

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



November 2023

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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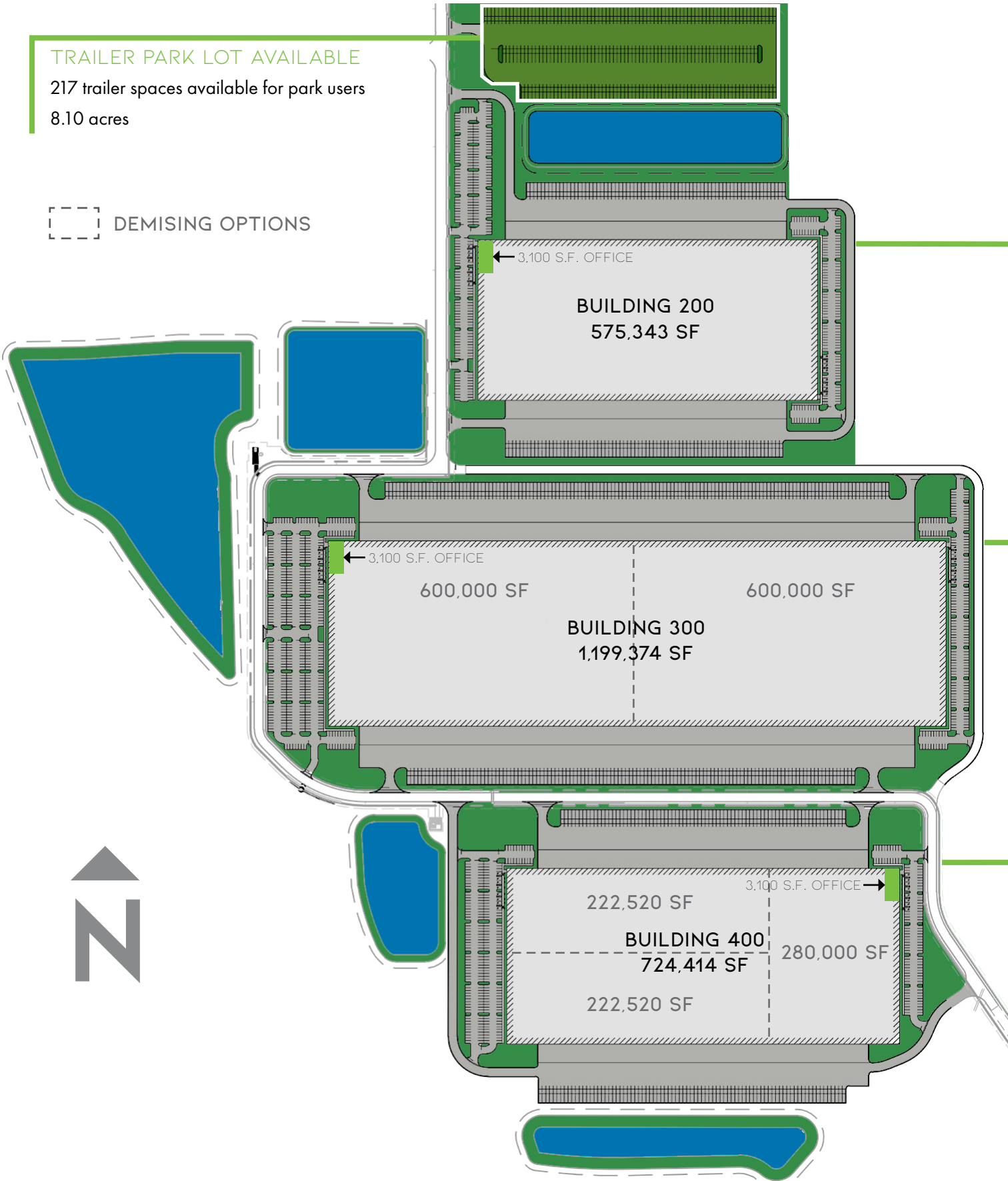
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BUILDING INFORMATION

TRAILER PARK LOT AVAILABLE
217 trailer spaces available for park users
8.10 acres

DEMISING OPTIONS



BUILDING 200 - 4701 Apopka Logistics Parkway

Bldg size	575,343± SF	Construction	Tilt wall
Office	3,100 SF	Parking spaces	396±
Clear height	36'	Parking ratio	.69/1,000 s.f.
Dock doors	106 - 9'x 10'	Truck court	185'
Ramps	4 - 12' x 14'	Trailer parking	141 spaces
Loading	Cross dock	Acreage	43.36
Building depth	520'	Rail Served	Possible
Column spacing	56' x 60'	Rail Provider	Regional Rail

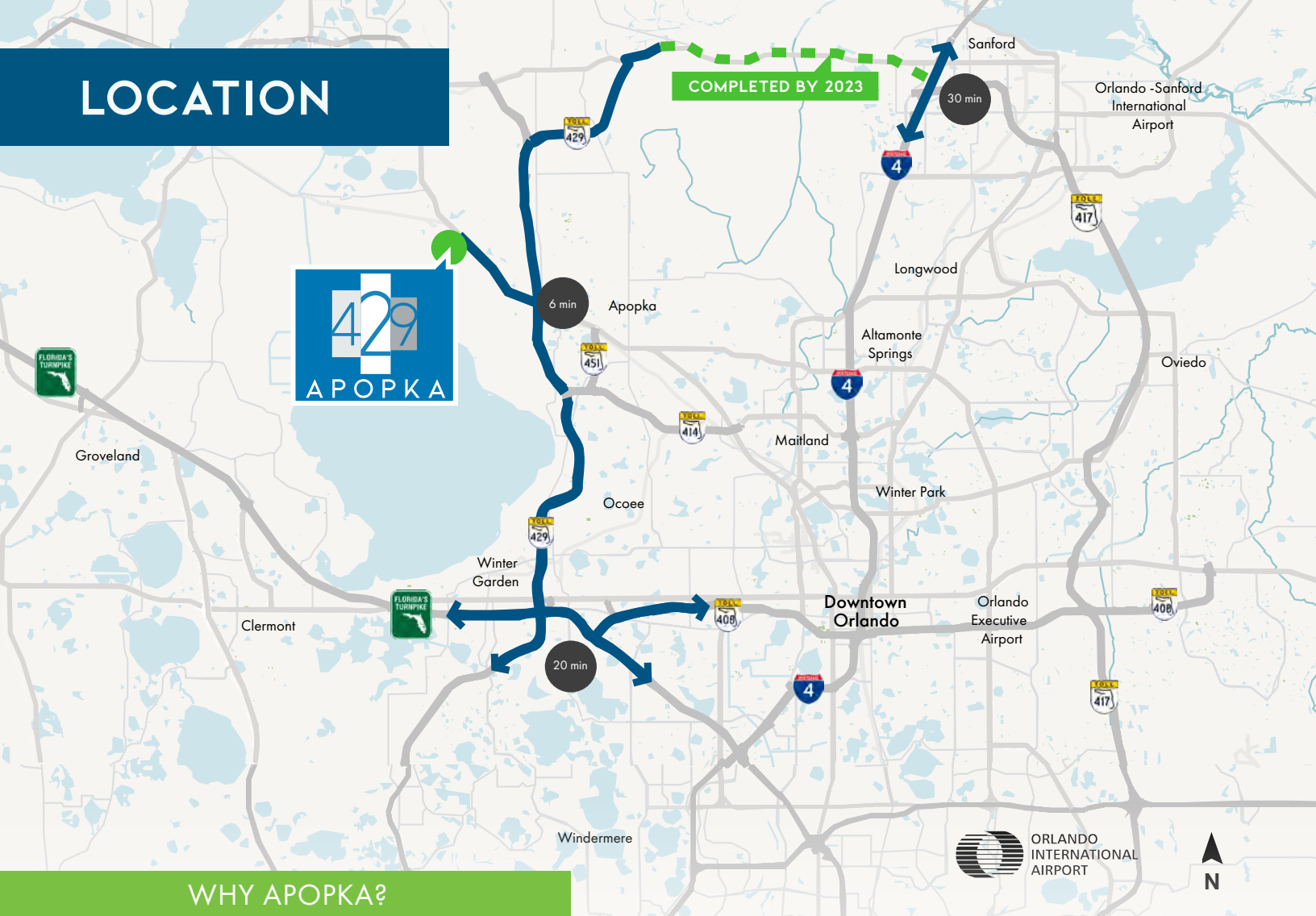
BUILDING 300 - 4661 Apopka Logistics Parkway

Bldg size	1,199,374± SF	Column spacing	54' x 60'
Divisible to	600,000± SF	Construction	Tilt wall
Office	3,100 SF	Parking spaces	604±
Clear height	40'	Parking ratio	0.50/1,000 s.f.
Dock doors	260 - 9'x 10'	Truck court	190'
Ramps	4 - 12' x 14'	Trailer parking	250± spaces
Loading	Cross dock	Acreage	117.29
Building depth	600'	Rail Served	Possible

BUILDING 400 - 4600 Apopka Logistics Parkway

Bldg size	724,414± SF	Column spacing	56' x 50'
Divisible to	222,520± SF	Construction	Tilt wall
Office	3,100 SF	Parking spaces	369±
Clear height	40'	Parking ratio	0.51/1,000 s.f.
Dock doors	124 - 9' x 10'	Truck court	190'
Ramps	4 - 12' x 14'	Trailer parking	156± spaces
Loading	Cross dock	Acreage	79.54
Building depth	570'	Rail Served	Possible

LOCATION



WHY APOPKA?

- **Access** – redundant access to 429, Turnpike, 408 and I-4 - all located on the western side of Orlando
- **Population Growth** – Horizons West, Apopka, Clermont combined have 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 DISTANCES AND DEMOGRAPHICS



Population

1 hour

3,486,206

2 hours

8,906,163

4 hours

20,256,385



Households

1,320,587

3,507,100

8,075,811



Average Household income

\$93,391

\$90,847

\$95,176



Businesses

141,679

359,512

967,059



Employees

1,394,007

3,565,245

8,645,217

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



CONSTRUCTION PROGRESS





429 APOKA

- 2,499,131 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 for Building 200



WPT
CAPITAL ADVISORS

LINK

JLL

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