



INDUSTRIAL PROPERTY WITH YARD FOR SALE

801 Marshall Farms Rd, Ocoee, FL 34761

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.

Freestanding property with
Industrial 2 zoning and yard



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

JOSH SMITH, SIOR

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For More Information: HarbertRealty.com

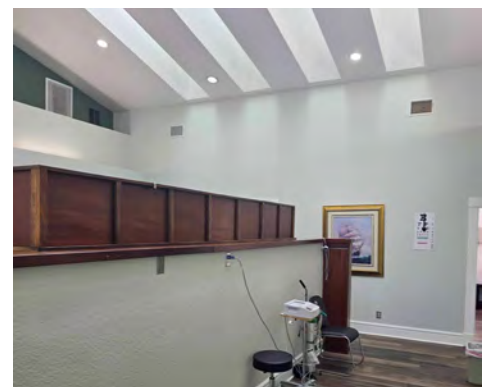
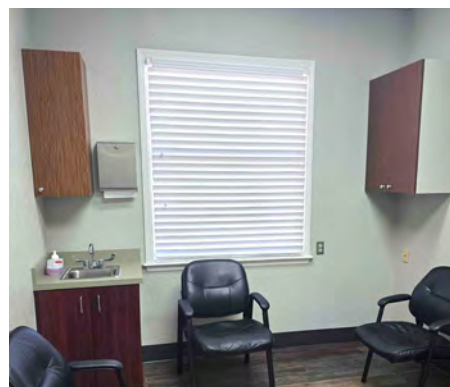
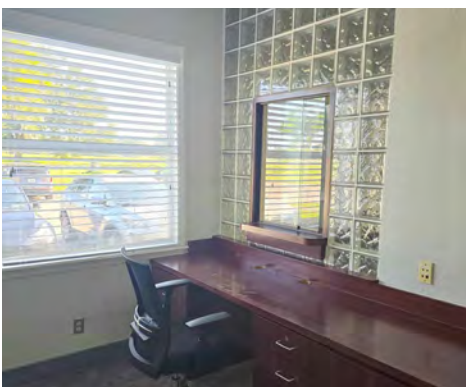
400 S Park Ave, Suite 225, Winter Park, FL 32789

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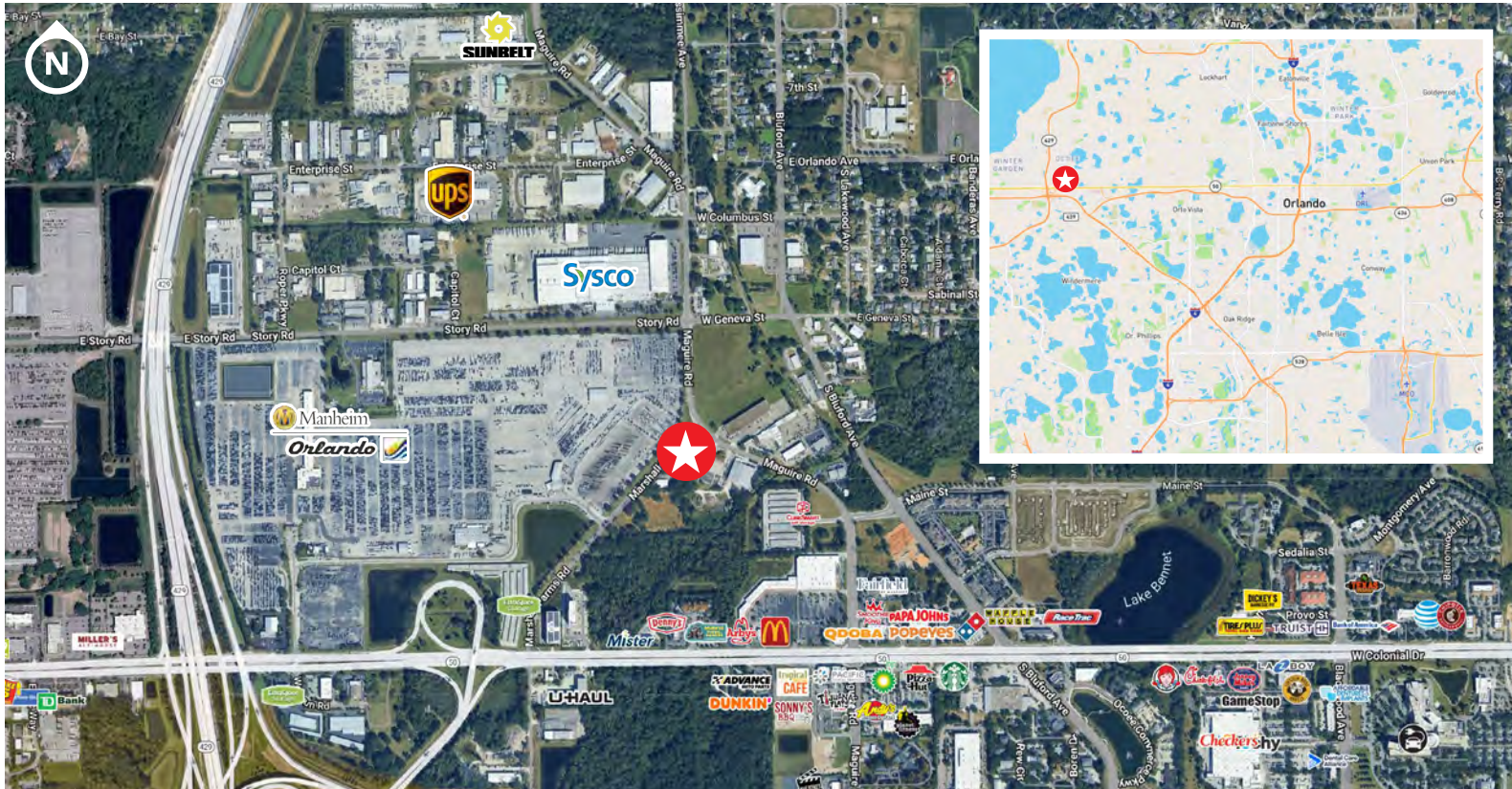
PHOTOS



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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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