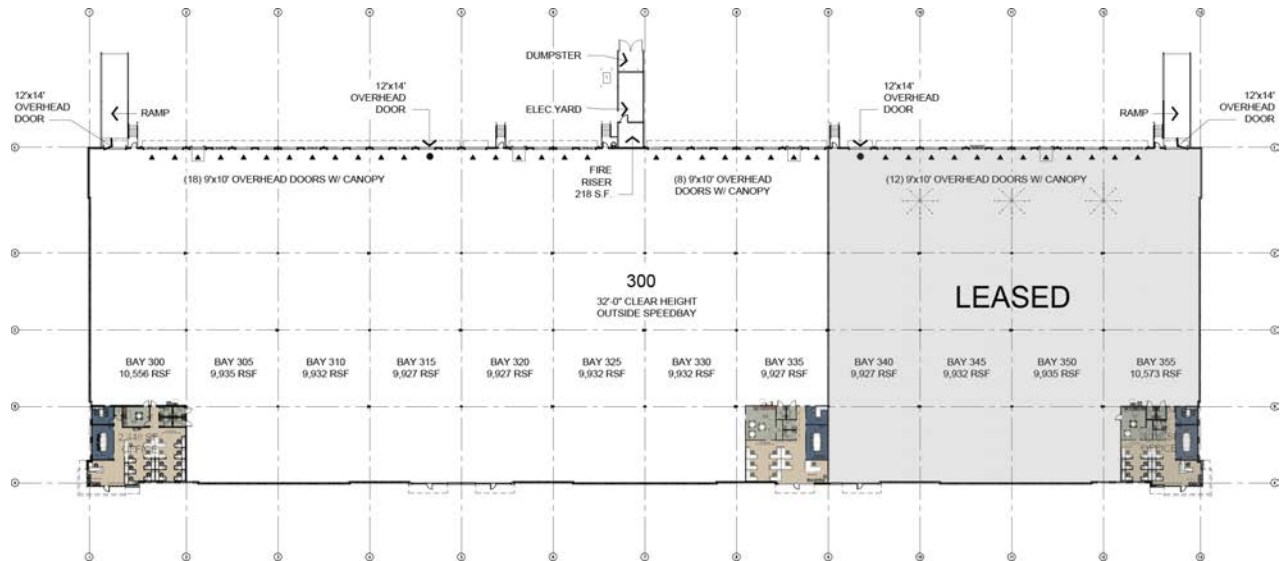
PHASE I

- + Building 300: 80,068 SF Available
- + Building 400: Now Available

PHASE II

- + Building 500: Fully Permitted, Available for Lease or Sale
- + Buildings 600-700: In Permitting, Alternate Plan (Optional)

Building 300



SPECIFICATIONS

Available:	80,068 SF
Office:	2,448 SF 2,035 SF
Loading:	Rear
Clear Height:	32'
Dock Doors:	26 (4 Oversized)
Ramps:	One (+2 Future)
Depth:	190'
Column Spacing:	43'-4" D x 52'-0" W
Speed Bay:	60' D
Truck Court:	315' Shared
Trailer Parking:	51
Auto Parking:	116
Lighting:	LED Motion Sensored
Sprinkler System:	ESFR
Power:	200 Amps (Capable up to 5,000 Amps)



SUITE 300 - 2,448 SF

Ready for Occupancy

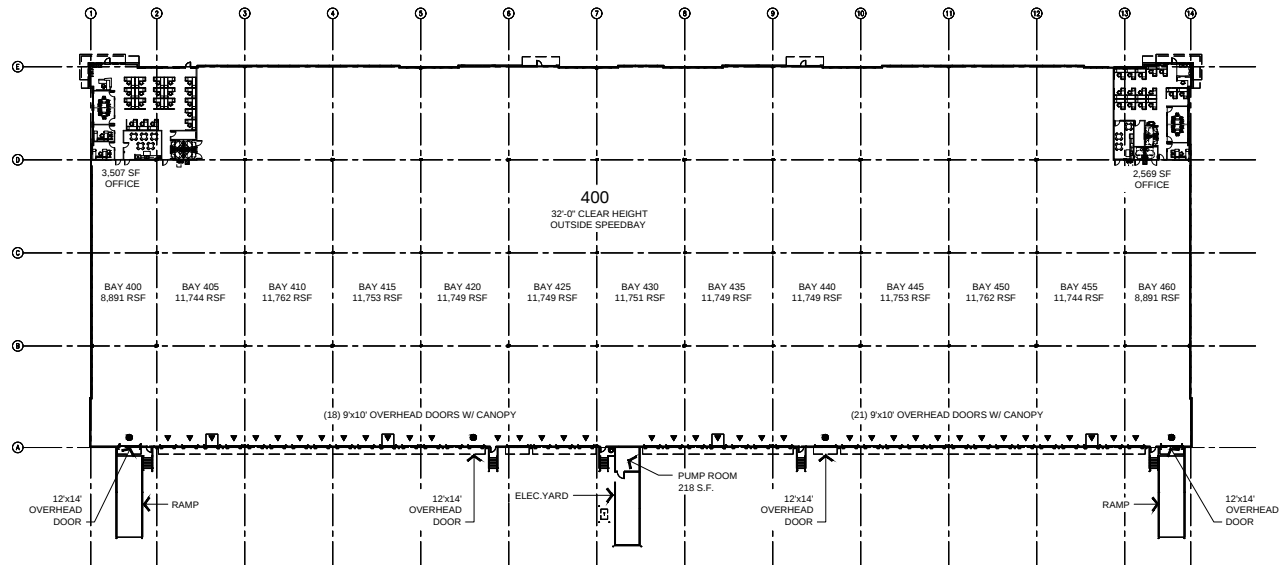


SUITE 335 - 2,035 SF

Ready for Occupancy



Building 400



SPECIFICATIONS

Available:	147,047 SF
Office:	3,507 SF
Loading:	Rear
Clear Height:	32'
Dock Doors:	39 (4 Oversized)
Ramps:	Two (+2 Future)
Depth:	225'
Column Spacing:	55'-0" D x 52'-0" W
Speed Bay:	60' D
Truck Court:	315' Shared
Trailer Parking:	51
Auto Parking:	138
Lighting:	LED Motion Sensored
Sprinkler System:	ESFR
Power:	200 Amps (Capable up to 5,000 Amps)



SUITE 400 - 3,507 SF

Ready for Occupancy



SUITE 460 - 2,569 SF

Permit Ready



Photo Gallery

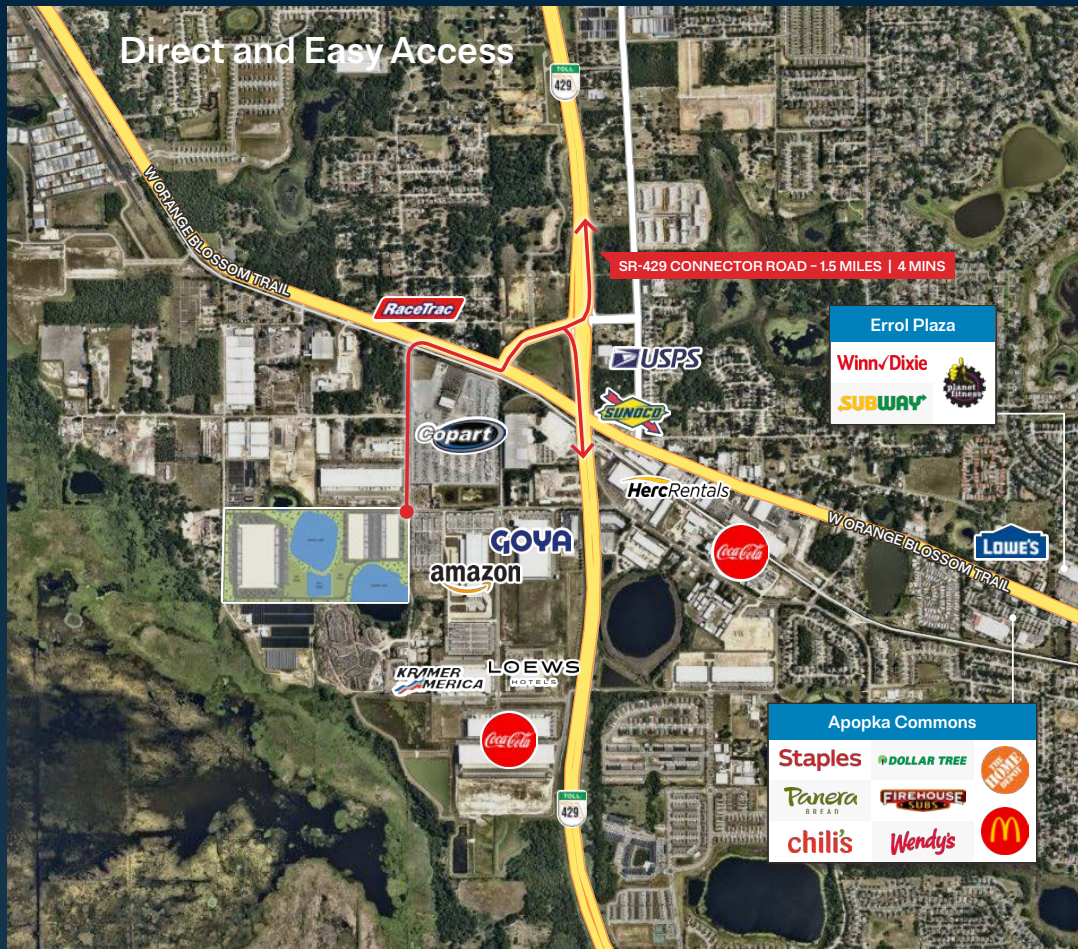


Building 300



Building 400



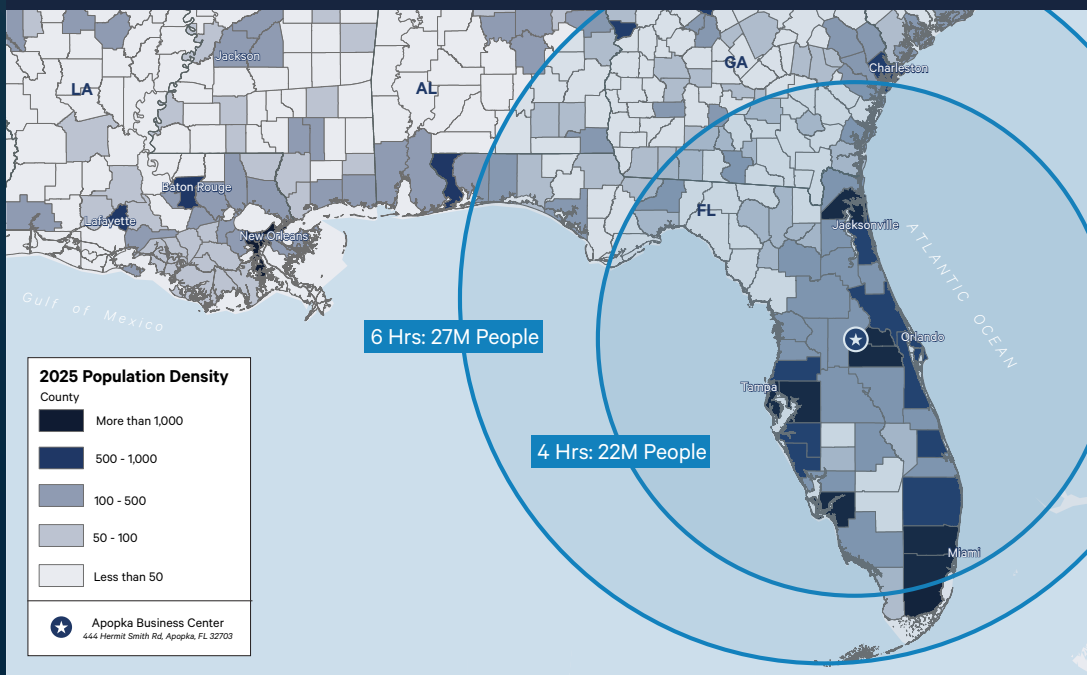


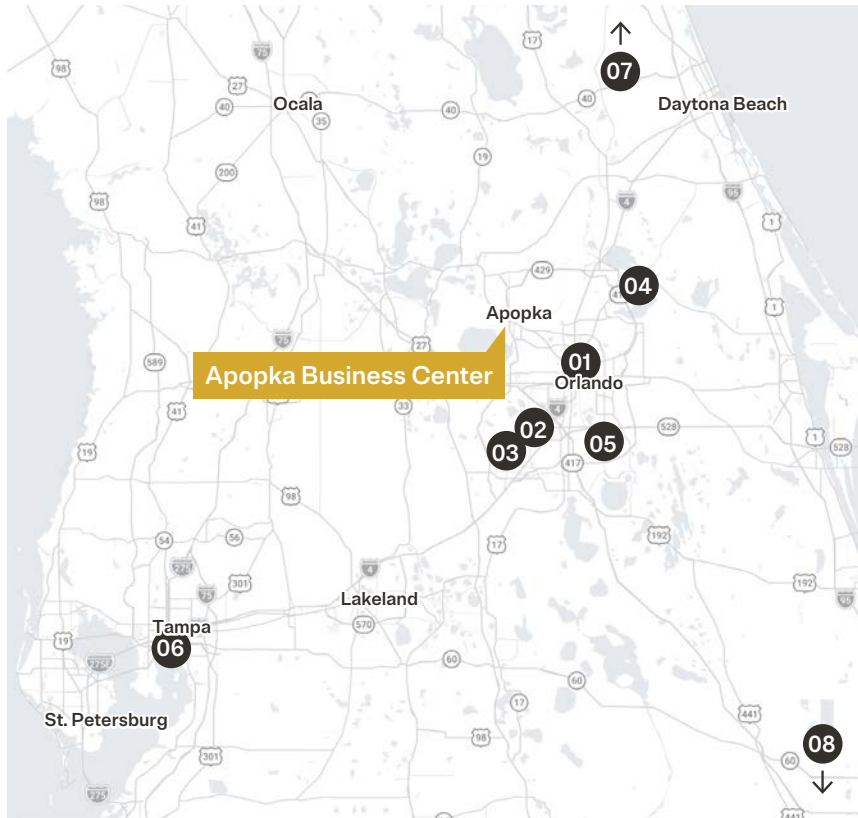
Unmatched Location for Distribution

Apopka, Florida offers numerous location advantages for logistics and distribution operations. Its proximity to major highways and seaports allows for easy access to transportation routes and international shipping opportunities.

The city's close proximity to airports provides convenient air transportation options. With a growing population and access to a diverse workforce, businesses can tap into a strong local market and find qualified employees.

The favorable climate, business-friendly environment, well-developed infrastructure, and lower cost of living further enhance the attractiveness of Apopka as a logistics and distribution hub.





KEY DISTANCES

- 01 Orlando**
19.2 MILES | 24 MINUTES
- 02 Theme Parks, Orange County Convention Center**
27.5 MILES | 30 MINUTES
ORLANDO VISITORS: 1.5M/WEEKLY
- 03 Walt Disney World**
27.9 MILES | 32 MINUTES
- 04 Sanford International Airport**
28.5 MILES | 35 MINUTES
- 05 Orlando International Airport**
33.1 MILES | 40 MINUTES
- 06 Tampa**
95.3 MILES | 1 HR 25 MINUTES
- 07 Jacksonville**
143 MILES | 2 HR 10 MINUTES
- 08 Miami**
253 MILES | 3 HR 40 MINUTES

Demographics (15-Mile Radius)

951,917	365,456	44,240	4.9%
2025 POPULATION	2025 HOUSEHOLDS	2025 BUSINESSES	2025 UNEMPLOYMENT RATE

CONTACT US

David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

Gaby Gissy
Associate
+1 407 404 5012
gaby.gissy@cbre.com

Sharif Baker
Associate
+1 407 404 5018
sharif.baker@cbre.com

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