

APOPKA 429

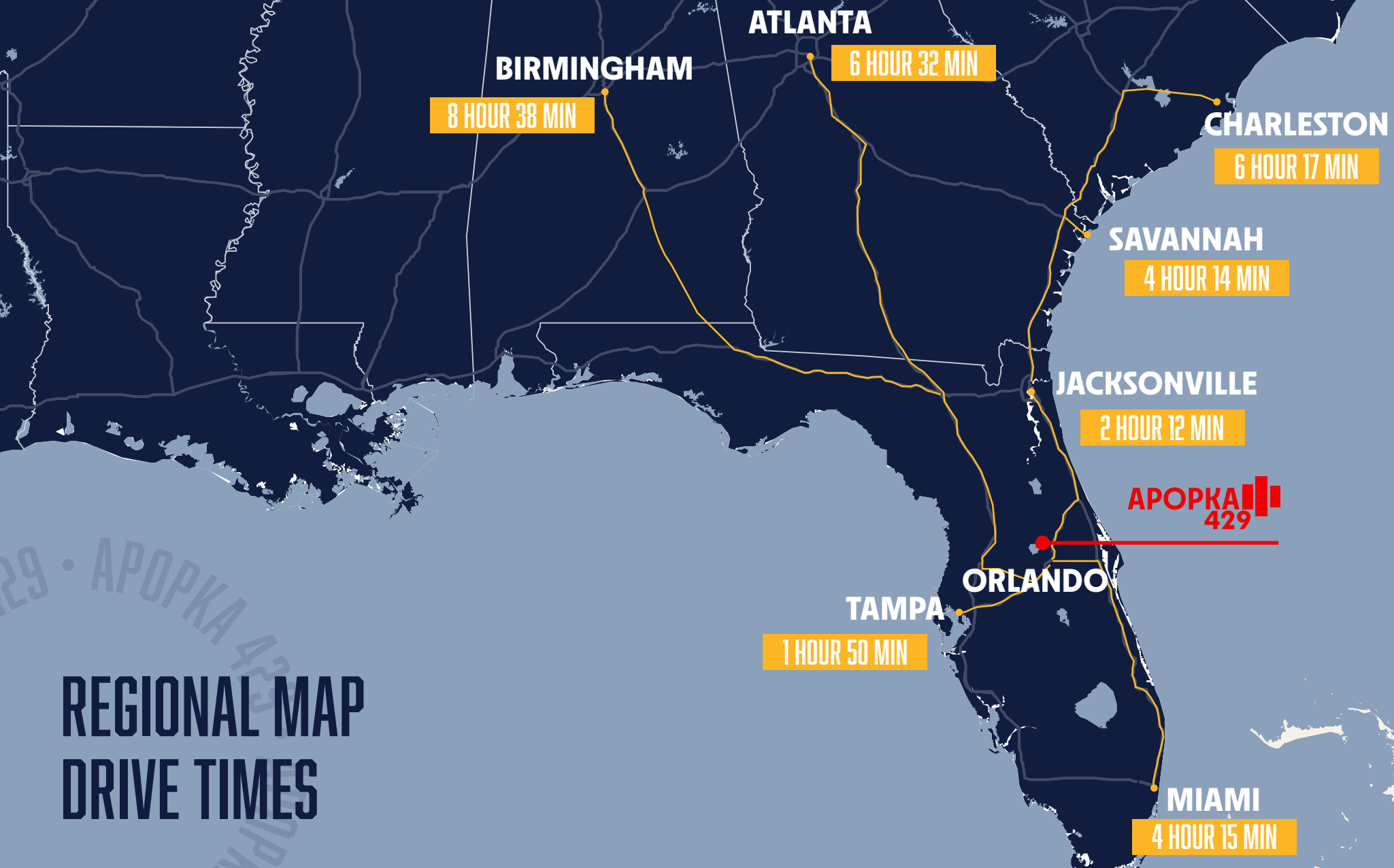


190,502 - 394,675 SF
AVAILABLE FOR LEASE

FOUNDRY
COMMERCIAL

WPT
CAPITAL ADVISORS

23M PEOPLE CAN BE REACHED WITHIN 5 HOURS



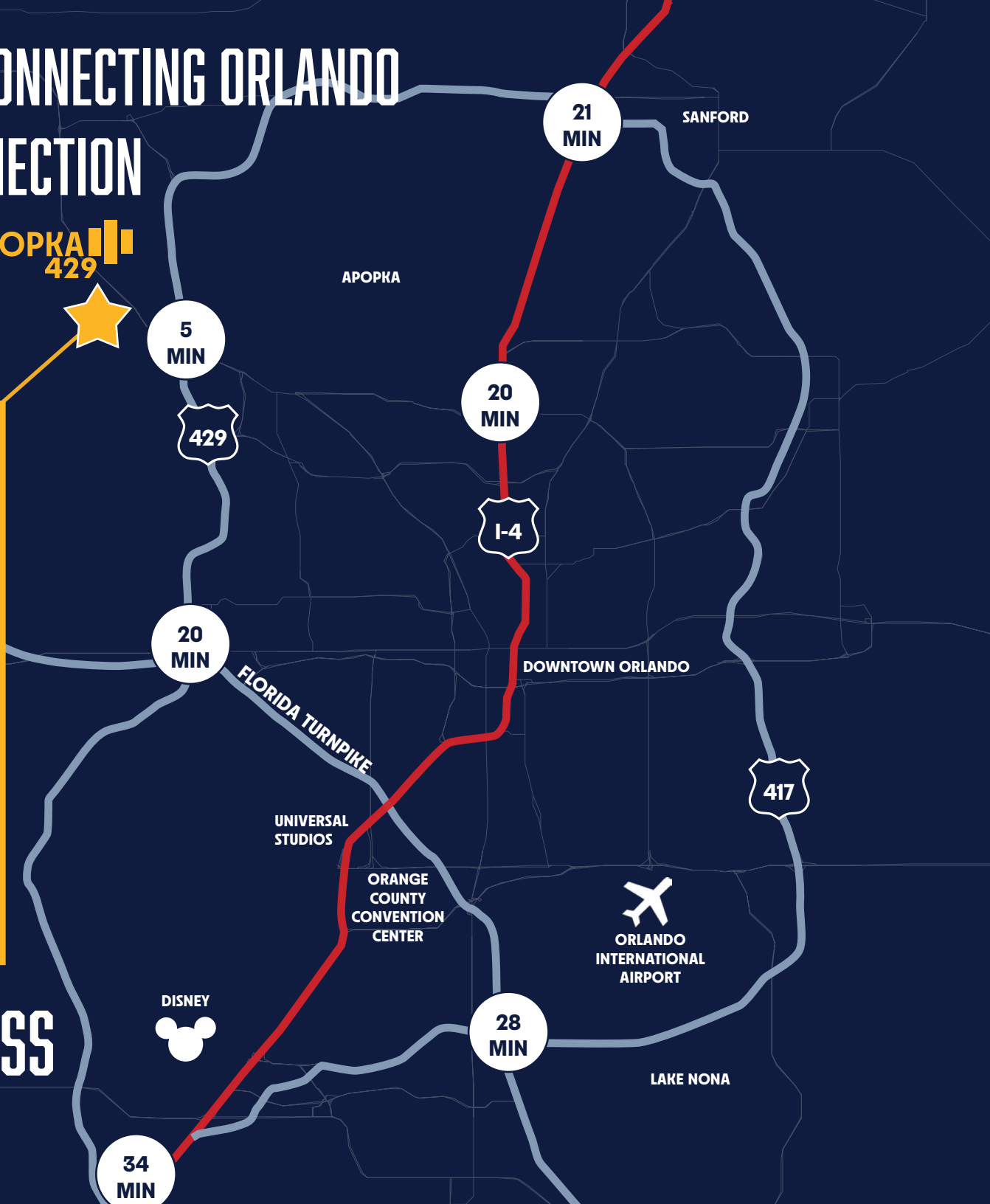
REGIONAL MAP DRIVE TIMES

100 MILE BELTWAY LOOP CONNECTING ORLANDO COMPLETE WITH 429 CONNECTION

APOPKA
429



IMMEDIATE LOCAL ACCESS TO MAJOR ROADWAYS



MAJOR NEARBY TENANTS & LABOR STATS

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429

429

200K+ VEHICLES PER DAY

Advent Health

Kitchen
Cabinet
Distributors
PENTAIR

bloem

GOYA

amazon

LOEWS
HOTELS

KRAMER
AMERICA

Coca-Cola

BROADRANGE
RESTAURANTS

VIKING

SUPPLY ONE

SONNY'S
The CarWash Factory

QCD
QUALITY CUSTOM DISTRIBUTION

429

DEMOGRAPHICS

	1 HOUR	2 HOURS	4 HOURS
POPULATION	3,400,467	8,742,364	20,033,735
HOUSEHOLDS	1,294,938	3,449,528	8,010,254
AVG. HOUSEHOLD INCOME	\$110,386	\$107,234	\$110,906
BUSINESSES	136,690	338,771	913,680
EMPLOYEES	1,420,100	3,497,176	8,497,119

LABOR STATS

WITHIN 5 MILES OF SITE



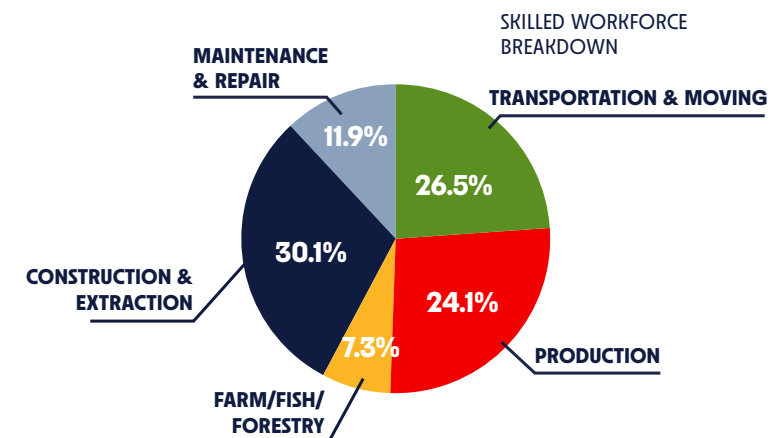
23.3%
SKILLED
WORKFORCE



11,371
TOTAL
EMPLOYEES



2.41%
POPULATION
GROWTH



PARK HIGHLIGHTS

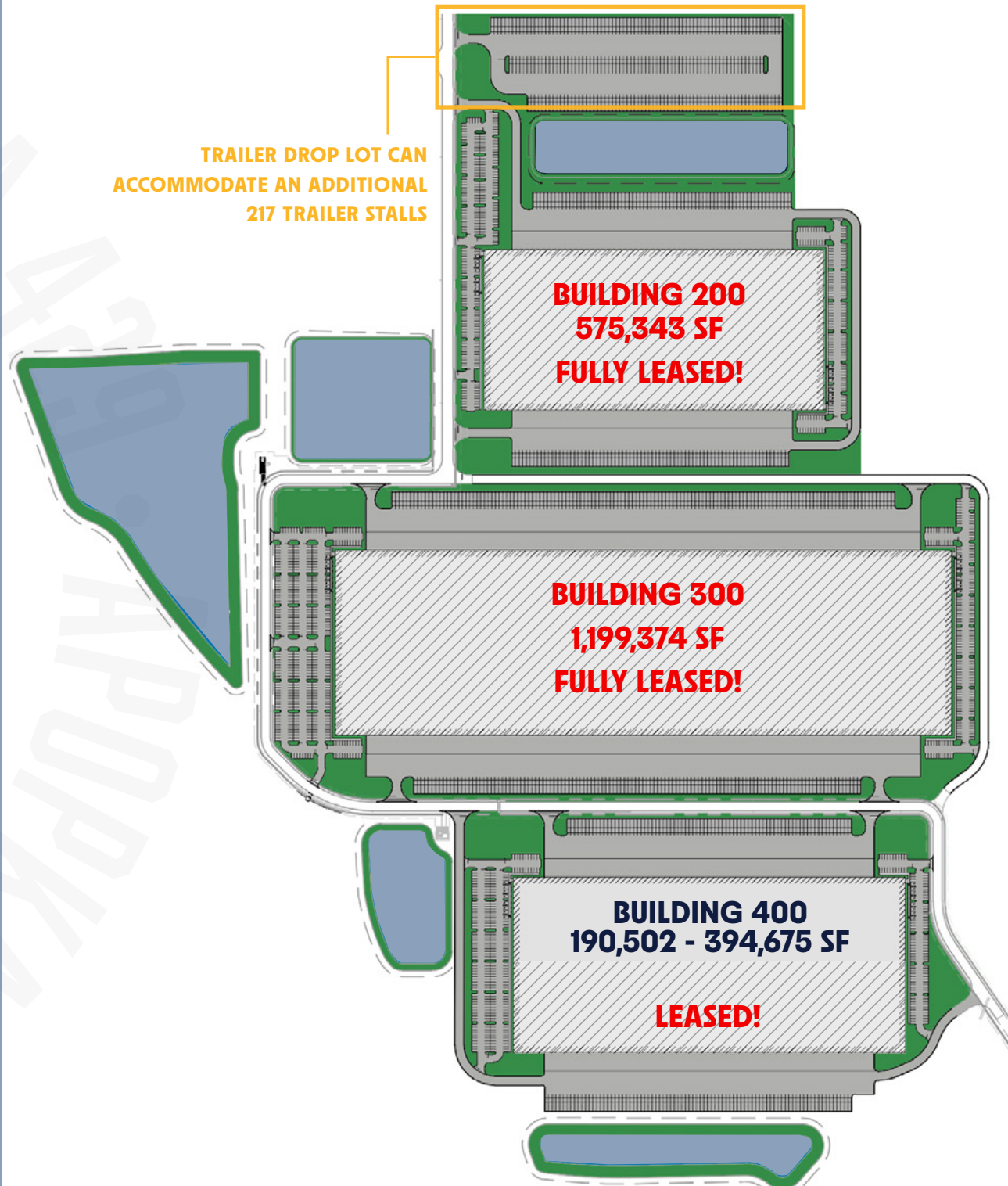
- Speed to occupancy - Class A spec offices and dock doors equipped with levelers; move-in ready today!
- \$250M capital invested into project
- Most flexible industrial park in Florida from 190K - 395K SF
- Mile-long walking path and views for tenant employees
- Incentive firm - Maxis Advisors to provide help with incentive negotiation, compliance, labor analysis
- Full park circulation with 2 lighted access points

BUILDING OVERVIEW

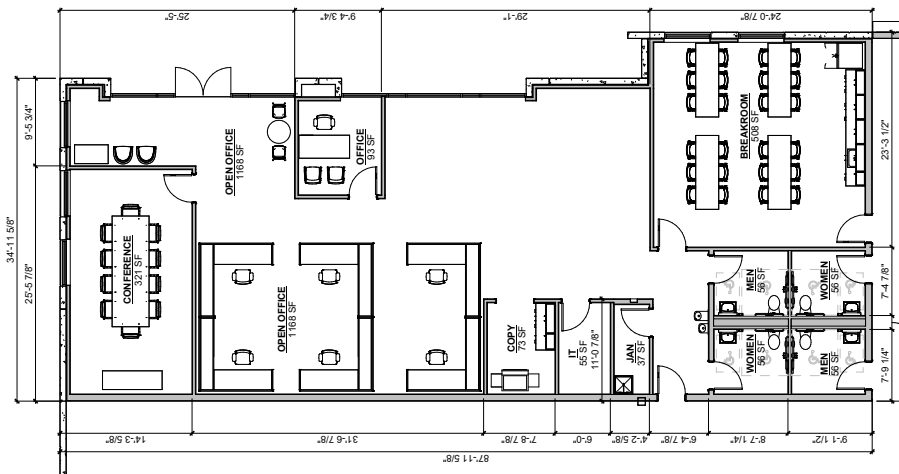
- 36' - 40' clear heights
- LEED Silver Certified 
- Rail access for Bldg 200
- ESFR Sprinklers
- LED Lighting
- Cross Dock / Front Loading
- Energy & Water monitoring program

APOPKA
429

TRAILER DROP LOT CAN
ACCOMMODATE AN ADDITIONAL
217 TRAILER STALLS



EXISTING
CLASS A
SPEC OFFICE



BUILDING 400	
TOTAL SF:	190,502 - 394,675 SF
EXISTING CLASS A OFFICE:	3,088 SF
CLEAR:	40'
DOCK DOORS:	61 (9'x10')
DRIVE-IN DOORS:	2 (12'x14')
LOADING:	Front Load
SPACE DEPTH:	310'
COLUMN SPACING:	56' x 50'
CONSTRUCTION:	Tilt Wall
PARKING SPACES:	215
TRAILER PARKING:	74 Spaces
TRUCK COURT:	190'
OVERFLOW TRAILER PARKING/DROPS:	217 Spaces
ADDRESS:	4600 Apopka Logistics Pkwy





SCAN FOR MORE INFO

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