

UP TO 2.5M S.F. AVAILABLE IN
CENTRAL FLORIDA'S PREEMINENT
INDUSTRIAL LOCATION



A P O P K A



Apopka 429 is positioned to become the preeminent industrial location in Central Florida. With the success over the last five years along the State Road 429 corridor on the west side of Orlando and the connection of State Road 429 to Interstate 4, Apopka has become a very desirable location for big box distribution and manufacturing. Apopka has excellent access to labor, immediate access to SR 429, and allows back door entry to the largest tourist corridors in Central Florida.



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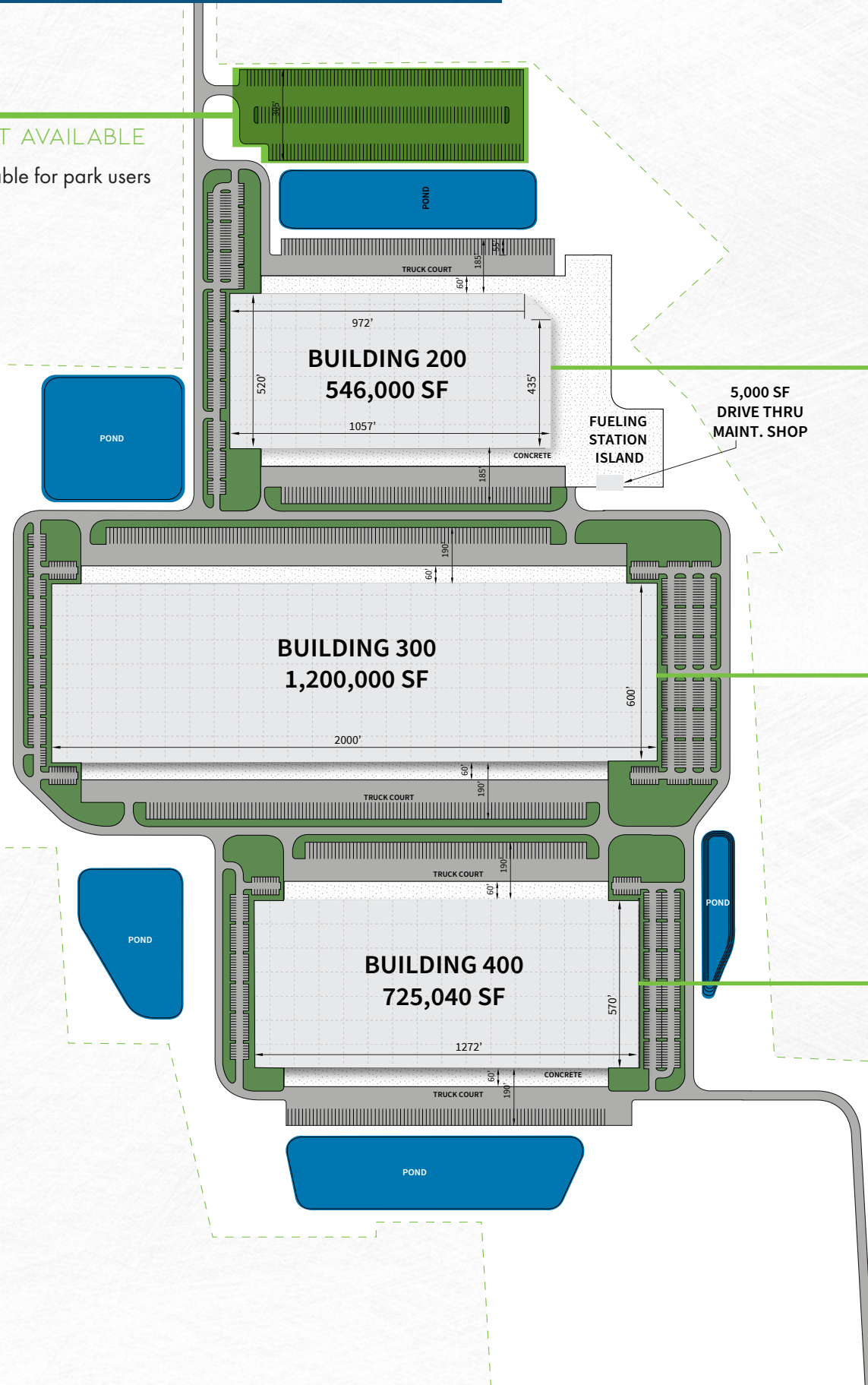
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BUILDING INFORMATION

TRAILER PARK LOT AVAILABLE

216 trailer spaces available for park users



BUILDING 200

Bldg size	546,000± SF
Office	BTS
Clear height	36'
Dock doors	100
Ramps	4
Loading	Cross dock
Building depth	520'
Sprinklers	ESFR

Construction	Tilt wall
Parking spaces	250±
Parking ratio	.46/1,000 s.f.
Truck court	185'
Trailer parking	150 spaces
Acres	35.22
Rail Served	Yes
Rail Provider	Regional Rail

BUILDING 300

Bldg size	1,200,000± SF
Office	BTS
Clear height	40'
Dock doors	TBD
Ramps	4
Loading	Cross dock
Building depth	600'
Sprinklers	ESFR

Construction	Tilt wall
Parking spaces	614±
Parking ratio	0.51/1,000 s.f.
Truck court	190'
Trailer parking	245± spaces
Acres	60.5
Rail Served	Possible

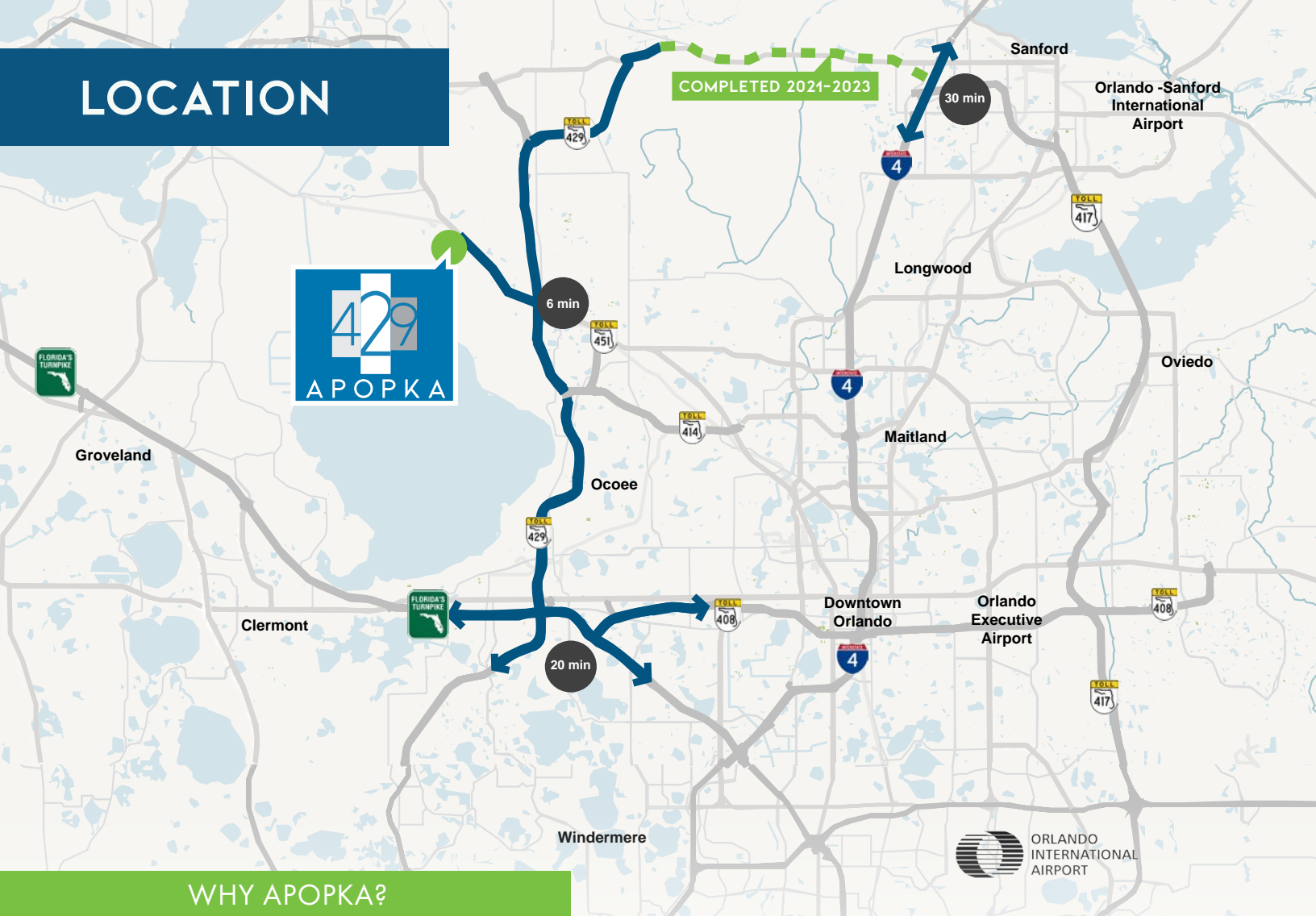
BUILDING 400

Bldg size	725,040± SF
Office	BTS
Clear height	40'
Dock doors	TBD
Ramps	4
Loading	Cross dock
Building depth	570'
Sprinklers	ESFR

Construction	Tilt wall
Parking spaces	392±
Parking ratio	0.54/1,000 s.f.
Truck court	190'
Trailer parking	160± spaces
Acres	35.0
Rail Served	Possible



LOCATION



KEY DISTANCES AND DEMOGRAPHICS



	1 hour	2 hours	4 hours
Population	2,977,632	7,625,991	19,144,736
Households	1,111,468	2,964,095	7,540,268
Average Household income	\$77,528	\$73,594	\$77,541
Businesses	115,780	281,135	842,447
Employees	1,248,958	3,052,542	8,297,585

WHY APOPKA?

- Access** – redundant access to 429, Turnpike, 408 and I4 all located on the western side of Orlando
- Population Growth** – Horizons West, Apopka, Clermont combined are some of the fastest population growth in the country
- Labor** – proximity to quality labor in Lake and West Orange counties
- Executive Housing** – closer to executive housing than South Orlando
- Rail** – very few options for rail with a rail provider that is excited about new customers
- Amenities** – many amenities close by for employees
- Business Friendly** - the City of Apopka encourages growth and has made communication easy with zoom or in-person meetings

Key drive times to...

- ... major cities**
- 31 minutes to Orlando
- 1.5 hours to Tampa
- 2.25 hours to Jacksonville
- 3.75 hours to Miami
- 6 hours to Atlanta, GA

... major transportation hubs

- 35 minutes to Orlando Int'l Airport
- 1.5 hours to Tampa Int'l Airport
- 1.25 hours to Port Canaveral
- 1.5 hours to Tampa Port Authority

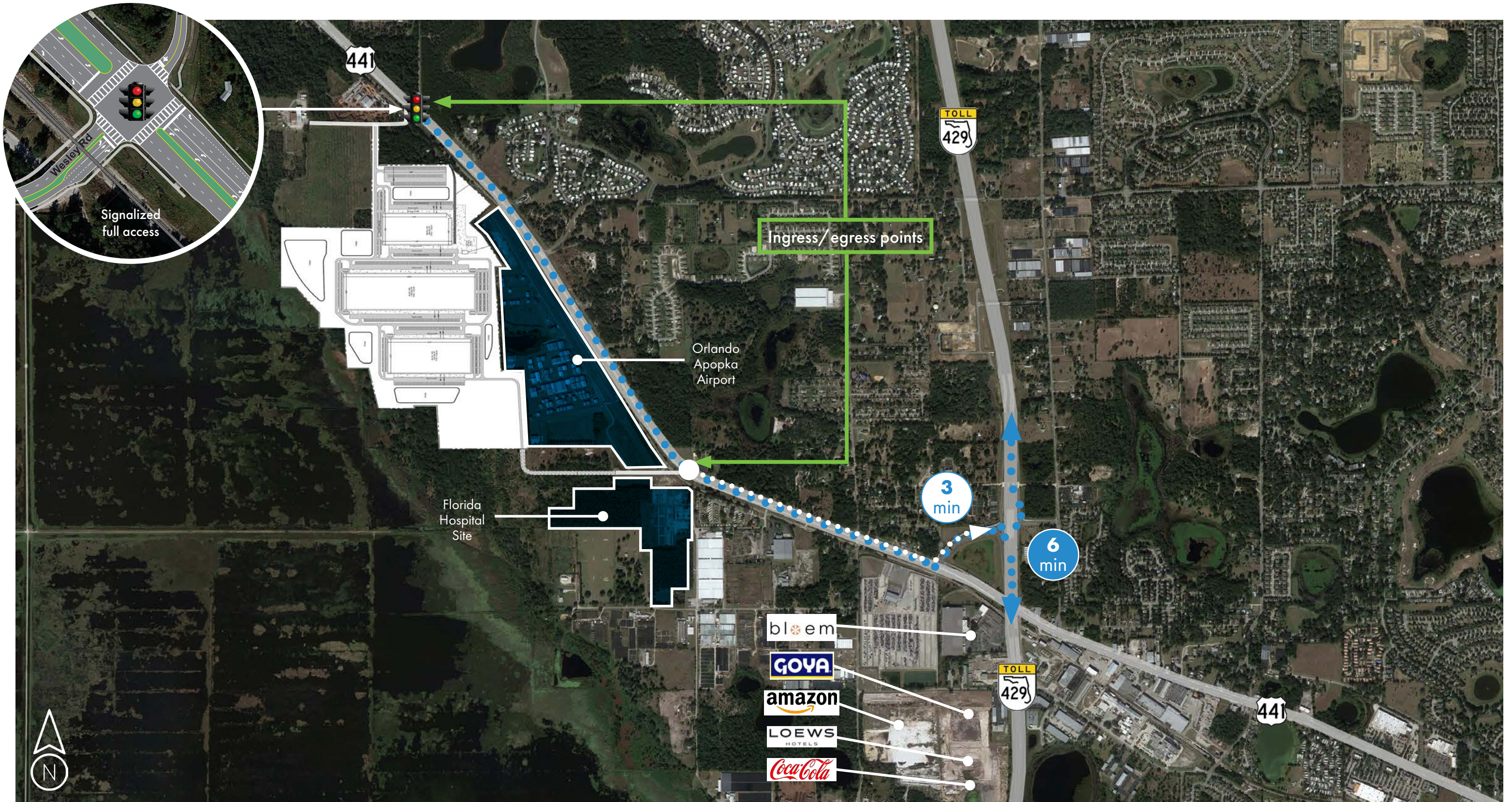
... major arteries

- 20 minutes to I-4
- 50 minutes to I-75
- 60 minutes to I-95

Less than
6 minutes
from SR
429



ACCESS AND AMENITIES





APOPKA

- 2,471,040 s.f. total development
- 248.96 acres
- Tilt wall construction
- ESFR sprinklers
- 36' to 40' clear heights
- 185' to 190' truck courts
- Cross dock loading
- Ample trailer parking
- Rail access provided by Regional Rail



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