

Property Details:

- ◆ Build to Suit 12,500 SF Grade Level Warehouses
- ◆ 7 Acres Available for outdoor Storage
- ◆ Access Point on Orange Blossom Tr
- ◆ 3 Phase/480V Power/800 Amp
- ◆ (3) 12'w x 14'h Roll Up Doors
- ◆ Clear Height 24'
- ◆ Estimated Delivery December 2021
- ◆ Lease Rate \$31,000 NNN Monthly



KROEGER & Co.

995 Minnesota Avenue Winter Park, FL 32789
WWW.Kroegercommercial.com

CORY KROEGER

Mobile: 407.402.8581
cory@kroegercommercial.com

CHRIS BRUSSOW

Mobile: 407.929.3161
chris@kroegercommercial.com



Advent Health
Future 800,000 SF Medical
Supply Distribution Facility

SITE

**ENVIRONMENTAL
PRODUCTS
50,000 SF**

**FLORIDA FREEZER
60,000 SF**

**600,000 SF
PLANNED
WAREHOUSES**

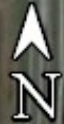
**BLUESCOPE
PROPERTIES
250,000 SF**

**BLUESCOPE
PROPERTIES
250,000 SF**



441

**TOLL
429**



Market Overview

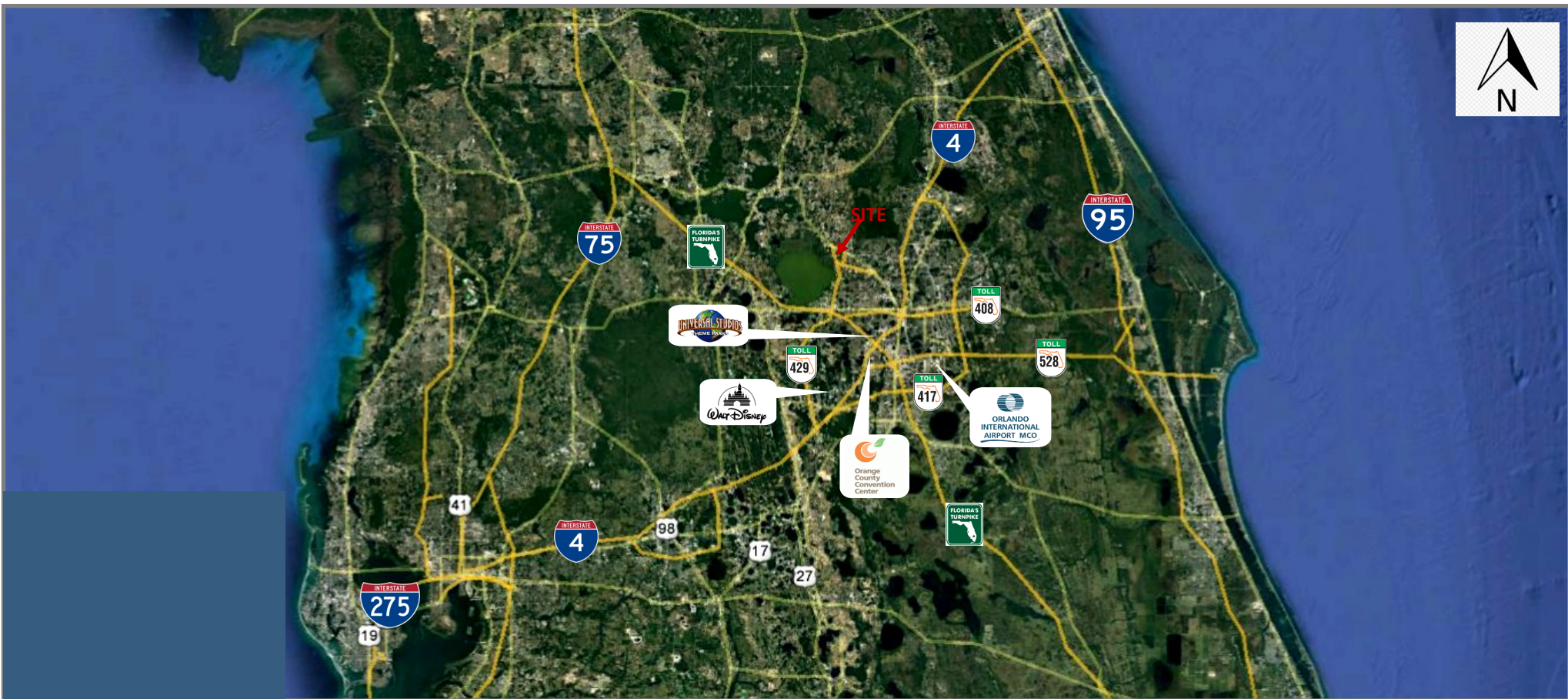
Apopka is situated Orange County Florida about 13 miles north of Orlando. With its access to most of the major roadways in Central Florida it has become a desirable location for many businesses that need to service their customers throughout the state of Florida. Recent growth can be attributed to the expansion of SR 429, which runs from I-4 West of Walt Disney World and will eventually connect to I-4 North of Orlando, in Sanford, serving as a beltway around the Northern and Western portion of Orange County. The site is located about 15 minutes from the major interchange that connects SR 408, Florida Turnpike, and SR 429 providing access to all of Central Florida .

With access from SR 429 drivetime is less than 30 minutes during peak traffic hours to Walt Disney World and the drivetime to Universal Studios is only about 24 minutes ,making the Apopka area idea for servicing the tourist community. Orlando International Airport and The Orange County Convention center are both less than a 35 minute drive from the property as well.

In the last few years there have been numerous new industrial projects in the NW Orange County market. The following projects are new or are coming to the are within the last 3 years. The growth in the area has been tremendous making the NW Orange County market a favorable area for businesses and investors.

- Mid Florida Logistics 2.5 million SF
- Apopka 429 2.5 million SF
- Exeter Apopka Business Park 1,220,000 SF
- Advent Health Medical Supply 800,000 SF
- Hogshead Warehouses 600,000 SF
- 650 Hermit Smith Rd 290,000 SF
- Crossroads 429 280,000 SF





Location	Distance	Drive Time
Walt Disney World Resort	28 Miles	28 Minutes
Universal Orlando	25 Miles	28 Minutes
Orlando International Airport	34 Miles	34 Minutes
Orange County Convention Center	30 Miles	34 Minutes

KROEGER & CO.
995 Minnesota Avenue Winter Park, FL 32789
WWW.Kroegercommercial.com

CORY KROEGER
Mobile: 407.402.8581
cory@kroegercommercial.com

CHRIS BRUSSOW
Mobile: 407.929.3161
chris@kroegercommercial.com

**Details contained herein are deemed to be reliable but cannot be warranted by Kroeger & Co. or the seller. Subject to errors, omissions, prior sale or withdrawal without notice.*