



INDUSTRIAL PROPERTY WITH YARD FOR SALE

801 Marshall Farms Rd, Ocoee, FL 34761

Freestanding property with
Industrial 2 zoning and yard

PROPERTY HIGHLIGHTS

- Freestanding Industrial property located seconds off of SR 429 and Highway 50.
- Monument and Building Signage at a busy thoroughfare.
- Warehouse with paved yard for storage or parking.
- Fenced and secured yard space.
- I-2 zoning for more intense uses.
- Ample parking.



REDUCED ASKING PRICE:
\$2,200,000



SIZE:
Office: 4,040± SF
Warehouse: 3,528± SF
Lot: 1.06± AC



ZONING:
I-2, Ocoee



PARKING:
Above standard parking ratio



HARBERT
REALTY SERVICES

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For More Information: HarbertRealty.com
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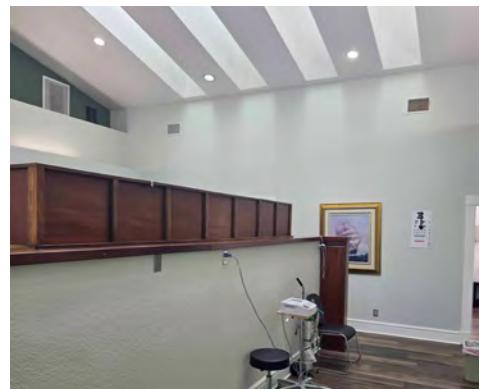
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PHOTOS



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AREA OVERVIEW



DRIVE TIMES

4 minutes

Florida Turnpike

10 minutes

to Interstate 4

24 minutes

to Orlando International Airport (MCO)

23 minutes

to Orlando Executive Airport

DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 Miles
Employees	5,549	31,605	63,863
Avg HH Income	\$102,236	\$118,747	\$127,880
Businesses	628	5,260	12,369
Population	3,066	71,868	180,943



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