

Industrial | For Lease

# ABC Apopka Business Center



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300 - 400 - 500 - 600 - 700

Hermit Smith Rd Apopka, FL 32703

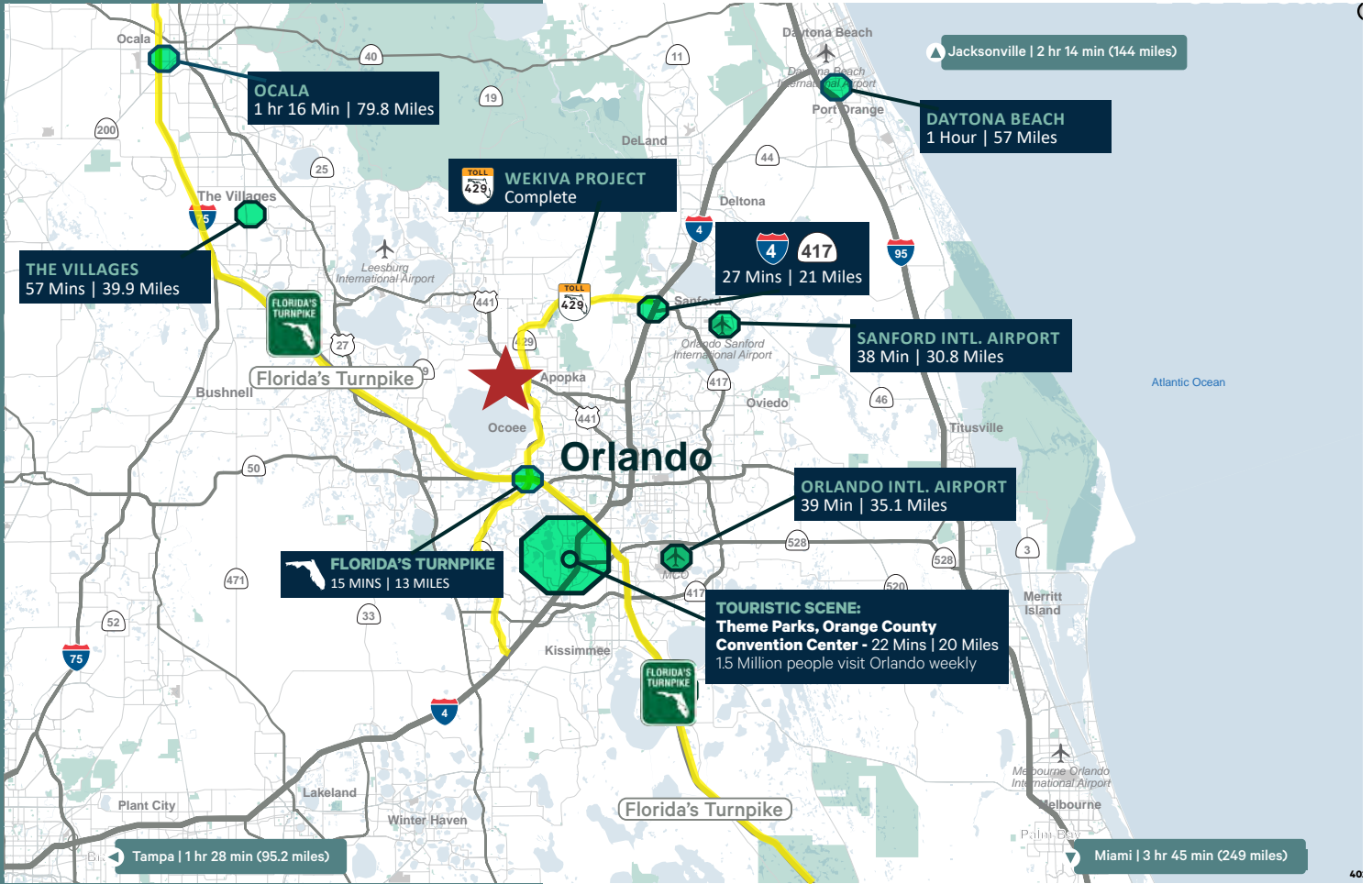
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**PHASE I** Under Construction 267,409 SF | Delivering Q1/2025



Trammell Crow Company

CBRE



# Location

## CONVENIENT TO MAJOR THOROUGHFARES:

- + SR-429: 2 Minutes / 1 Miles
- + I-4: 25 Minutes / 25 Miles
- + Links South To Interstate-4
- + FL Turnpike: 15 Minutes / 13 Miles
- + Convention Center: 32 Minutes / 28 Miles
- + Disney World: 31 Minutes / 29 Miles

## The Wekiva Parkway (SR-429)

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

**#1 State Adding Residents!**

**3<sup>rd</sup> Largest Population**

BEHIND CALIFORNIA & TEXAS



## APOPKA BUSINESS CENTER

Makes Serving Your Customers As Easy As ABC!

### 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 53,632. 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, 16 miles northwest of Downtown Orlando and 22 miles from the Leesburg Int'l Airport. The Apopka area has become the second fastest-growing city in the tri-county.

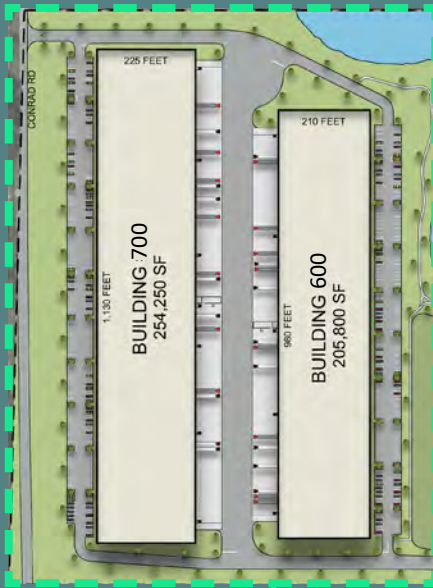
- + Diverse workforce pool of 150,000 member population.
- + 27,000 Acres of beautiful parks and recreation.
- + 394 miles of bike and walking trails
- + Great arts, dining, and entertainment.
- + Continued commitment to improvements to infrastructure that support local business.
- + Brand new health facility, AdventHealth Apopka.
- + 2 million downtown makeover that includes investment in new storefronts and resurfacing parking lots.
- + 60 million investment in water treatment facility upgrades to support all of this exciting new development in the area.
- + 1.6 billion Wekiva Parkway Project was completed Q1 2024.

# Property Highlights

## 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 & Rear Loading Configurations
- + 32'-36' Clear Height Buildings
- + Excess Trailer Parking Stalls Available
- + Ample Employee Parking
- + ESFR

### PHASE II - Alternate Plan

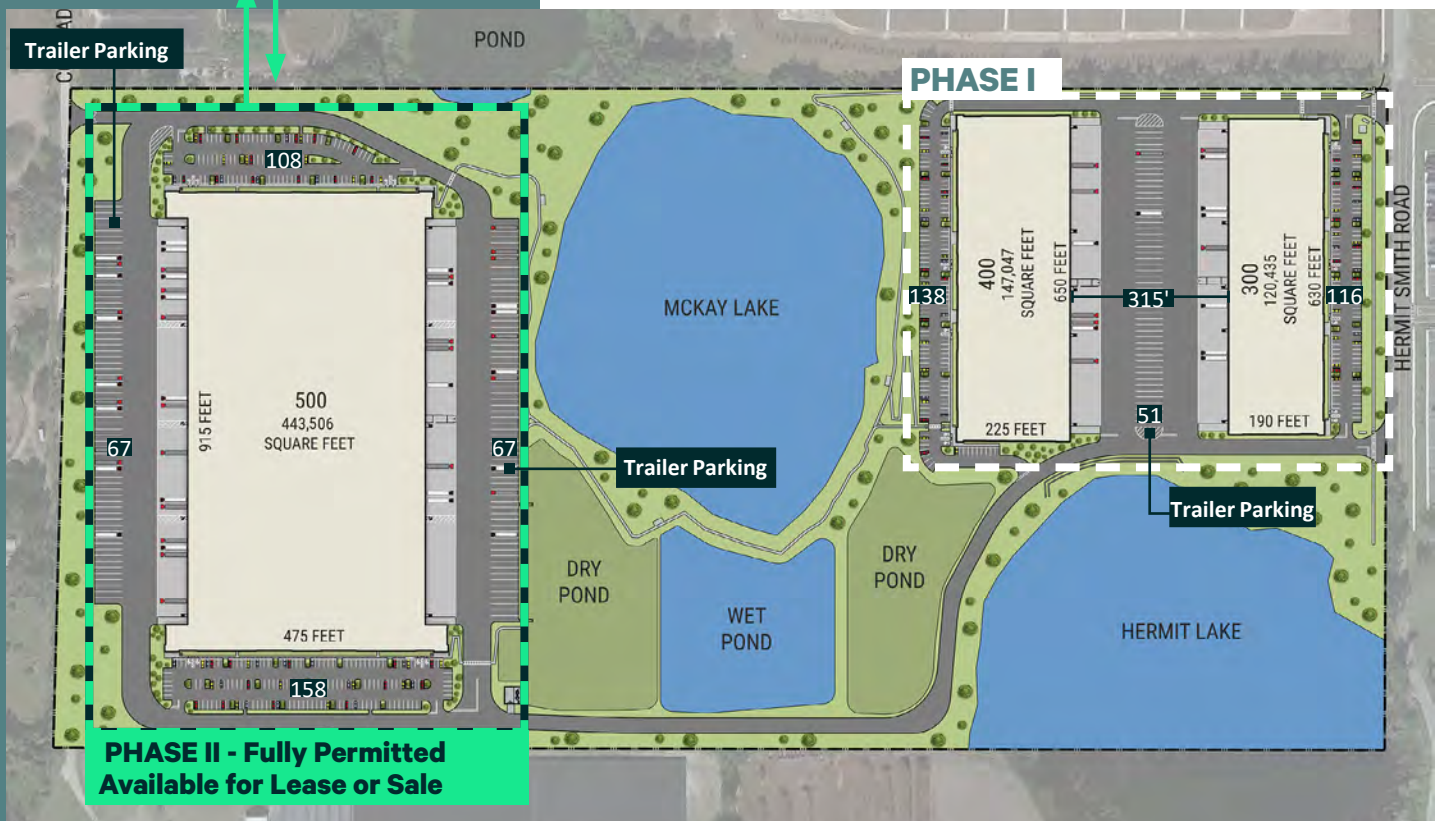


### Phase I

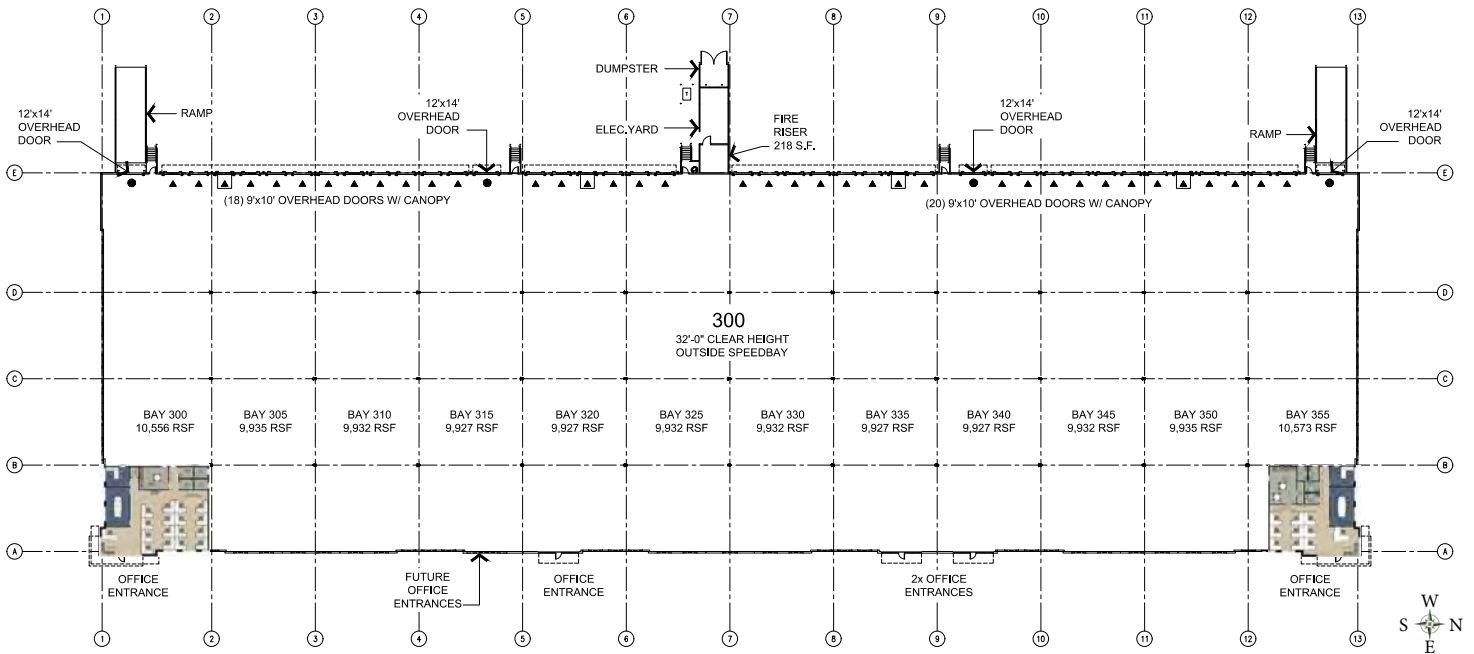
- + Building 300: Under Construction
- + Building 400: Under Construction

### Phase II

- + Building 500: Fully Permitted Available For Lease Or Sale
- + Buildings 600 - 700: Alternate Plan

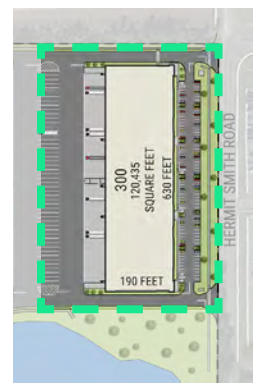


# Building 300



## Specs

<b>Available SF</b>	120,435 SF
<b>Office SF</b>	Spec In Design
<b>Loading</b>	Rear
<b>Clear Height</b>	32'
<b>Dock Doors</b>	38 (4 Oversized)
<b>Ramps</b>	2 (+2 Future)
<b>Depth</b>	190'
<b>Truck Court</b>	315' Shared
<b>Trailer Parking</b>	51
<b>Parking</b>	116
<b>Lighting</b>	LED Motion Sensored
<b>Sprinkler System</b>	ESFR
<b>Power</b>	200 amps (Capable up to 5,000 amps)



OFFICE FLOOR PLAN - 2,448 SF

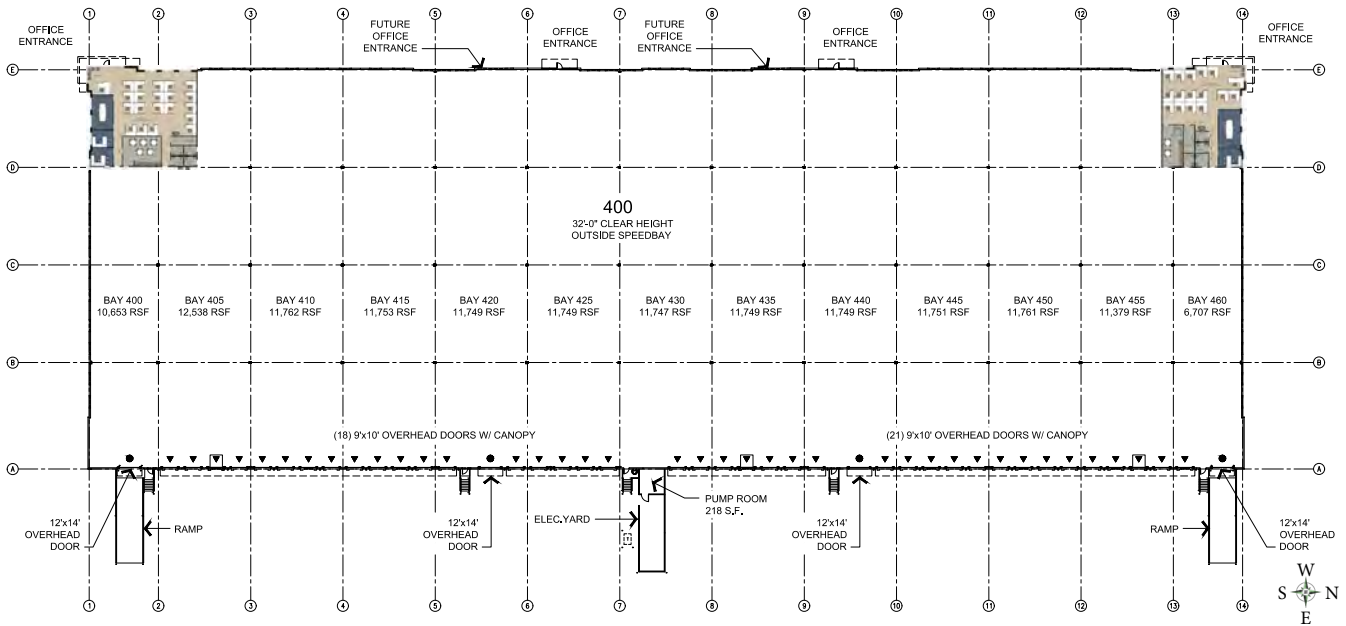


OFFICE FLOOR PLAN - 2,018 SF

**Suite 300**  
Under Construction

**Suite 355**  
Under Construction

# Building 400



## Specs

<b>Available SF</b>	147,047 SF
<b>Office SF</b>	Spec In Design
<b>Loading</b>	Rear
<b>Clear Height</b>	32'
<b>Dock Doors</b>	39 (4 Oversized)
<b>Ramps</b>	2 (+2 Future)
<b>Depth</b>	225'
<b>Truck Court</b>	315' Shared
<b>Trailer Parking</b>	51
<b>Parking</b>	138
<b>Lighting</b>	LED Motion Sensored
<b>Sprinkler System</b>	ESFR
<b>Power</b>	200 amps (Capable up to 5,000 amps)



OFFICE FLOOR PLAN - 3,507 SF

**Suite 400**  
Under Construction



OFFICE FLOOR PLAN - 2,569 SF

**Suite 460**  
Permit Ready

# Location

911k

2023 Population

346k

2023 Households

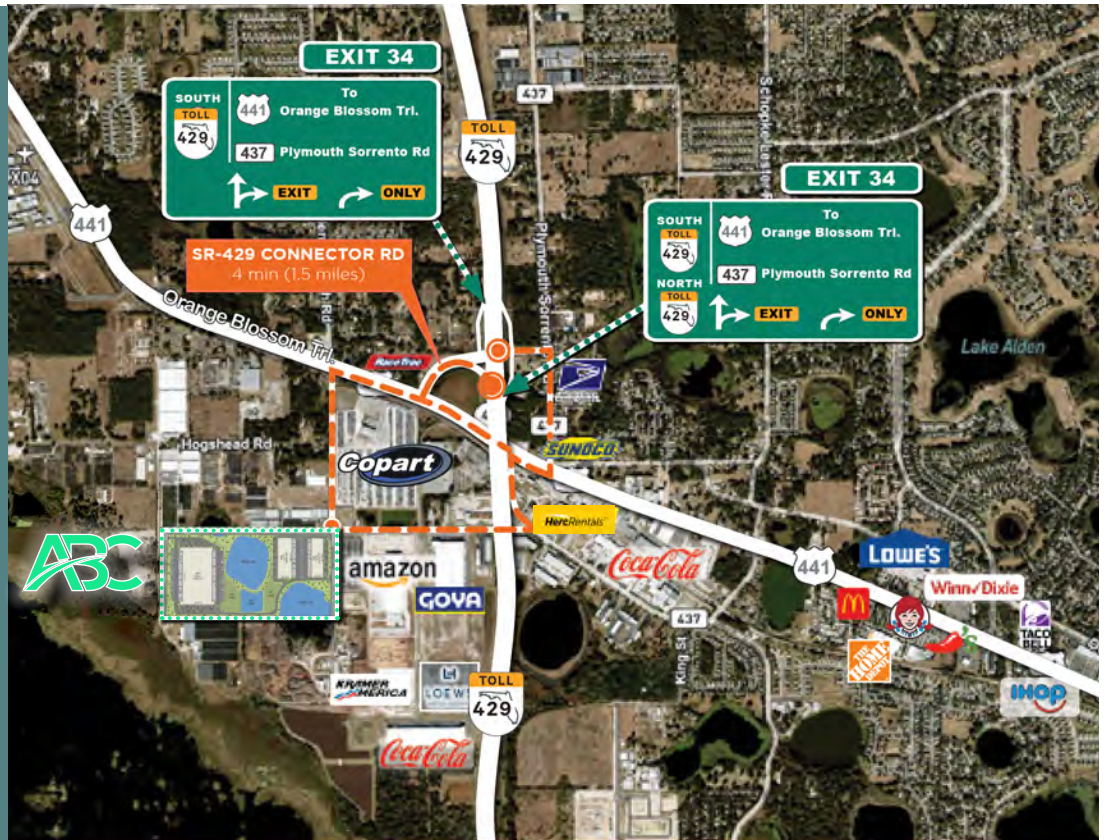
45K

Businesses

3.5%

Unemployment Rate

(15 Mi Radius)

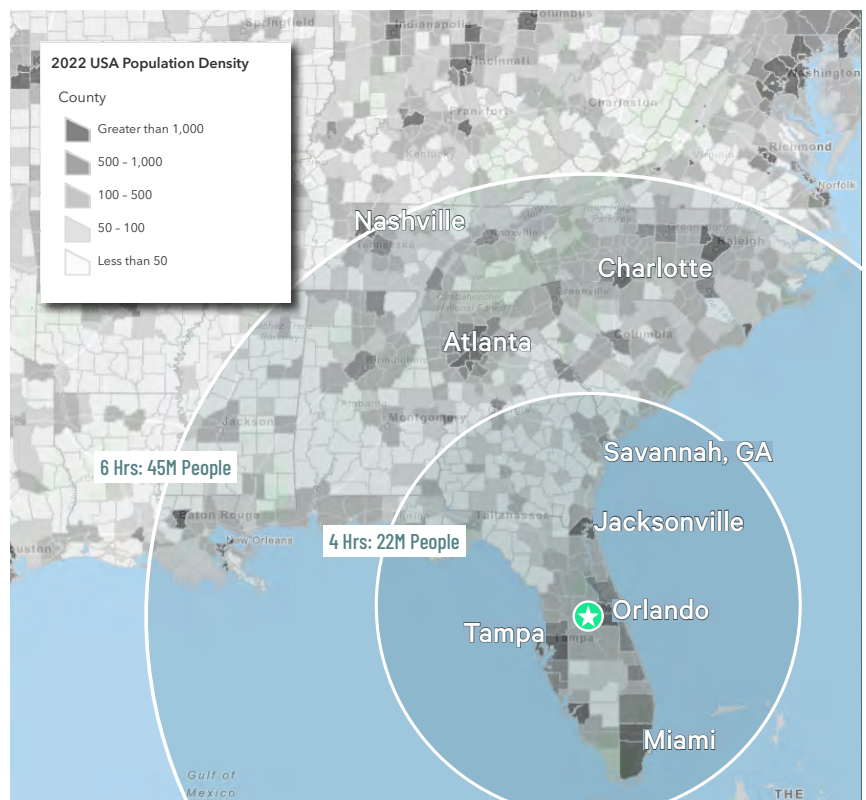


## Unmatched Location for Distribution

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.



# ABC Apopka Business Center

Slabs Poured	Q2, 2024
Walls Tilted	Q3, 2024
Steel Erected	Q3, 2024
Roof Installed	Q3, 2024
Dry-In (DD + Storefront)	Q4, 2024
Spec Office + CO	Q1, 2025



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