

Industrial | For Lease

ABC Apopka Business Center



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300 - 400 - 500 - 600 - 700

Hermit Smith Rd Apopka, FL 32703

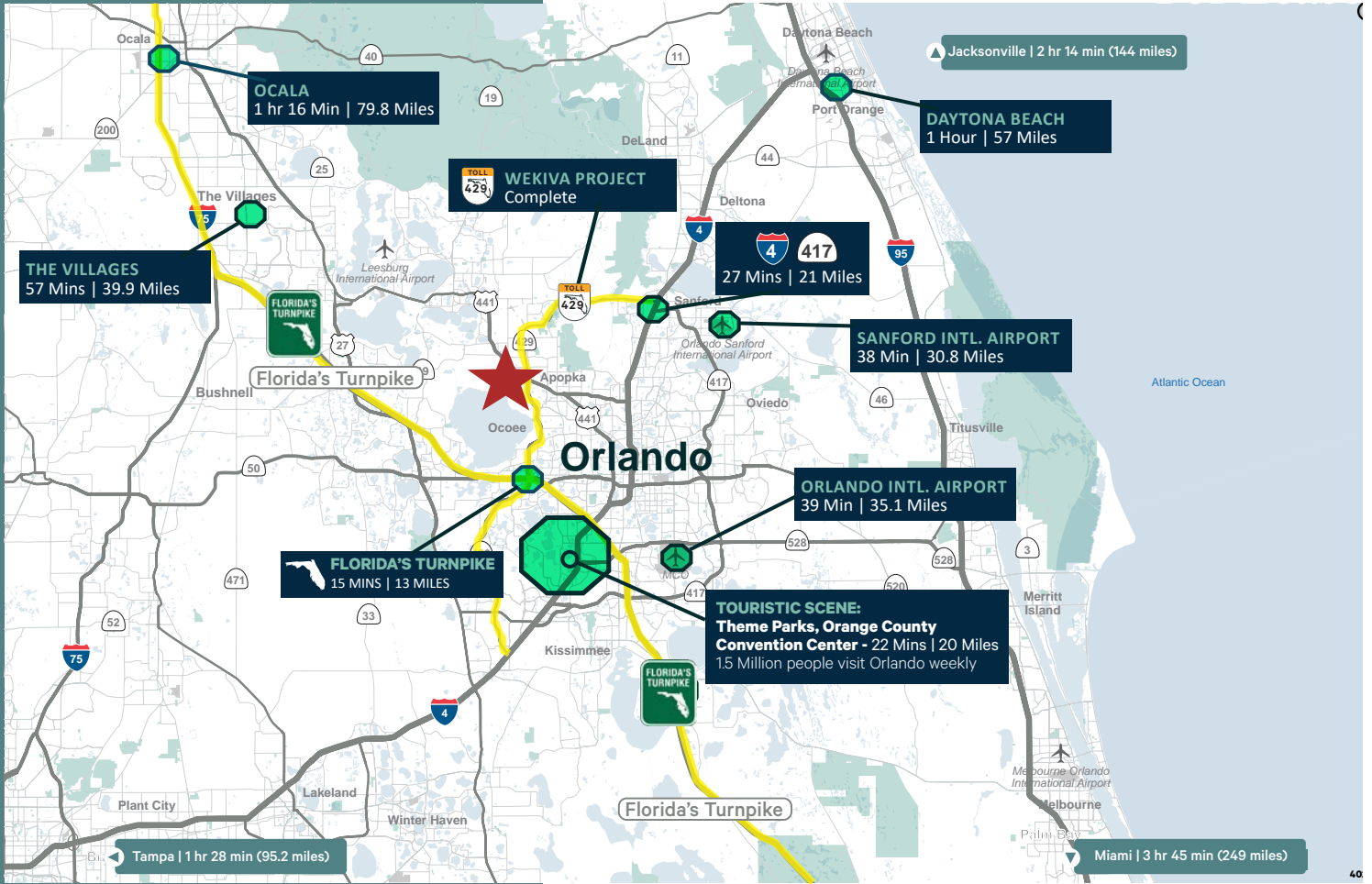
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PHASE I READY FOR OCCUPANCY 20,000 - 227,115 SF



Trammell Crow Company

CBRE



Location

CONVENIENT TO MAJOR THOROUGHFARES:

- + SR-429: 2 Minutes / 1 Miles
- + I-4: 25 Minutes / 25 Miles
- + Links South To Interstate-4
- + FL Turnpike: 15 Minutes / 13 Miles
- + Convention Center: 32 Minutes / 28 Miles
- + Disney World: 31 Minutes / 29 Miles

The Wekiva Parkway (SR-429)

- + 25-Mile Western Beltway
- + Fully Completed Q1 2024
- + Links North To Daytona & Sanford
- + Links South To Disney World / I-4 / Tampa
- + Enhances Access To Florida's Turnpike
- + Service Statewide Logistic Demands

#1 State Adding Residents!

3rd Largest Population

BEHIND CALIFORNIA & TEXAS



APOPKA BUSINESS CENTER

Makes Serving Your Customers As Easy As ABC!

Apopka's #1 Business Center is strategically located within minutes of SR-429 (Exit 34)

Apopka is the second-largest city in Orange County, Florida with a current population of 53,632. The population has more than doubled since the 2000 U.S. Census (26,969). Apopka is centrally located just 32 miles from Orlando International Airport, 16 miles northwest of Downtown Orlando and 22 miles from the Leesburg Int'l Airport. The Apopka area has become the second fastest-growing city in the tri-county.

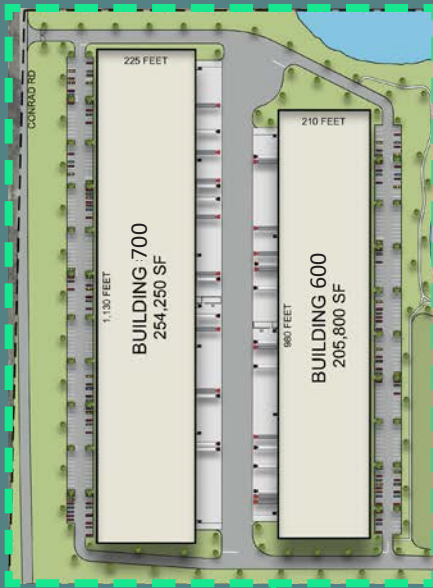
- + Diverse workforce pool of 150,000 member population.
- + 27,000 Acres of beautiful parks and recreation.
- + 394 miles of bike and walking trails
- + Great arts, dining, and entertainment.
- + Continued commitment to improvements to infrastructure that support local business.
- + Brand new health facility, AdventHealth Apopka.
- + 2 million downtown makeover that includes investment in new storefronts and resurfacing parking lots.
- + 60 million investment in water treatment facility upgrades to support all of this exciting new development in the area.
- + 1.6 billion Wekiva Parkway Project was completed Q1 2024.

Property Highlights

BUILDINGS UNDER CONSTRUCTION SPEC OFFICE MOVE IN READY

- + Park life with covered outdoor seating areas overlooking the lakes
- + 0.50 Mile Scenic Walking Trail
- + Cross-Dock & Rear Loading Configurations
- + 32'-36' Clear Height Buildings
- + Excess Trailer Parking Stalls Available
- + Ample Employee Parking
- + ESRF

PHASE II - Alternate Plan

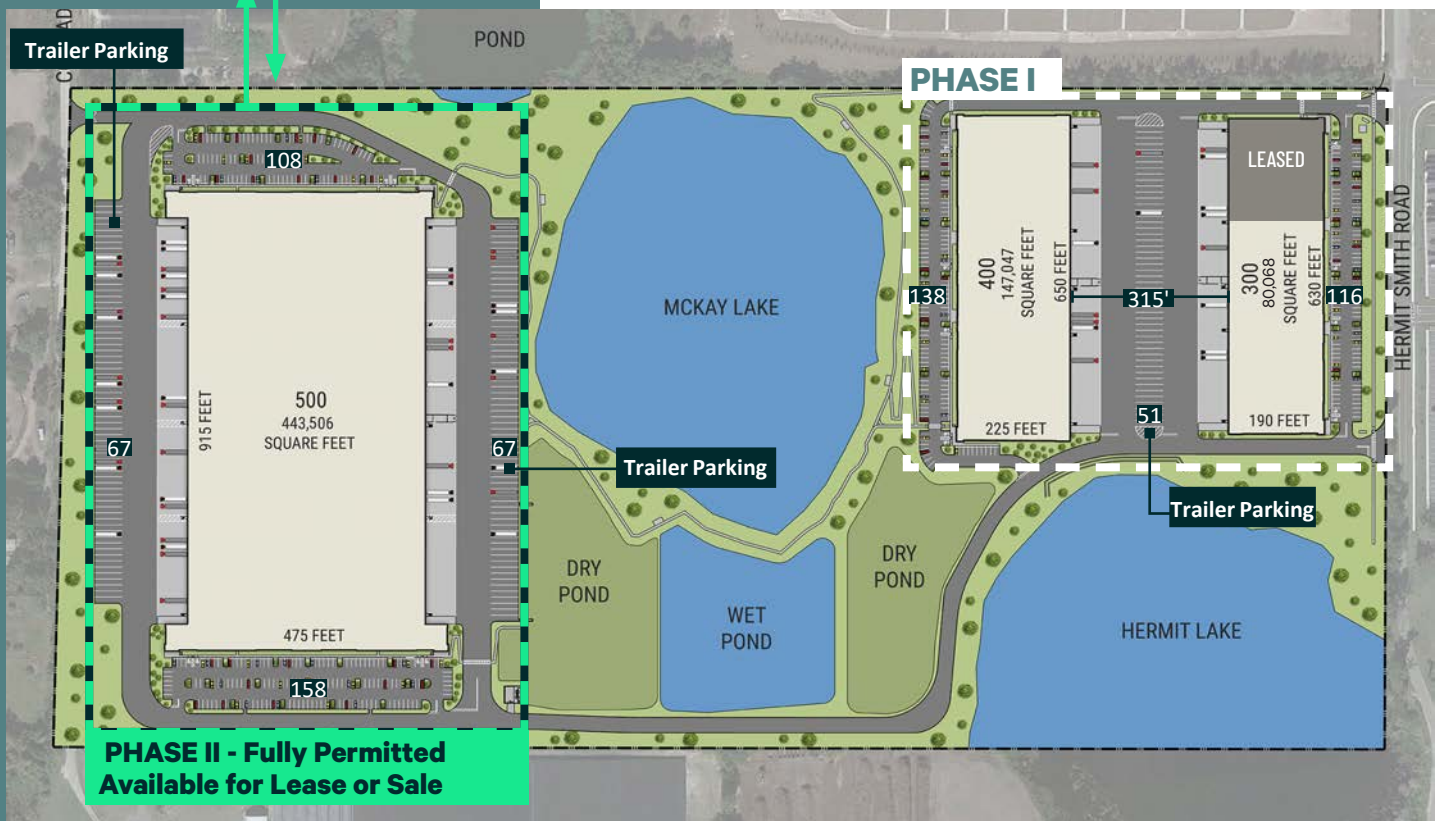


Phase I

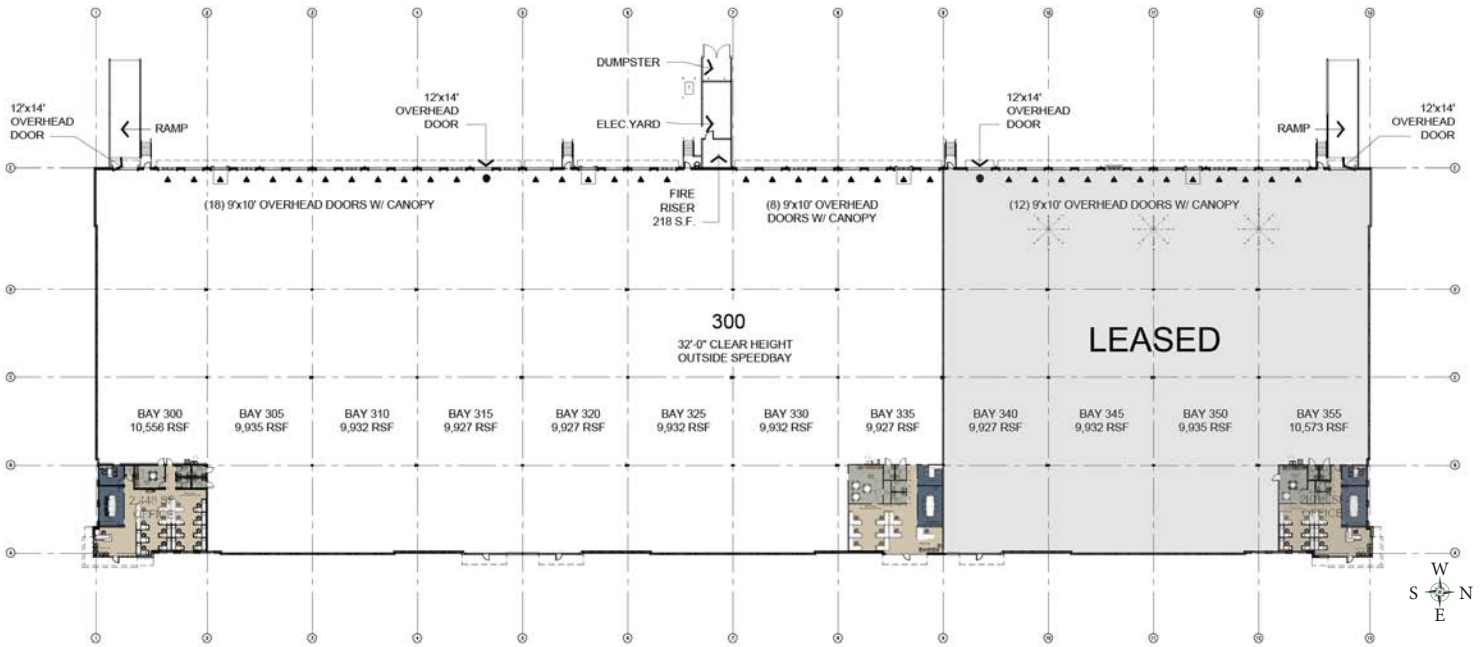
- + **Building 300:** 80,068 SF Available
- + **Building 400:** Now Available

Phase II

- + **Building 500:** Fully Permitted Available For Lease Or Sale
- + **Buildings 600 - 700:** In Permitting

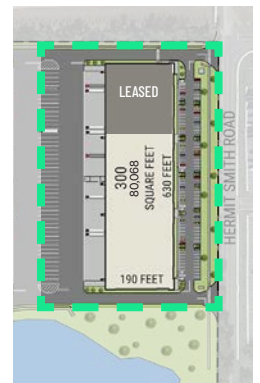


Building 300



Specs

Available SF	80,068
Office SF	2,448 & 2,035
Loading	Rear
Clear Height	32'
Dock Doors	26 (4 Oversized)
Ramps	1 (+2 Future)
Depth	190'
Column Spacing	43'-4" D x 52'-0" W (60' D speed bay)
Truck Court	315' Shared
Trailer Parking	51
Parking	116
Lighting	LED Motion Sensored
Sprinkler System	ESFR
Power	200 amps (Capable up to 5,000 amps)



OFFICE FLOOR PLAN - 2,448 SF

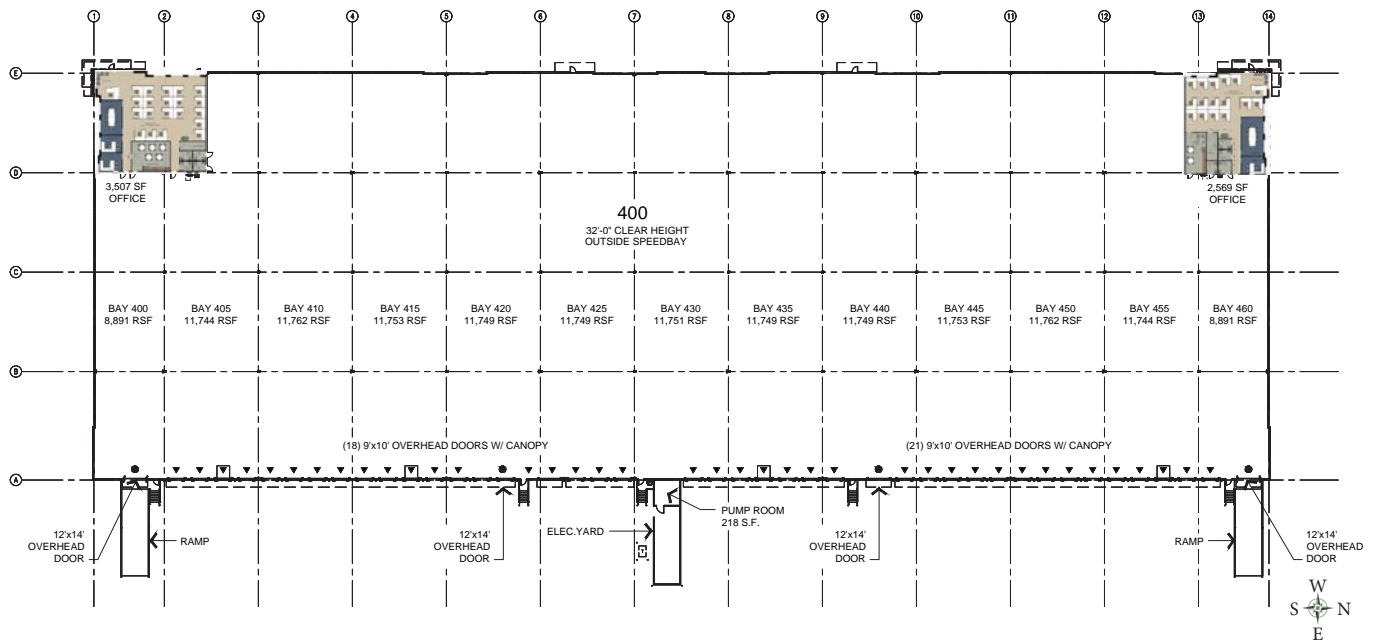
Suite 300
Ready for Occupancy



OFFICE FLOOR PLAN - 2,035 SF

Suite 335
Under Construction

Building 400



Specs

Available SF	147,047 SF
Office SF	3,507
Loading	Rear
Clear Height	32'
Dock Doors	39 (4 Oversized)
Ramps	2 (+2 Future)
Depth	225'
Truck Court	315' Shared
Column Spacing	55'-0" D x 52'-0" W (60' D speed bay)
Trailer Parking	51
Parking	138
Lighting	LED Motion Sensored
Sprinkler System	ESFR
Power	200 amps (Capable up to 5,000 amps)



OFFICE FLOOR PLAN - 3,507 SF

Suite 400
Under Construction



OFFICE FLOOR PLAN - 2,569 SF

Suite 460
Permit Ready

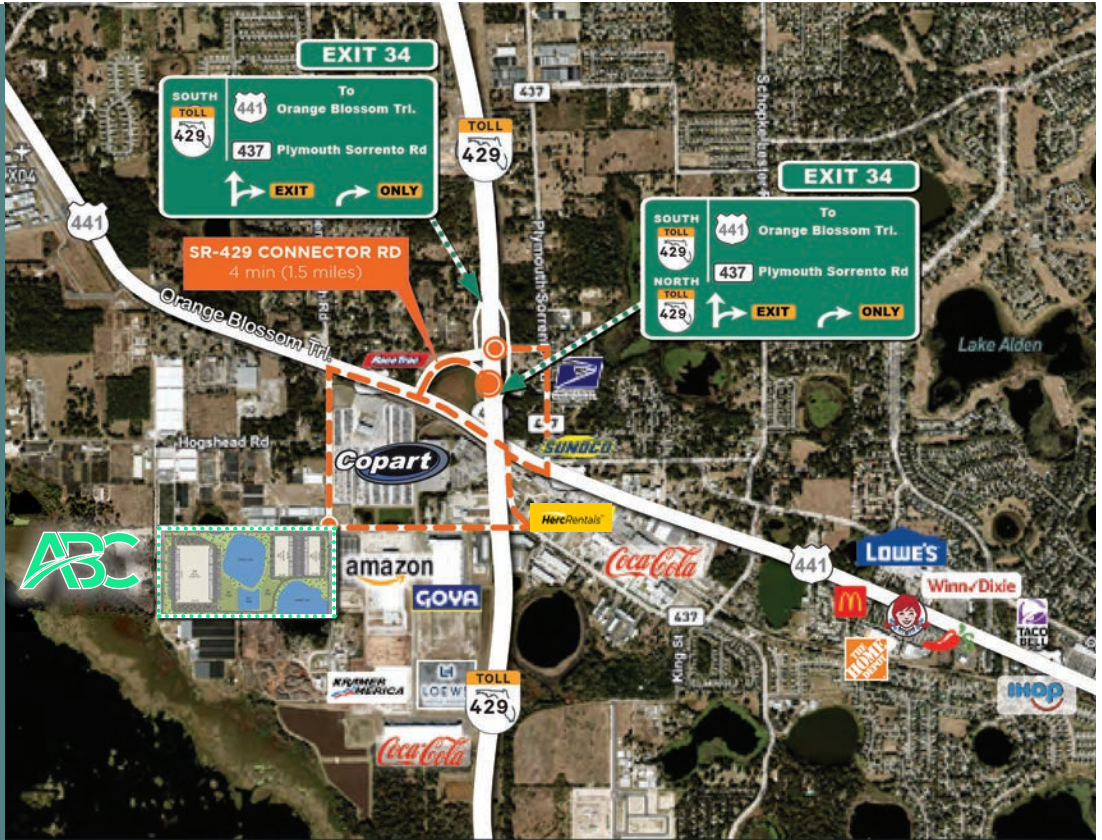
Location

911k
2023 Population

346k
2023 Households

45K
Businesses

3.5%
Unemployment Rate
(15 Mi Radius)

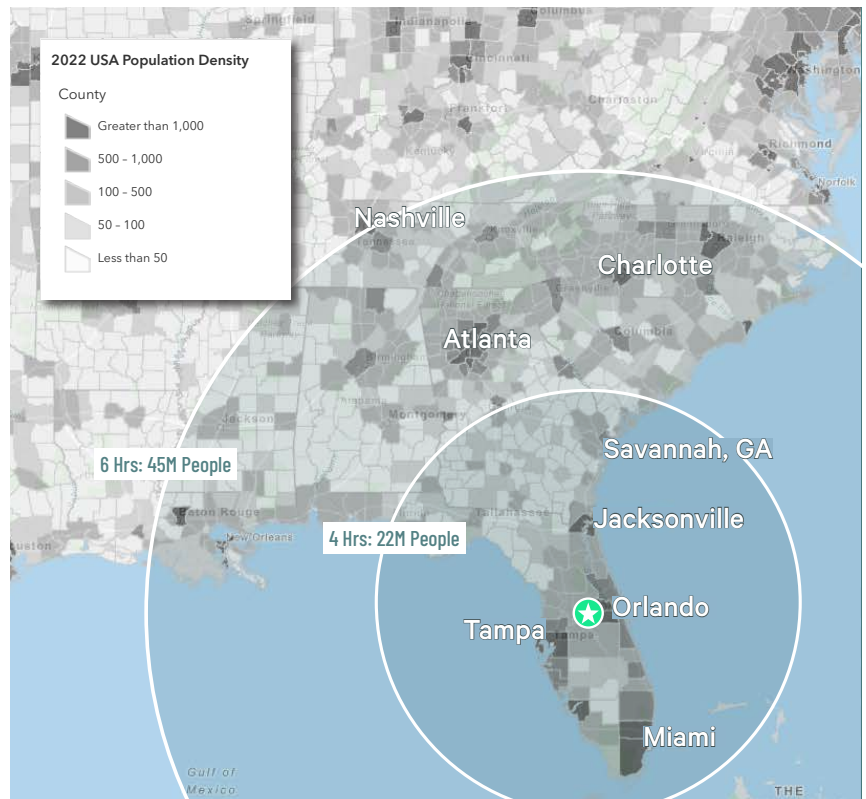


Unmatched Location for Distribution

Apopka, Florida offers numerous location advantages for logistics and distribution operations. Its proximity to major highways and seaports allows for easy access to transportation routes and international shipping opportunities.

The city's close proximity to airports provides convenient air transportation options. With a growing population and access to a diverse workforce, businesses can tap into a strong local market and find qualified employees.

The favorable climate, business-friendly environment, well-developed infrastructure, and lower cost of living further enhance the attractiveness of Apopka as a logistics and distribution hub.



ABC Apopka Business Center



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