



## AVAILABLE FOR LEASE

W Orange Blossom Trail & Wesley Rd., Apopka, FL 32712

## HIGHLIGHTS

- Up to 94,500 SF
- Frontage on Orange Blossom Trail
- 30' Clear Height
- 25 Dock High-Doors & 2 Drive-In Ramps
- 4,000 SF Office
- Trailer Parking
- Industrial Zoning



# BUILDING SPECIFICATIONS:

|                     |                    |
|---------------------|--------------------|
| Lot Size:           | 9.85 Acres         |
| Building Size:      | 94,500 SF          |
| Dimensions:         | 450' x 210'        |
| Loading:            | Rear Load          |
| Ceiling Height:     | 30'                |
| Office Space:       | 4,000 SF           |
| Loading Doors:      | 25 Dock-Doors      |
| Drive-In:           | 2 Drive-In Ramps   |
| Column Spacing:     | 50' x 50'          |
| Truck Court:        | 190'               |
| Employee Parking:   | 100 Spaces         |
| Trailer Parking:    | 30 Spaces          |
| Sprinkler System:   | ESFR               |
| Warehouse Lighting: | LED                |
| Slab:               | 7" 4,000 PSI       |
| Power:              | 600 Amps (3-Phase) |
| Zoning:             | Industrial         |



# AMENITIES AND NEIGHBORS



- Manufacturing
- Distribution

This 9.85 AC site is strategically located in a growing industrial area with excellent access to major highways, including State Road 441 and the Florida Turnpike. This prime location offers seamless connectivity to Orlando and surrounding regions, making it ideal for logistics and distribution operations. The property's rural setting provides ample space for large-scale industrial use while still being close to essential amenities. With Apopka's expanding industrial base, this location offers significant potential for businesses seeking a well-connected, cost-effective site for warehousing and operations.



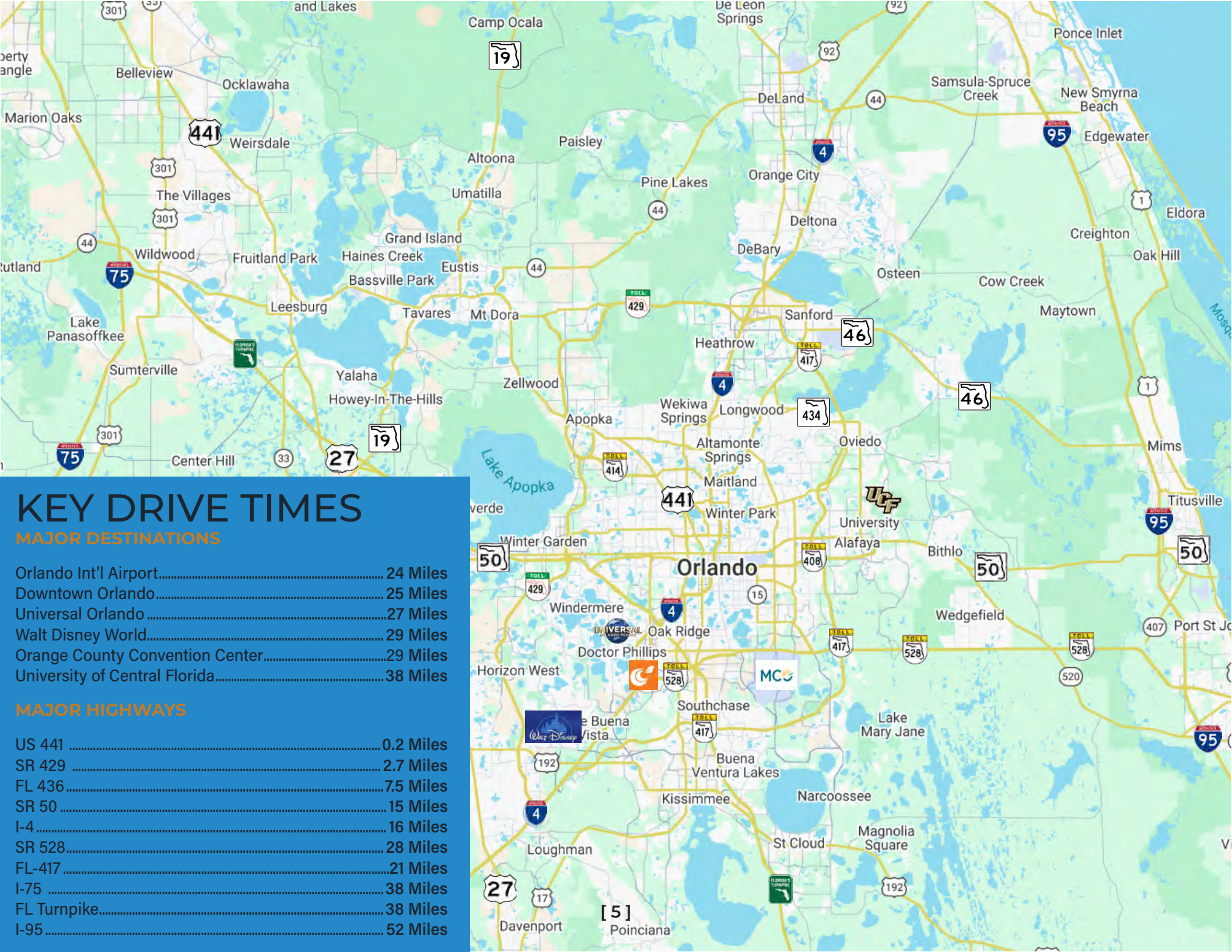
# KEY INSIGHTS

This 9.85 AC site is situated in Apopka, FL, offers a prime location for businesses looking to capitalize on Central Florida’s robust transportation network. Located near key routes such as U.S. Highway 441 and offering frontage, the Orange County Expressway, and Florida’s Turnpike, the property ensures seamless access to Orlando and other major markets, optimizing logistics and distribution operations. Apopka’s steady growth, favorable leasing rates, and access to a skilled workforce make it an appealing choice for businesses seeking to establish or expand operations in a thriving, opportunity-rich region.

# REGIONAL DEMOGRAPHICS

|                | 3 MILE    | 5 MILE    | 10 MILE   |
|----------------|-----------|-----------|-----------|
| Population     | 12,072    | 50,317    | 244,386   |
| Households     | 4,623     | 17,612    | 89,075    |
| Employees      | 2,413     | 7,262     | 58,194    |
| Ave. HH Income | \$111,911 | \$129,105 | \$107,183 |





# KEY DRIVE TIMES

## MAJOR DESTINATIONS

|                                      |          |
|--------------------------------------|----------|
| Orlando Int'l Airport.....           | 24 Miles |
| Downtown Orlando.....                | 25 Miles |
| Universal Orlando .....              | 27 Miles |
| Walt Disney World.....               | 29 Miles |
| Orange County Convention Center..... | 29 Miles |
| University of Central Florida.....   | 38 Miles |

## MAJOR HIGHWAYS

|                  |           |
|------------------|-----------|
| US 441 .....     | 0.2 Miles |
| SR 429 .....     | 2.7 Miles |
| FL 436 .....     | 7.5 Miles |
| SR 50 .....      | 15 Miles  |
| I-4 .....        | 16 Miles  |
| SR 528.....      | 28 Miles  |
| FL-417.....      | 21 Miles  |
| I-75 .....       | 38 Miles  |
| FL Turnpike..... | 38 Miles  |
| I-95 .....       | 52 Miles  |

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