



**429**  
**BUSINESS CENTER**



**133,034 SF AVAILABLE FOR LEASE IN ONE OF THE  
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**

**409 Ocoee Apopka Road  
Ocoee, FL 33811**



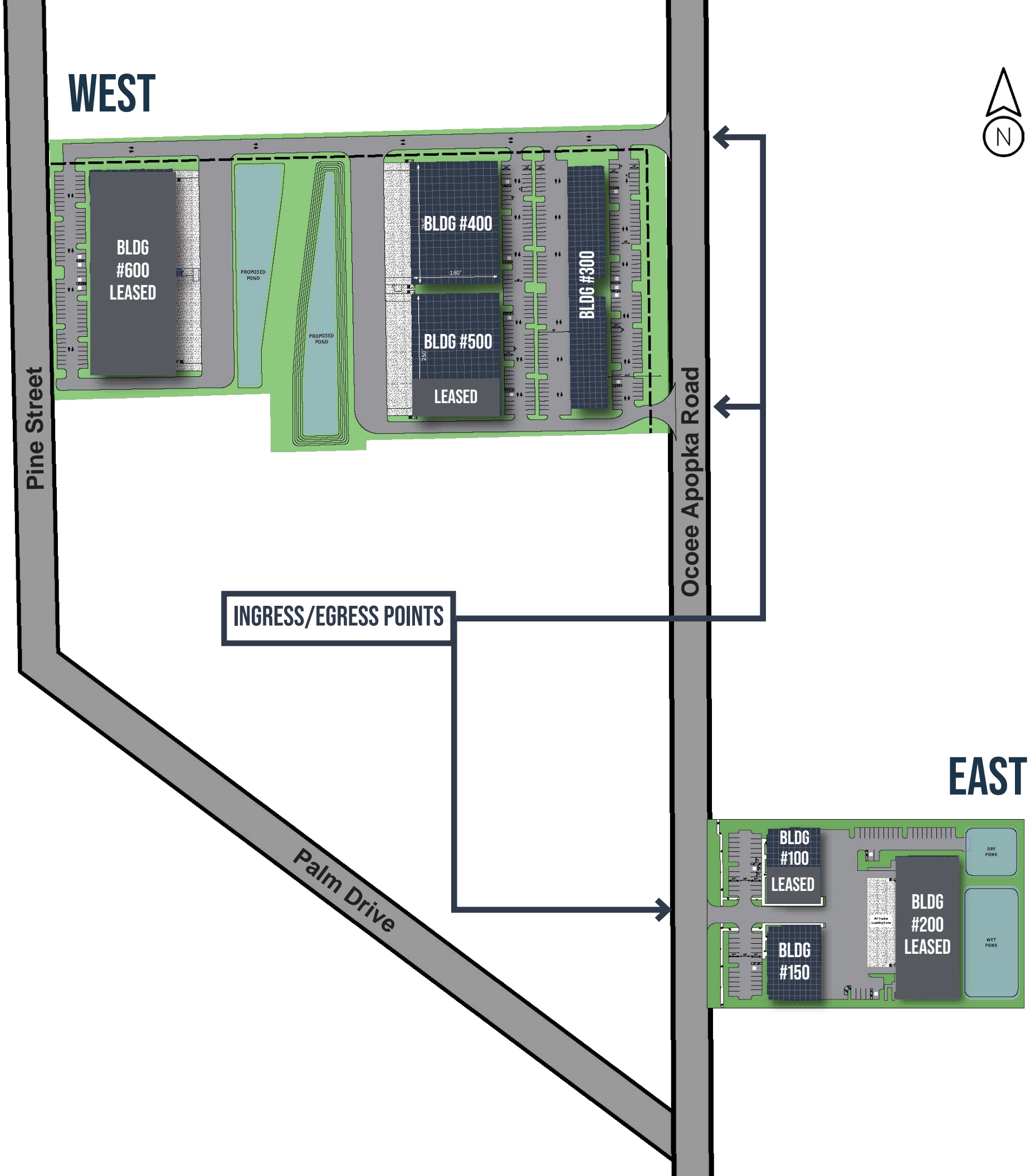
**STONEMONT**  
FINANCIAL GROUP

# PROJECT OVERVIEW

429 Business Center offers users first generation Class A warehouse space in northwest Orange County, one of the fastest growing submarkets in Central Florida. Bay sizes begin at 6,000 square feet with buildings providing front and rear load options. With **three minute access** to State Road 429 and access to Florida's Turnpike in less than six minutes, servicing the Central Florida market is fast and convenient. The site is also minutes from numerous amenities.

## PARK HIGHLIGHTS

- 259,253 SF total
  - 60,982 SF - East side
  - 198,271 SF - West side
- Tilt-wall construction
- ESFR sprinkler system
- 20'-32' clear height
- 65'-140' truck courts
- Rear-load and front-load configurations





# CONSTRUCTION PROGRESS

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as of May 2025

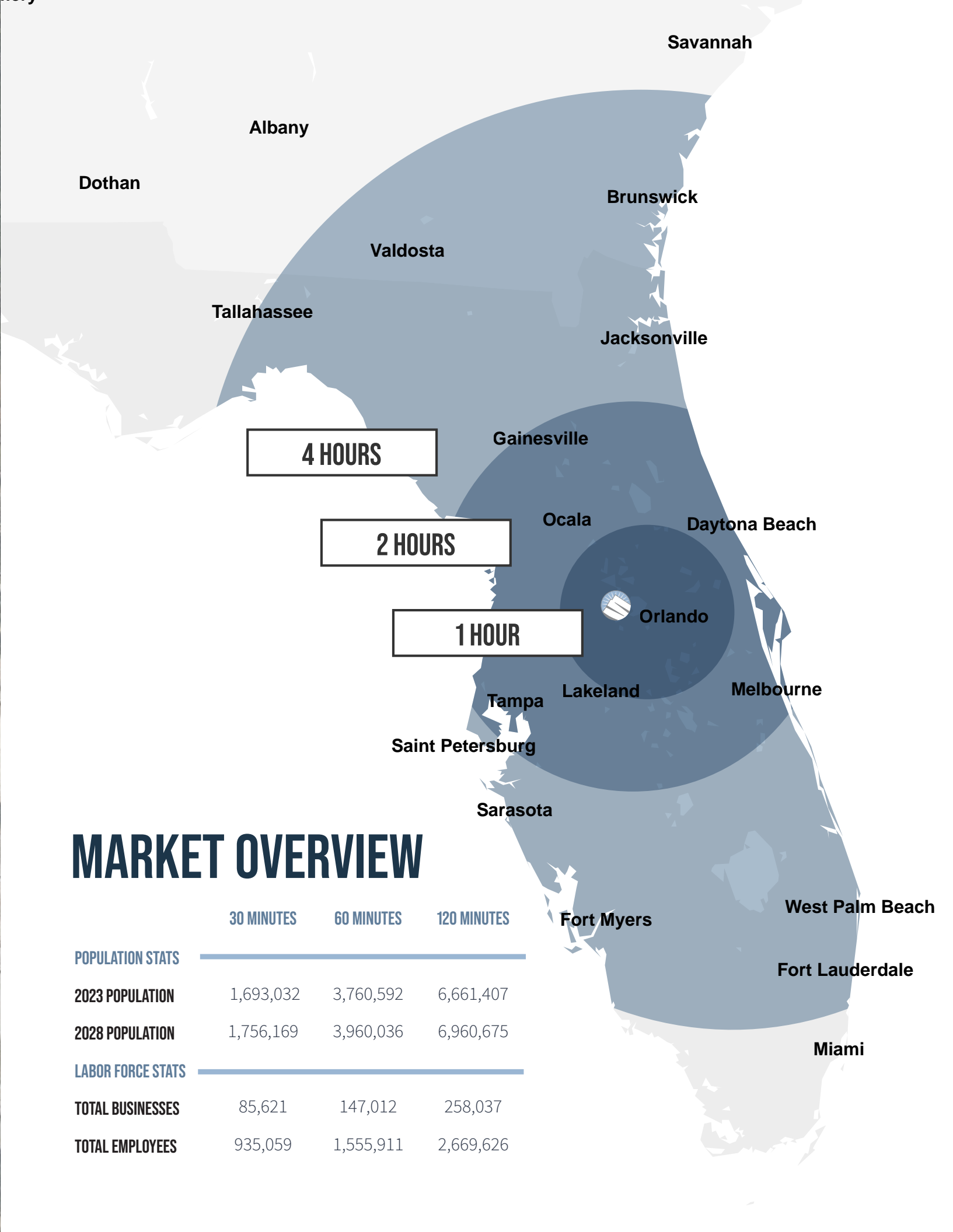
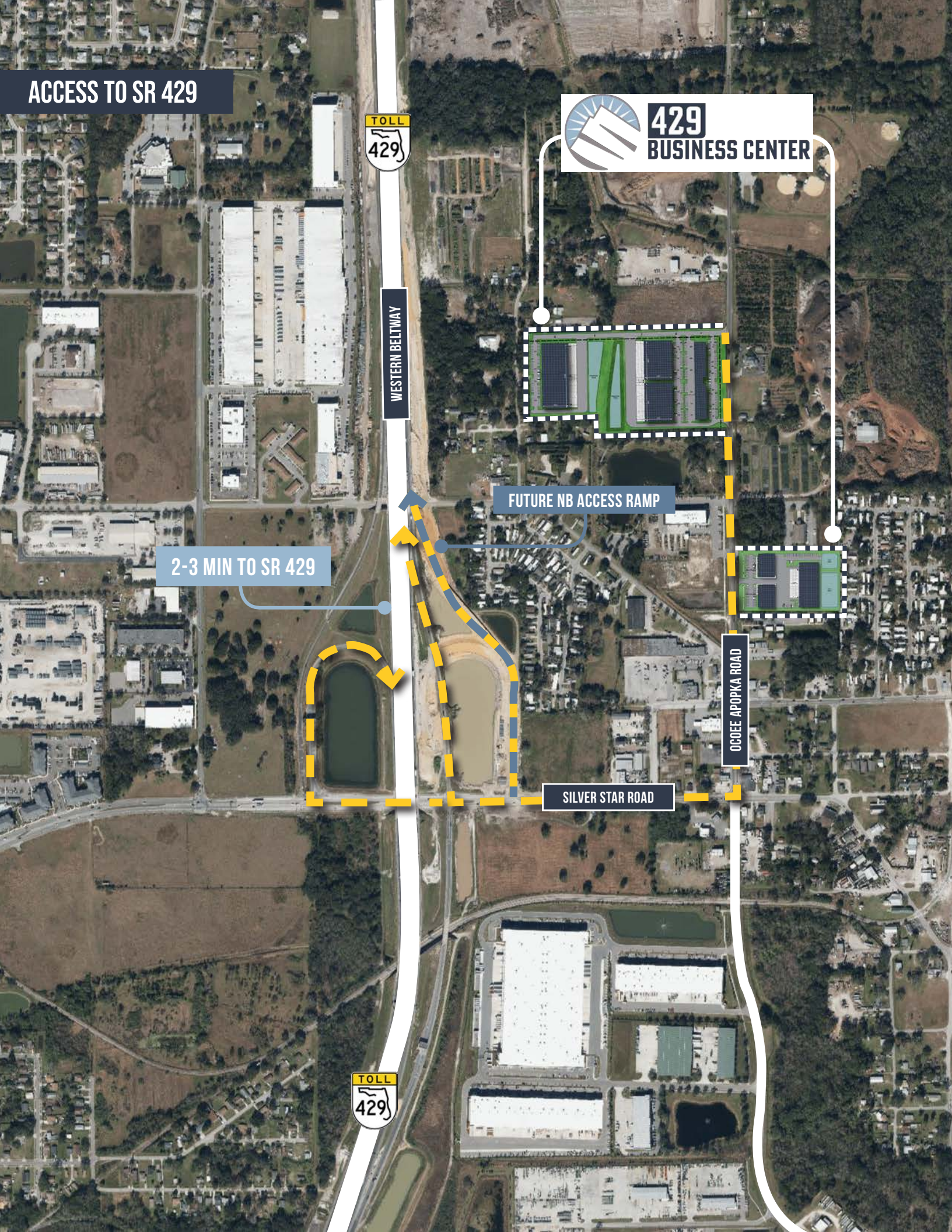
## 429 EAST



## 429 WEST









# 429 EAST

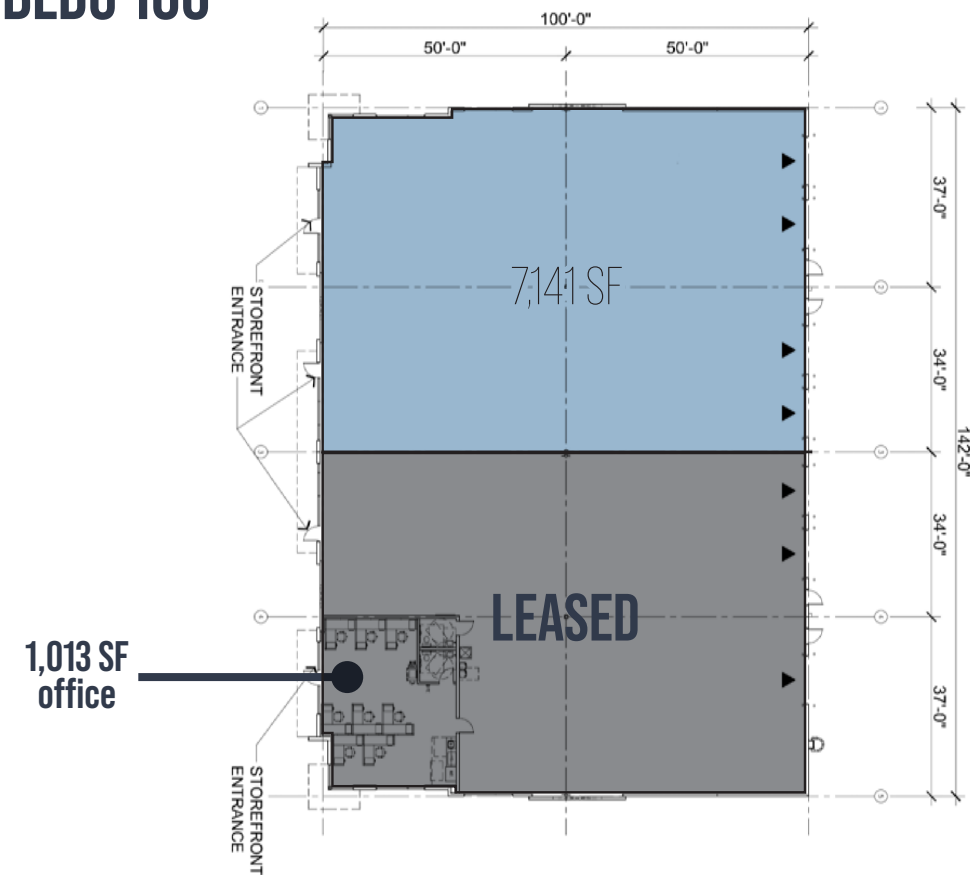
## BUILDING 100

Building Size:	14,282 SF
Available SF:	7,141 SF
Office Size:	1,013 SF spec
Clear Height:	20'
Loading:	Rear-load
Doors:	4 - 10' x 12' grade
Building Depth:	100'
Column Spacing:	50' x 34', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	140', shared
Car Parking:	24 spaces
Parking Ratio:	1.68/1,000 SF

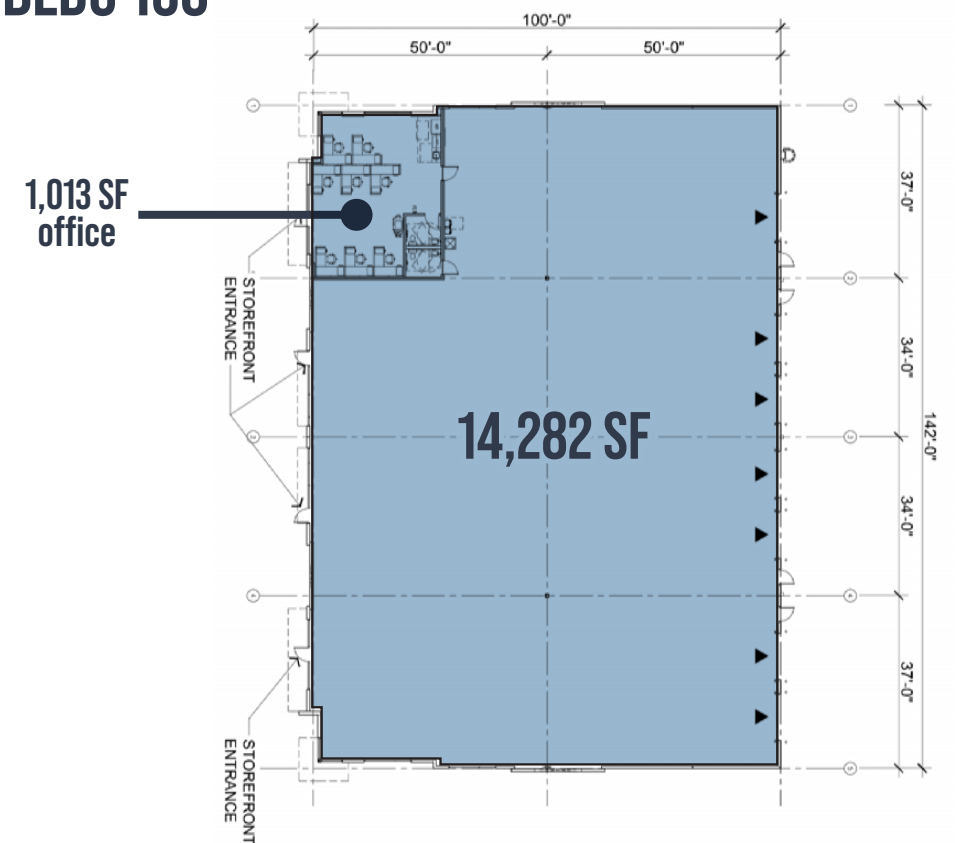
## BUILDING 150

Building Size:	14,282 SF
Office Size:	1,013 SF spec
Clear Height:	20'
Loading:	Rear-load
Doors:	7 - 10' x 12' grade
Building Depth:	100'
Column Spacing:	50' x 34', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	140', shared
Car Parking:	24 spaces
Parking Ratio:	1.68/1,000 SF

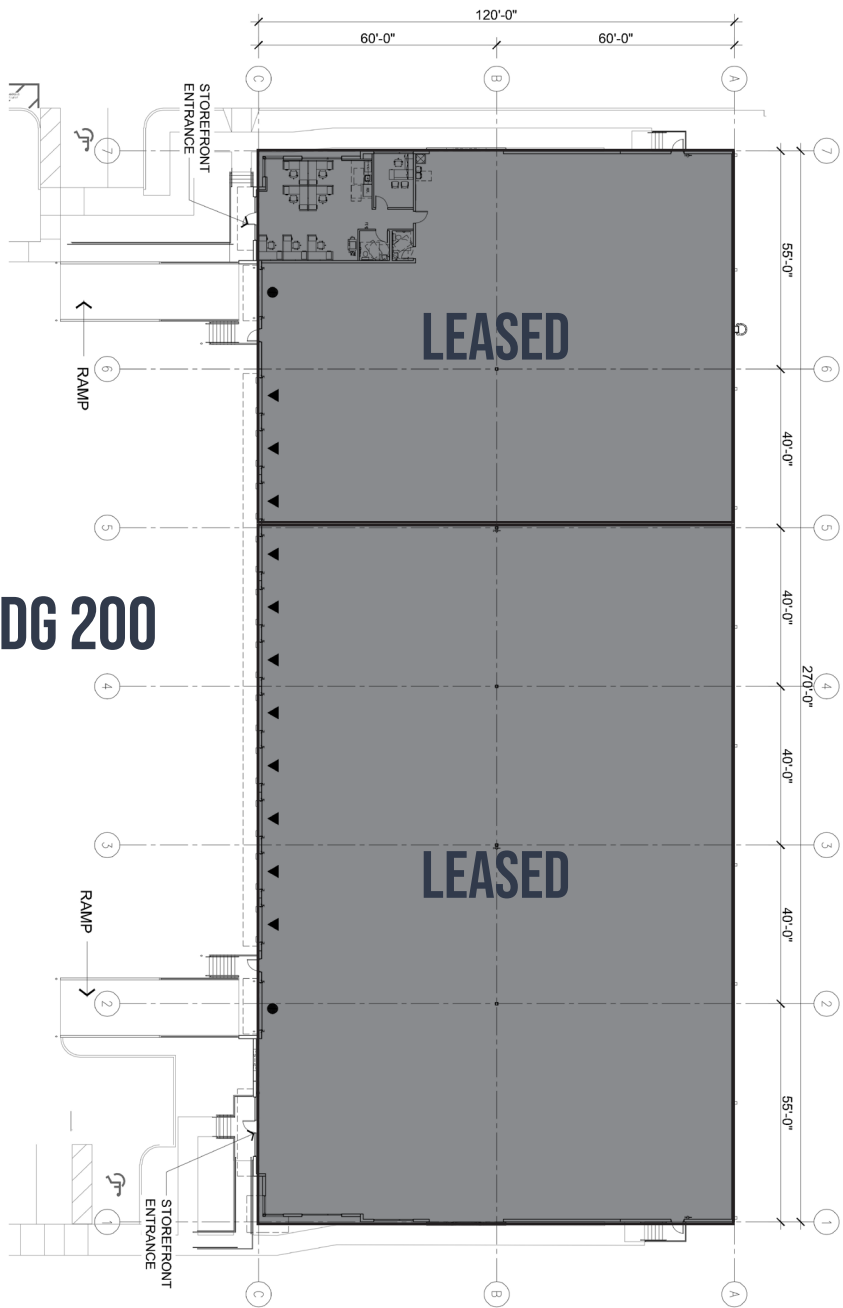
## BLDG 100



## BLDG 150



## BLDG 200



# 429 WEST

## BUILDING 300

Building Size:	36,429 SF; divisible to 8,553 SF
Office Size:	592 SF spec
Clear Height:	20'
Loading:	Rear
Doors:	20 - 10' x 12' grade; 4 - 12' x 14' grade
Building Depth:	75' typical
Column Spacing:	35' x 40', typical
Power:	1200 amps (2), 480/277 volt, 3 phase
Truck Court Depth:	65'
Car Parking:	92 spaces
Parking Ratio:	2.53/1,000 SF

## BUILDING 400

Building Size:	45,305 SF; divisible to 15,000 SF
Office Size:	1,206 SF spec
Clear Height:	30'
Loading:	Rear
Doors:	16 - 9' x 10' dock; 2 - 12' x 14' grade
Building Depth:	180'
Column Spacing:	60' x 40', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	120'
Car Parking:	52 spaces
Parking Ratio:	1.16/1,000 SF

## BUILDING 500

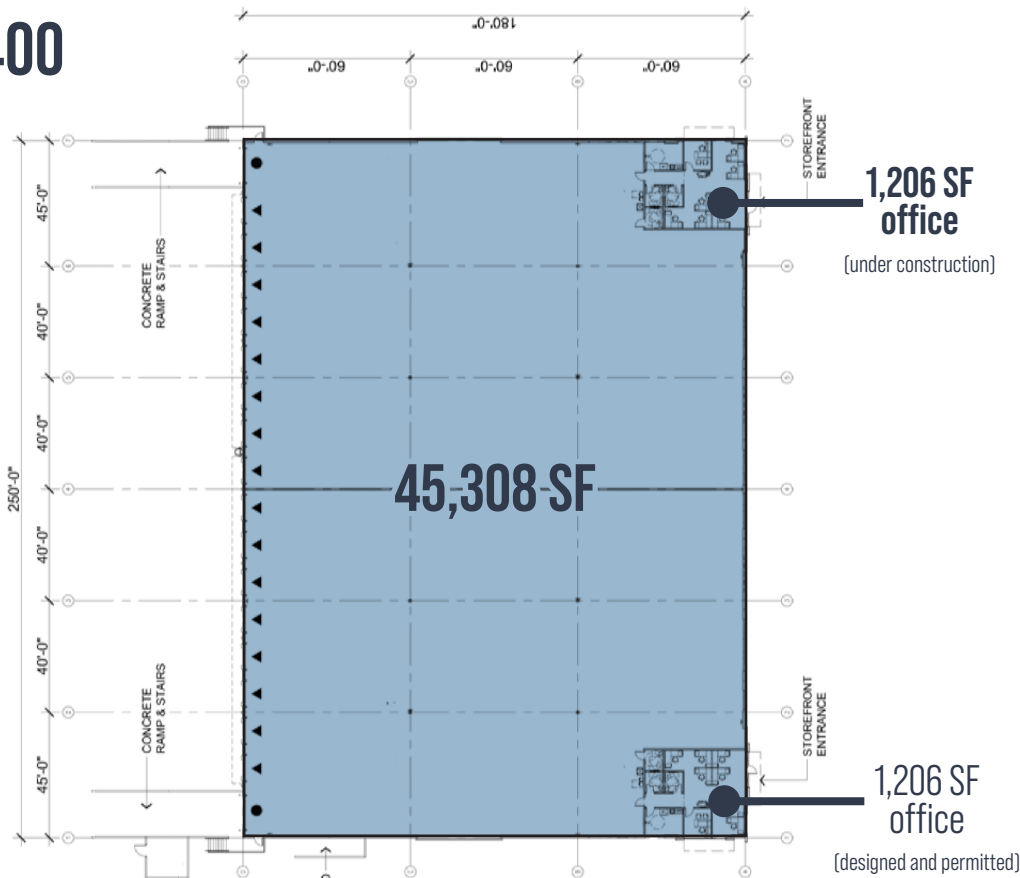
Building Size:	45,308 SF
Available:	29,874 SF; divisible to 15,000 SF
Office Size:	1,206 SF spec
Clear Height:	30'
Loading:	Rear
Doors:	16 - 9' x 10' dock; 2 - 12' x 14' grade
Building Depth:	180'
Column Spacing:	60' x 40', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	120'
Car Parking:	49 spaces
Parking Ratio:	1.09/1,000 SF

500 Ocoee Apopka Road | Q2 2025

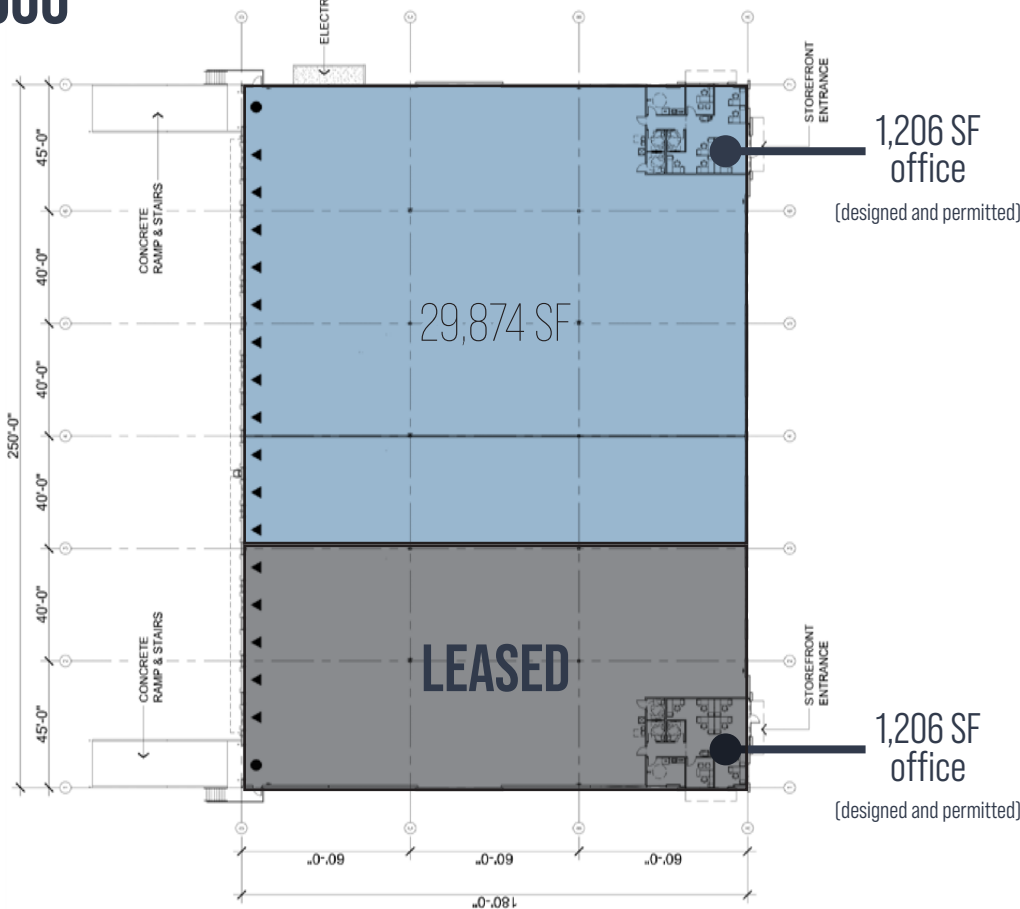
448 Corporate Park Dr | Q2 2025

450 Corporate Park Dr | Q2 2025

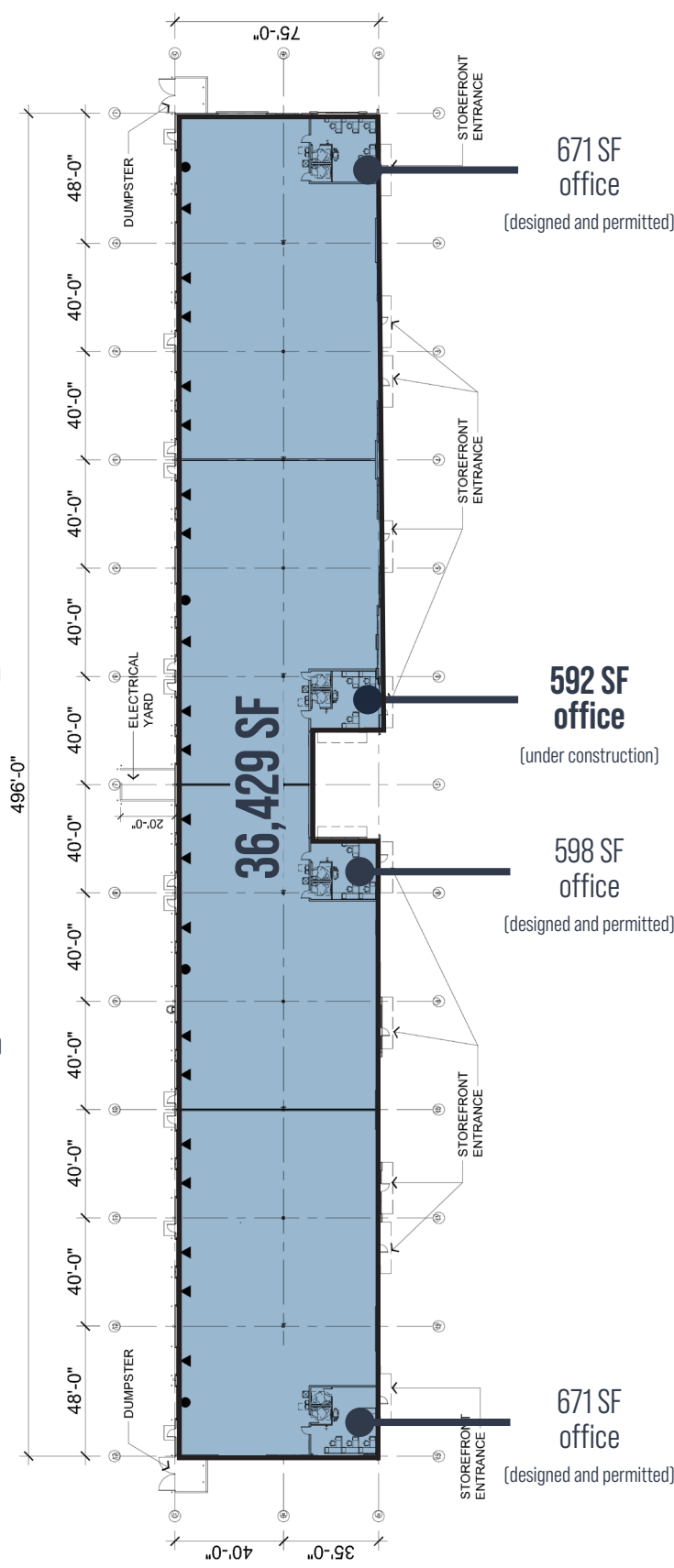
## BLDG 400



## BLDG 500



## BLDG 300





SR 429  
0.6 MILES

ORLANDO AIRPORT  
23.5 MILES

FL TURNPIKE  
3.3 MILES

TAMPA  
85.5 MILES

SR 408  
5.5 MILES

JACKSONVILLE  
151 MILES

I-4  
12.3 MILES

MIAMI  
240 MILES

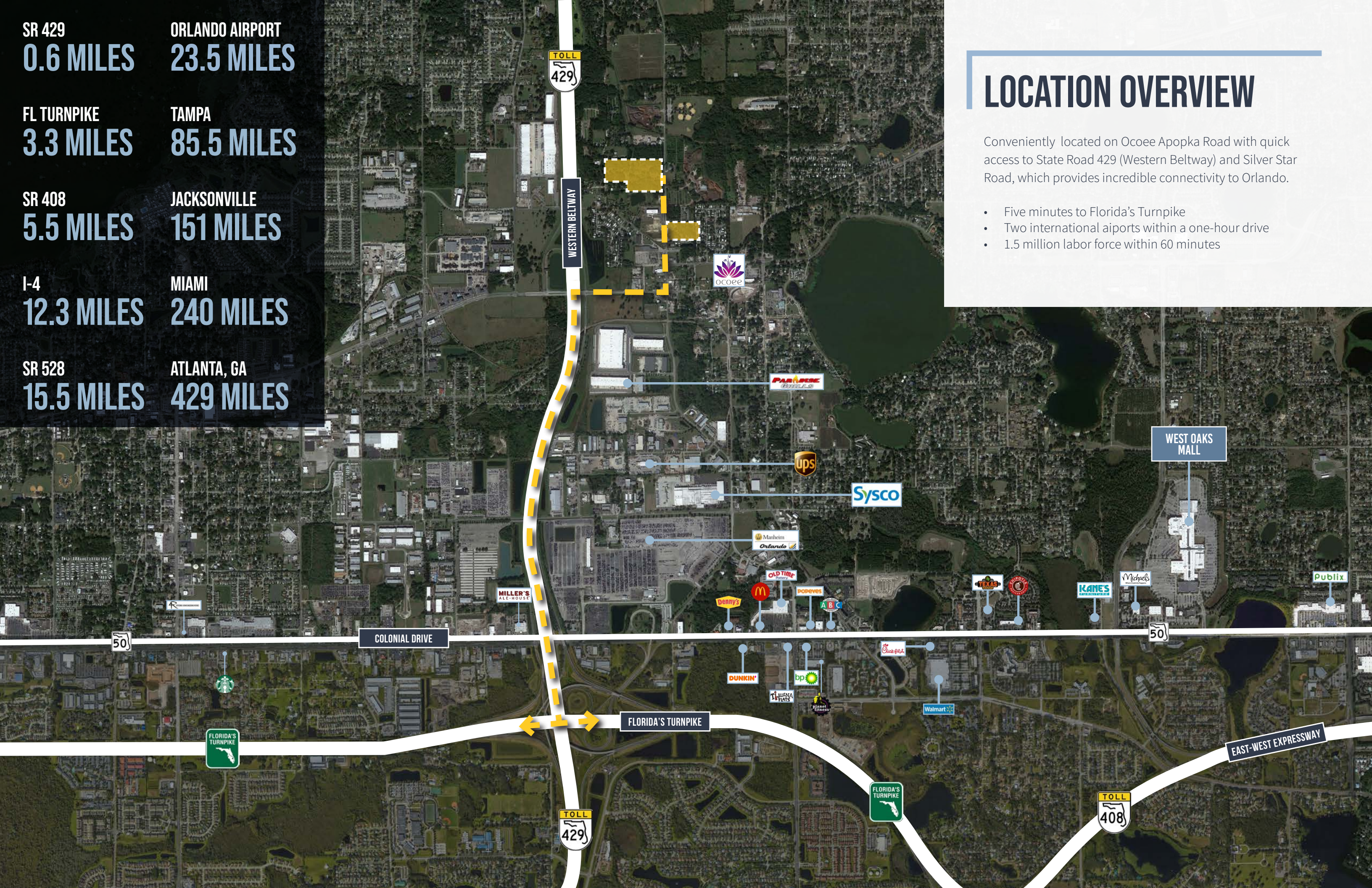
SR 528  
15.5 MILES

ATLANTA, GA  
429 MILES

## LOCATION OVERVIEW

Conveniently located on Ocoee Apopka Road with quick access to State Road 429 (Western Beltway) and Silver Star Road, which provides incredible connectivity to Orlando.

- Five minutes to Florida's Turnpike
- Two international airports within a one-hour drive
- 1.5 million labor force within 60 minutes







# 429 BUSINESS CENTER



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FINANCIAL GROUP



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