

# Apopka Industrial Site

Central Florida area ▪ Orange County, FL

## General Information

- **Size:** 349.4 acres; 330 acres (usable, buildable area)
- **Price:** \$150,000/acre
- **Address:** 4670 W Orange Blossom Trail, Apopka, FL 32712
- **Ownership:** Rubright Properties, LLC (Contract Ownership: American Land Development)
- **Zoning:** Planned Development – Industrial; Allows up to 50 feet in building height
- **Total available SF:** Total of 2,500,000sf can be constructed on this site. Up to 1,200,000sf can be designed under one roof
- **Build to Suit:** Build to Suit for Lease and Build to Suit for Sale Sites Available from 180,000sf to 1,200,000sf

- **Telecom:** Spectrum Business fiberoptic lines – 200 Mbps, 400 Mbps and 900 Mbps

## Transportation

- **Highway:** Access to U.S. Highway 441 is provided via Wesley Road and Whitman Road (north) and Apopka Airport Road (south); State Road 429 – 1.7 miles; Florida Turnpike/State Road 91 – 13 miles; I-4 – 14.2 miles; I-75 – 42 miles; I-95 – 58 miles
- **Airport:** Orlando International Airport (40 minute drive); Orlando Sanford International Airport (40 minute drive/30 minute drive after 429 is complete ~Q2 2022)
- **Rail:** Florida Central Railroad/Regional Rail. Shortline rail access is immediately adjacent to the eastern site boundary along the west side of U.S. 441
- **Port:** Deepwater seaport access is 90 minutes driving distance from the site to Port Tampa Bay to the south and 75 minutes driving distance to Port Canaveral to the east

For More Information Please Contact the Duke Energy Business Recruitment Team at 919.349.2853.

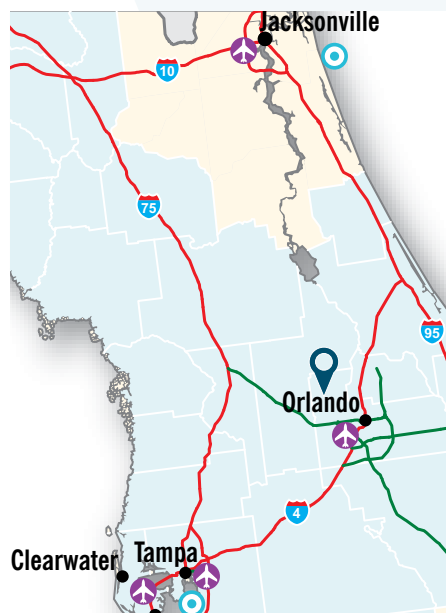
[duke-energy.com/economic](http://duke-energy.com/economic)

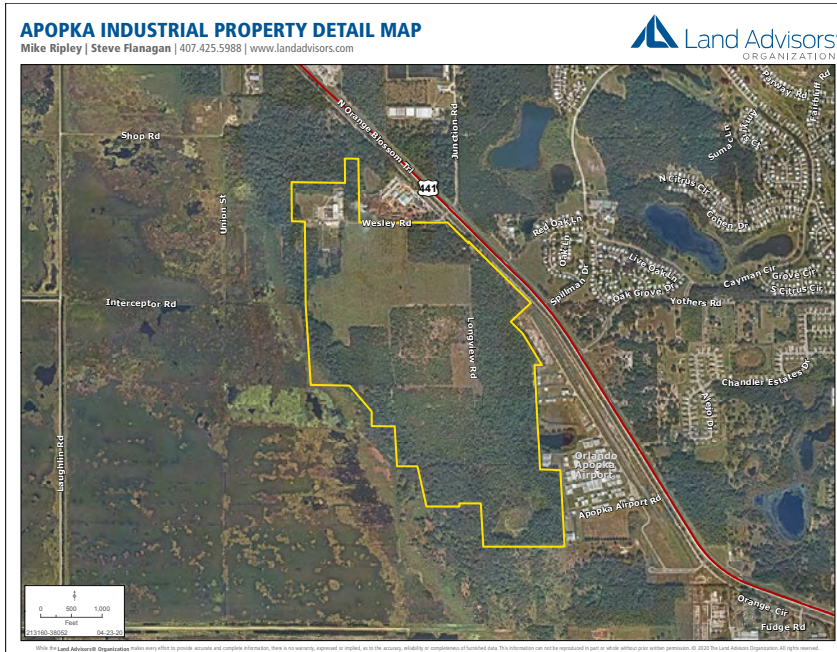
## Utilities

- **Electric:** Duke Energy. There is one distribution feeder on-site with 10 MVA of available capacity and a second distribution feeder just east of the site along U.S. 441 that serves the airport. The nearest electric substation is 1.2 miles northwest of the site. A 69-kV transmission line is located approximately 1.2 miles from the site
- **Water and Wastewater:** City of Apopka. There is existing service via a 16-inch line within ~300 feet of the site
- **Natural Gas:** City of Apopka and Lake Apopka Natural Gas District. Two natural gas providers are available at the site: an existing service via a two-inch line (City of Apopka) and a 6-inch high pressure steel gas main line within 200 feet of the site (Lake Apopka Natural Gas District)

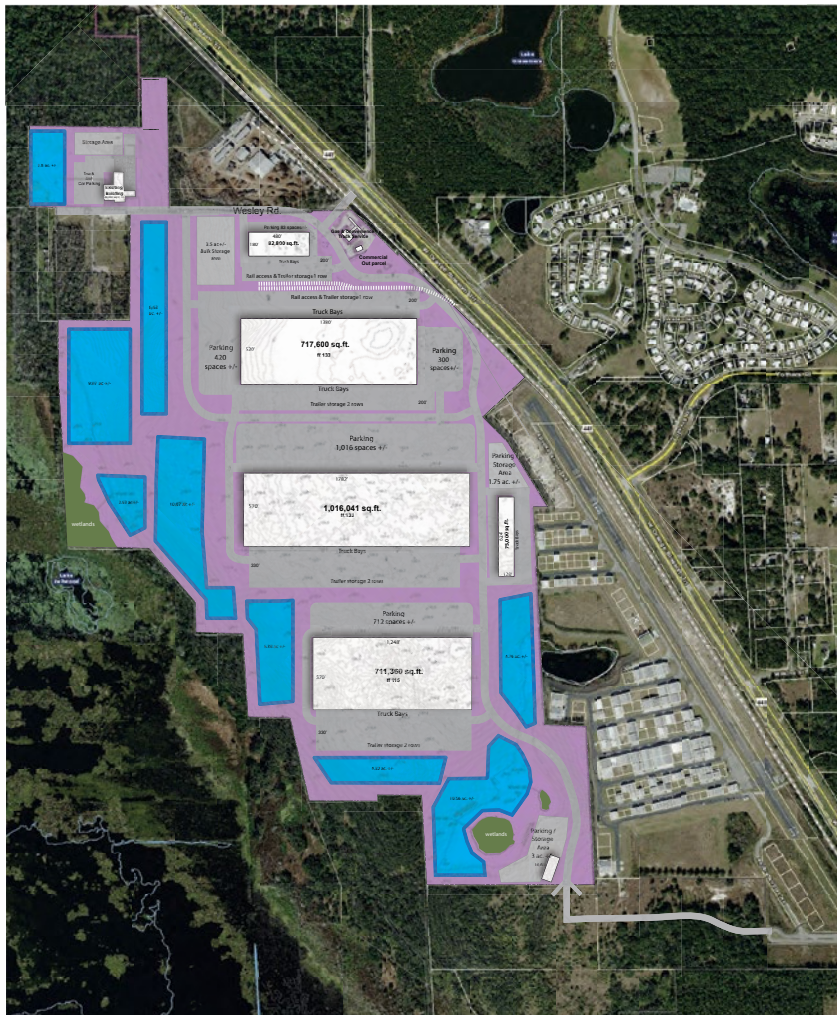
## Additional Information

- Air Quality Status: In Attainment
- Existing industries nearby: Coca-Cola, Goya, Bloem, Mid Florida Freezer, Harris Rebar, A1 Block
- Link to a Google map of the site: <https://goo.gl/maps/pexZ23SuiwfNeScW8>
- Drone video: YouTube link - <https://youtu.be/Rn9PN9TUsYI>



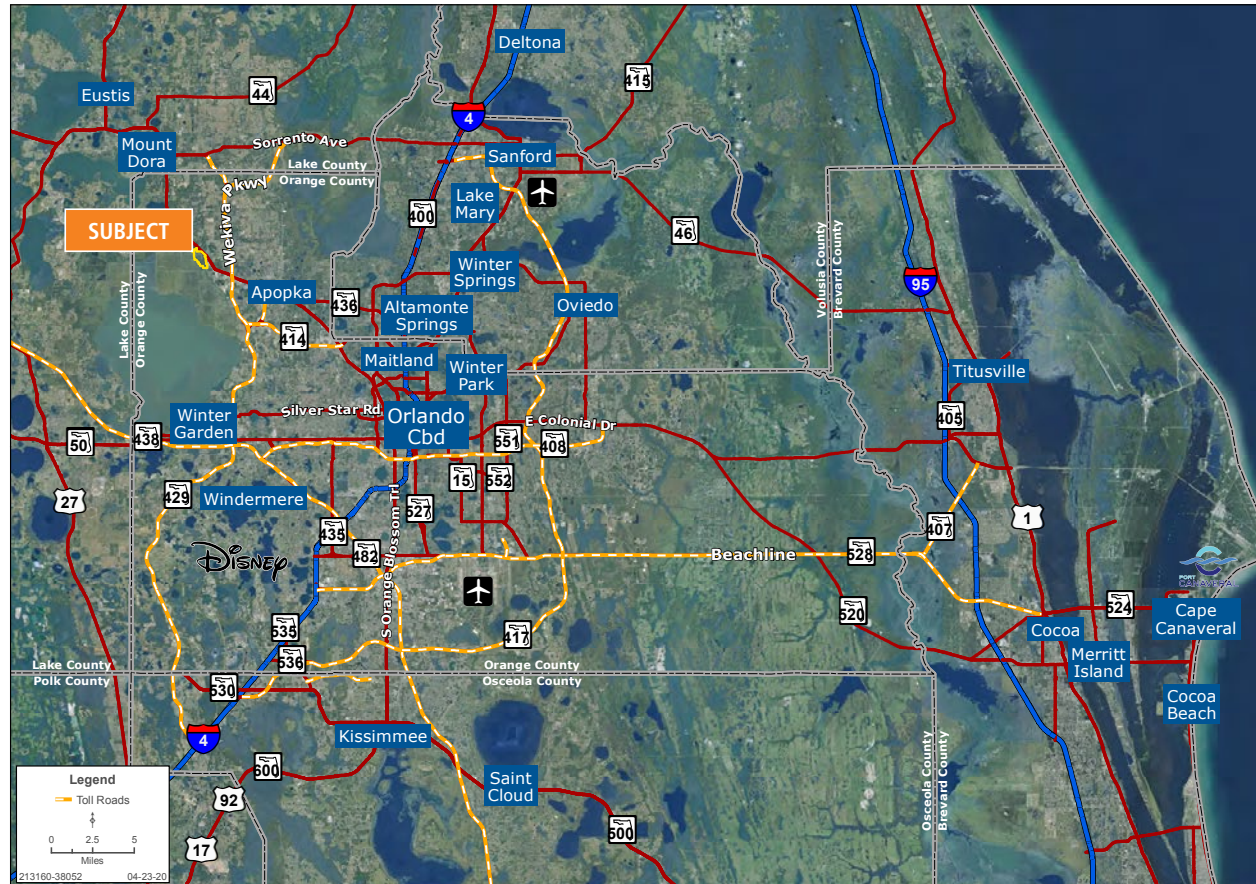


\*Potential  
Conceptual Plan:  
(Actual build is  
flexible)



### APOPKA INDUSTRIAL METRO MAP

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