



69,470 SF TO 246,460 SF

AVAILABLE

FOR SUBLEASE

3040 Shelby Industrial Dr, Apopka, FL 32703

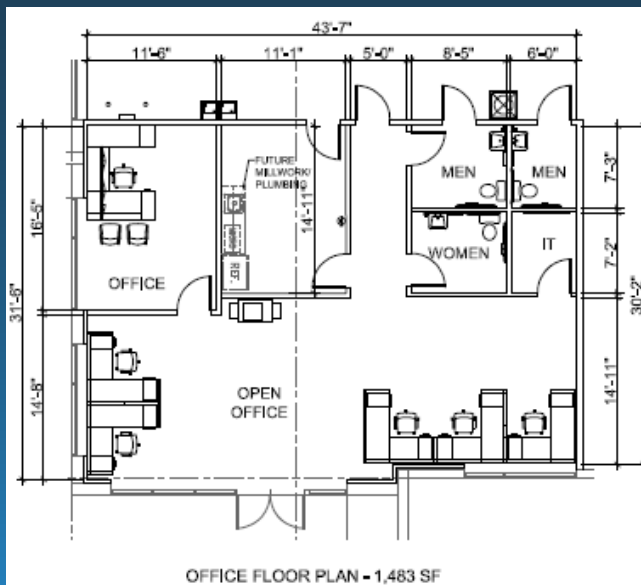
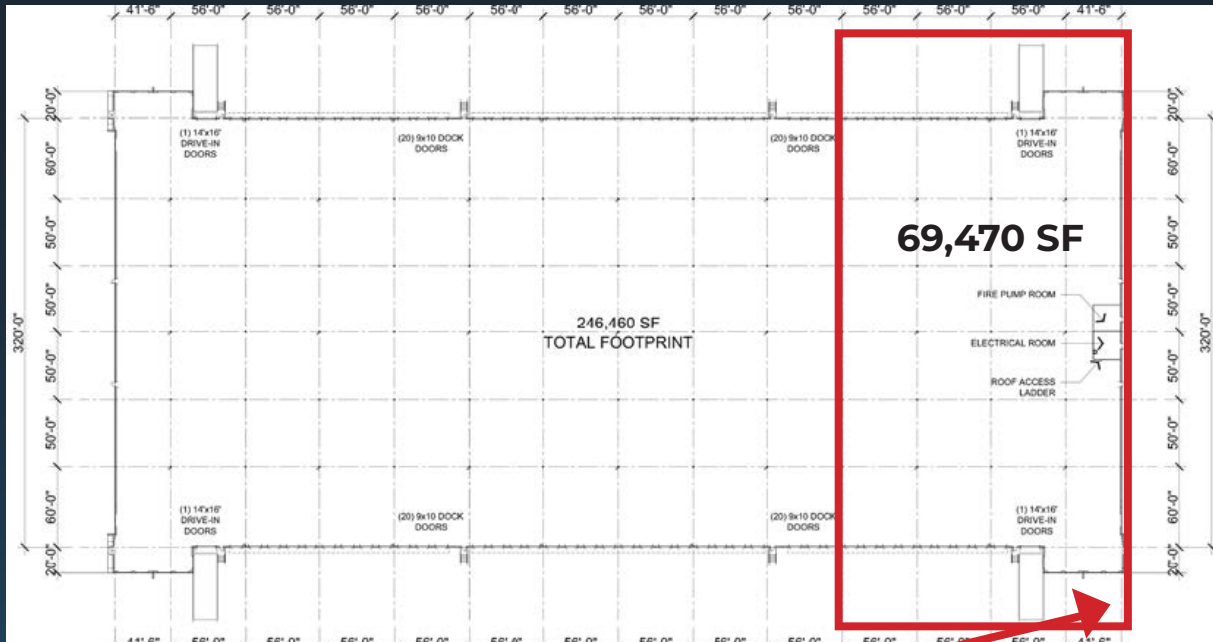
HIGHLIGHTS

- SUBLEASE EXP: 2/28/2031
- 10,000 SF Office
- 36' Clear Height
- 96 Trailer Parking Spaces
- 80 Dock High Doors
- 4 Drive-In Ramps



BUILDING SPECIFICATIONS:

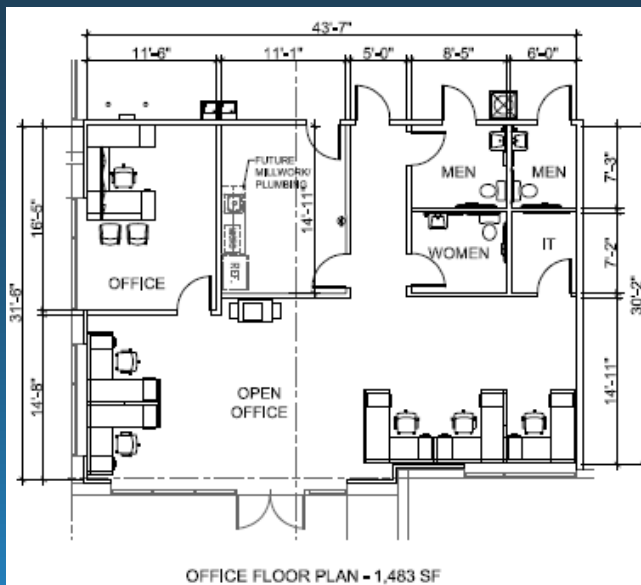
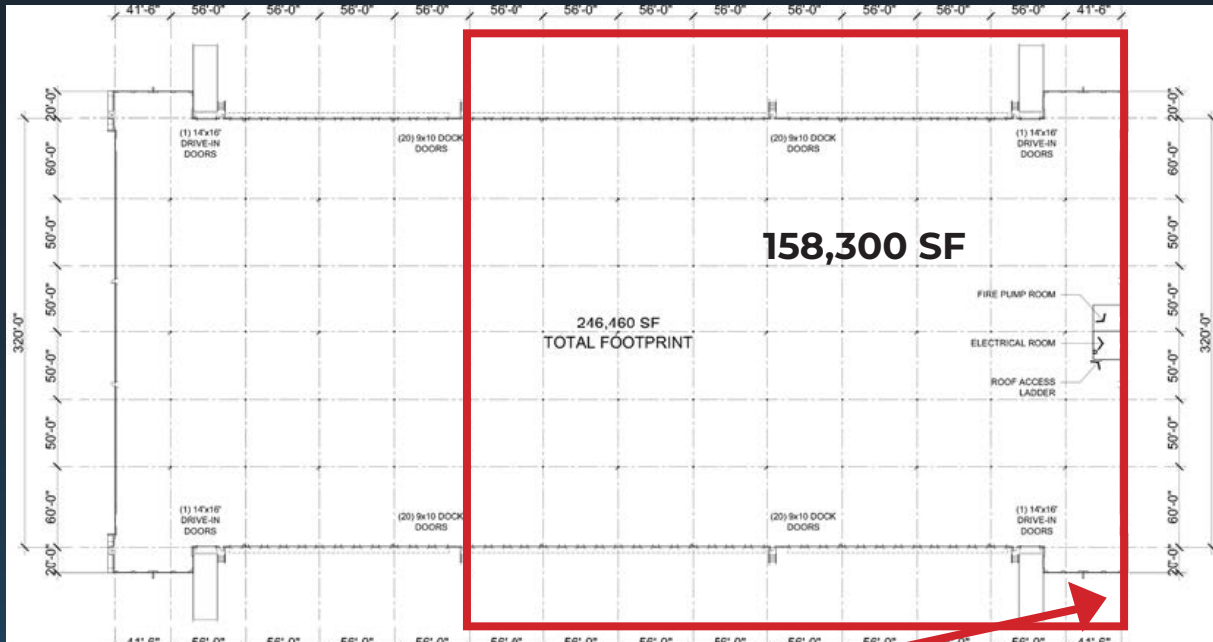
OPTION A - 69,470 SF



Master Lease Expiration:	February 28, 2031
Available Size:	69,470 SF
Building Size:	246,460 SF
Loading:	Cross Dock
Building Dimensions:	755' x 320'
Ceiling Height:	36'
Office Space:	1,483 SF
Loading Doors:	18 Dock High Doors 2 Drive-In Ramps
Column Spacing:	56' x 50'
Truck Court:	185'
Employee Parking:	43 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	Motion-Sensored LED
Power:	800 Amps, 3 Phase
Zoning:	I-P

BUILDING SPECIFICATIONS:

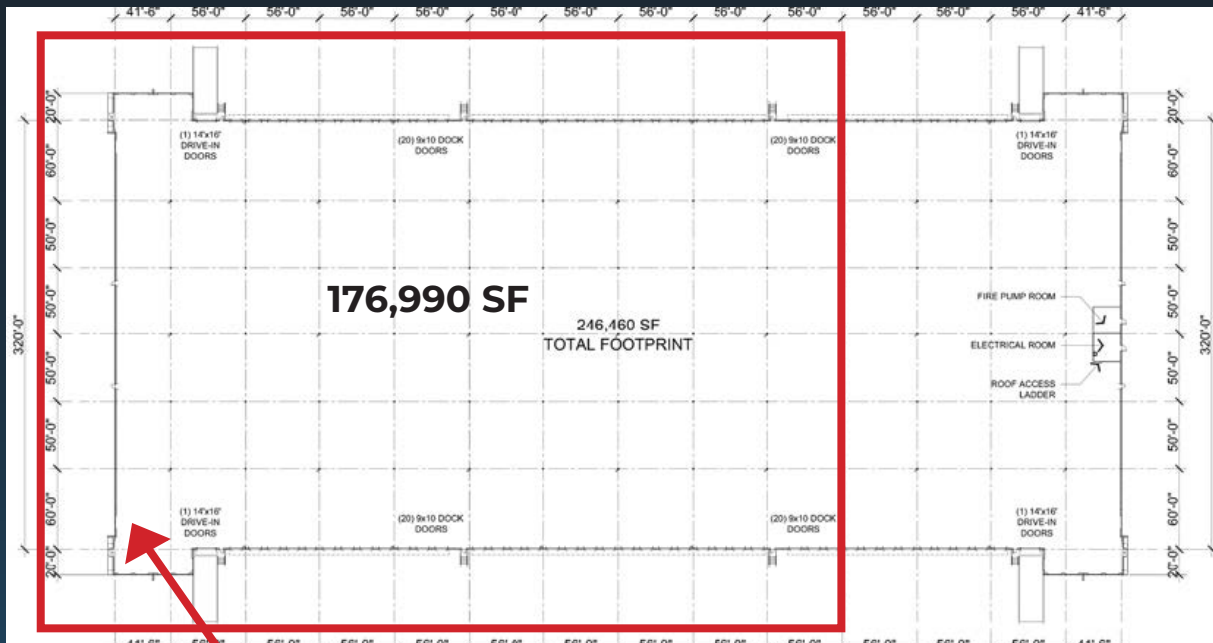
OPTION B - 158,300 SF



Master Lease Expiration:	February 28, 2031
Available Size:	158,300 SF
Building Size:	246,460 SF
Loading:	Cross Dock
Building Dimensions:	755' x 320'
Ceiling Height:	36'
Office Space:	1,483 SF
Loading Doors:	50 Dock High Doors 2 Drive-In Ramps
Column Spacing:	56' x 50'
Truck Court:	185'
Employee Parking:	100 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	Motion-Sensored LED
Power:	800 Amps, 3 Phase
Zoning:	I-P

BUILDING SPECIFICATIONS:

OPTION C - 176,990 SF

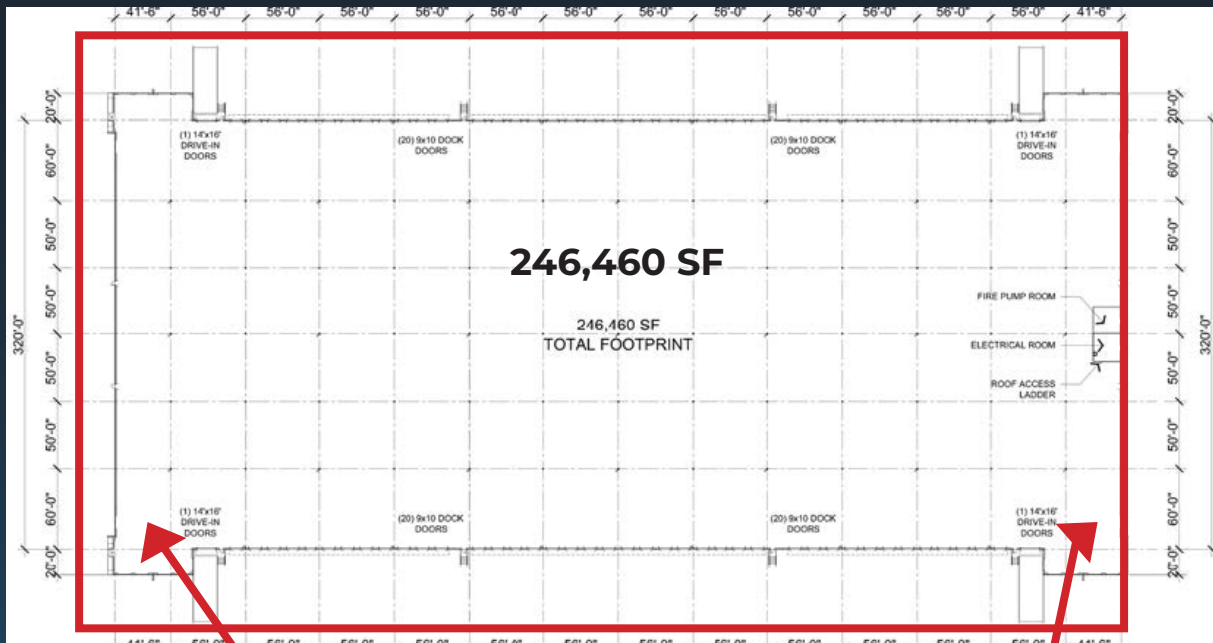


**±10,000 SF
Office**

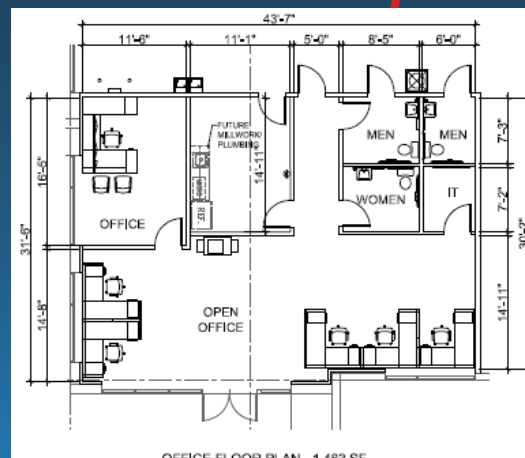
Master Lease Expiration:	February 28, 2031
Available Size:	176,990 SF
Building Size:	246,460 SF
Loading:	Cross Dock
Building Dimensions:	755' x 320'
Ceiling Height:	36'
Office Space:	10,000 SF
Loading Doors:	62 Dock High Doors 2 Drive-In Ramps
Column Spacing:	56' x 50'
Truck Court:	185'
Employee Parking:	111 Spaces
Sprinkler System:	ESFR
Warehouse Lighting:	Motion-Sensored LED
Power:	800 Amps, 3 Phase
Zoning:	I-P

BUILDING SPECIFICATIONS:

OPTION D - 246,460 SF



±10,000 SF
Office



Master Lease Expiration: February 28, 2031

Available Size: 246,460 SF

Building Size: 246,460 SF

Loading: Cross Dock

Building Dimensions: 755' x 320'

Ceiling Height: 36'

Office Space: ±12,000 SF

Loading Doors: 80 Dock High Doors
4 Drive-In Ramps

Column Spacing: 56' x 50'

Truck Court: 185'

Employee Parking: 155 Spaces

Sprinkler System: ESFR

Warehouse Lighting: Motion-Sensored LED

Power: 800 Amps, 3 Phase

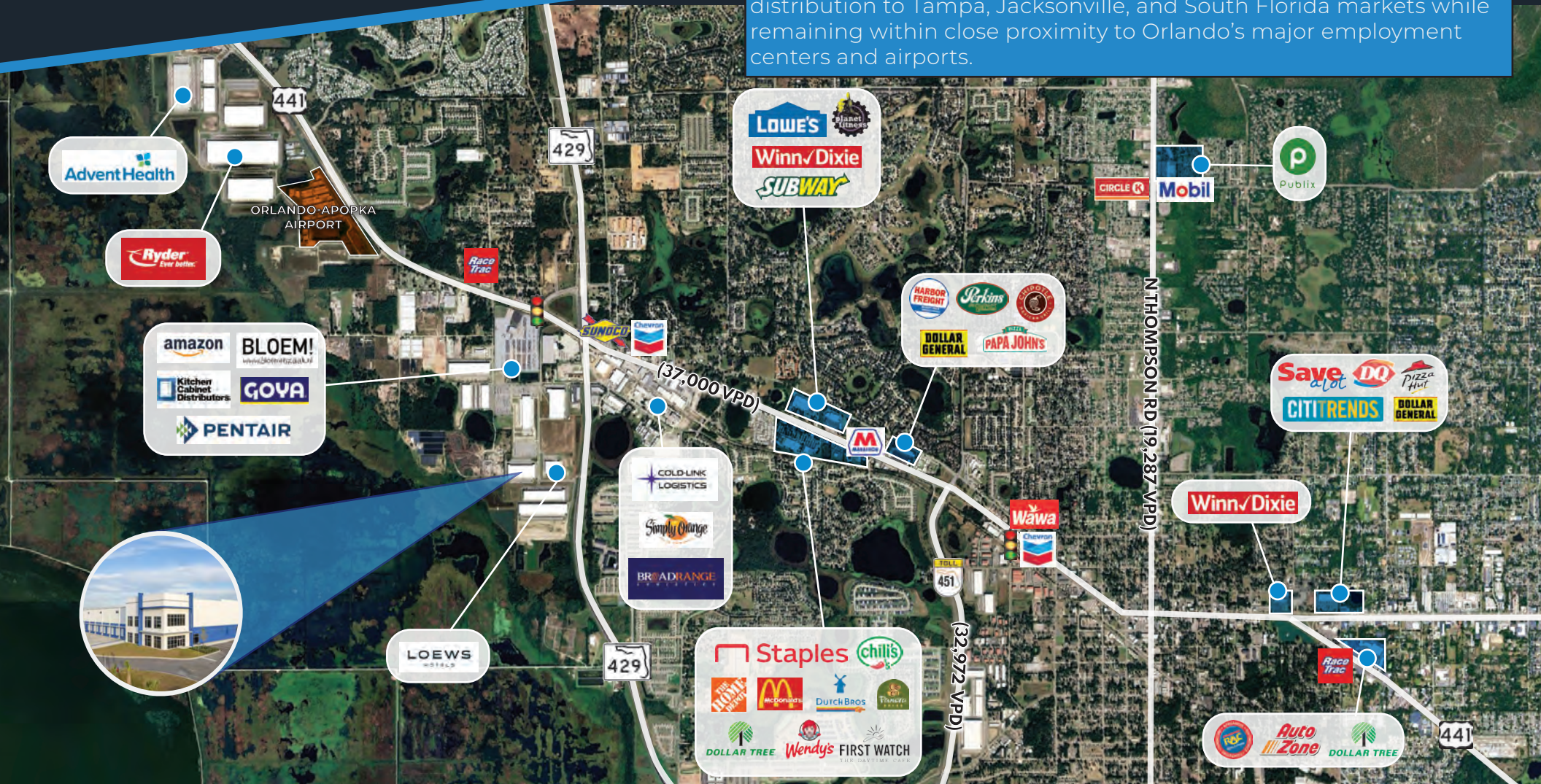
Zoning: I-P

CENTRALIZED LOCATION CLOSE TO ALL MAJOR ROADWAYS



- Light Manufacturing
- Distribution
- Logistics

This industrial building for sublease, located at 3040 Shelby Industrial Dr, is positioned in the Northwest Orlando / Apopka industrial submarket, one of Central Florida's fastest-growing logistics corridors. The property offers excellent regional connectivity with immediate access to State Road 429, U.S. Highway 441, and SR 414, providing efficient routes to Interstate 4, the Florida Turnpike, and the greater Orlando metropolitan area. This strategic location allows convenient distribution to Tampa, Jacksonville, and South Florida markets while remaining within close proximity to Orlando's major employment centers and airports.

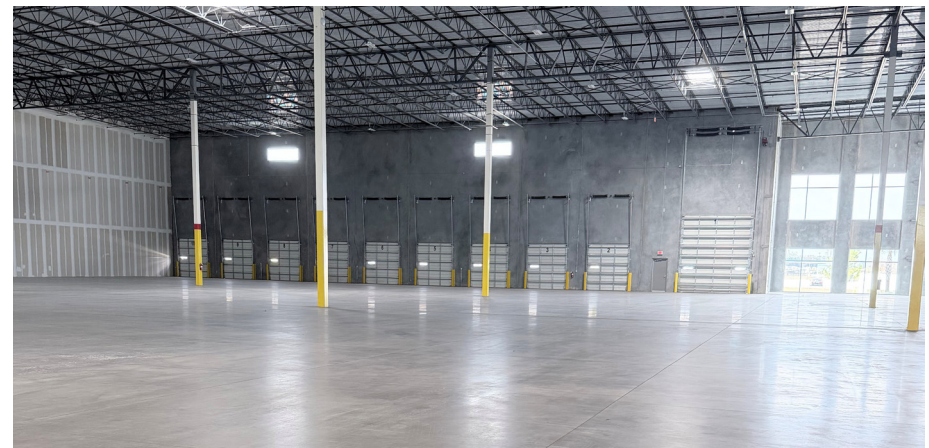


LOCATION OVERVIEW

Located at 3040 Shelby Industrial Dr in Apopka, Florida, this warehouse space offers significant advantages for businesses looking to streamline logistics and grow their operations. Its strategic location provides direct access to State Road 429, U.S. Highway 441, SR 414, allowing efficient connectivity to Interstate 4, the Florida Turnpike, and major distribution routes throughout Central Florida.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	29,512	70,142	359,258
Households	10,357	23,814	128,507
Employees	5,629	16,351	100,605
Ave. HH Income	\$97,513	\$96,151	\$87,797



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