

69,470 SF TO 158,300 SF



AVAILABLE

FOR SUBLEASE

3040 Shelby Industrial Dr, Apopka, FL 32703

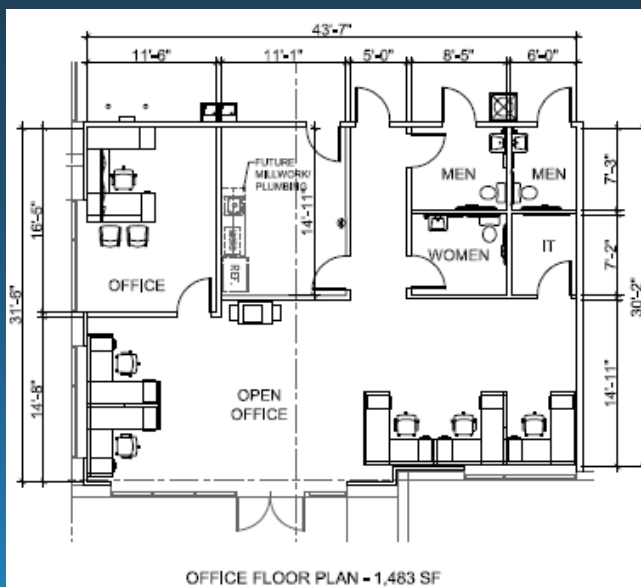
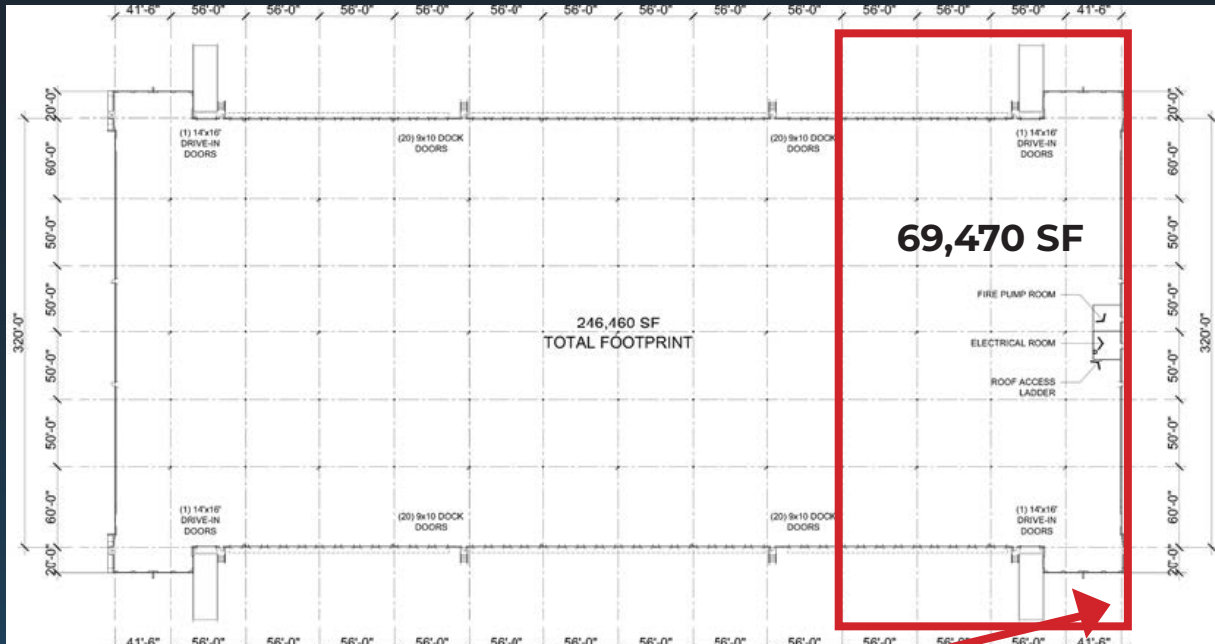
HIGHLIGHTS

- SUBLEASE EXP: 2/28/2030
- 1,483 SF Office
- 36' Clear Height
- 70 Trailer Parking Spaces
- Up to 50 Dock High Doors
- 2 Drive-In Ramps



BUILDING SPECIFICATIONS:

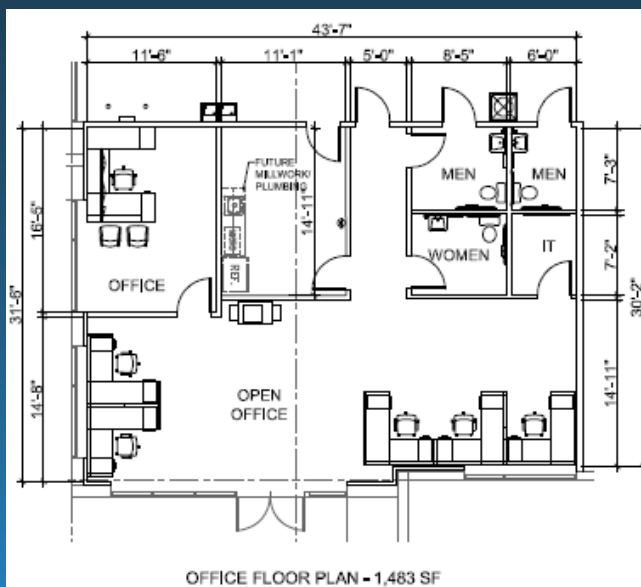
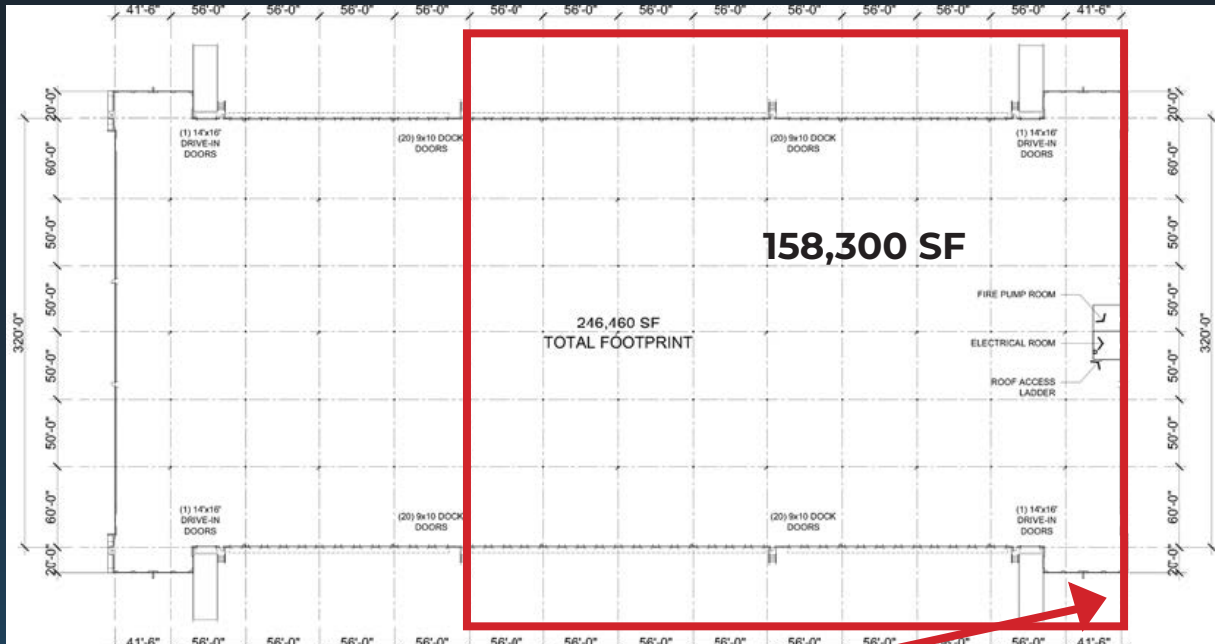
OPTION A - 69,470 SF



| | |
|---------------------------------|----------------------------------------|
| Master Lease Expiration: | February 28, 2030 |
| 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: | 61 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, 2030 |
| 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 |

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.

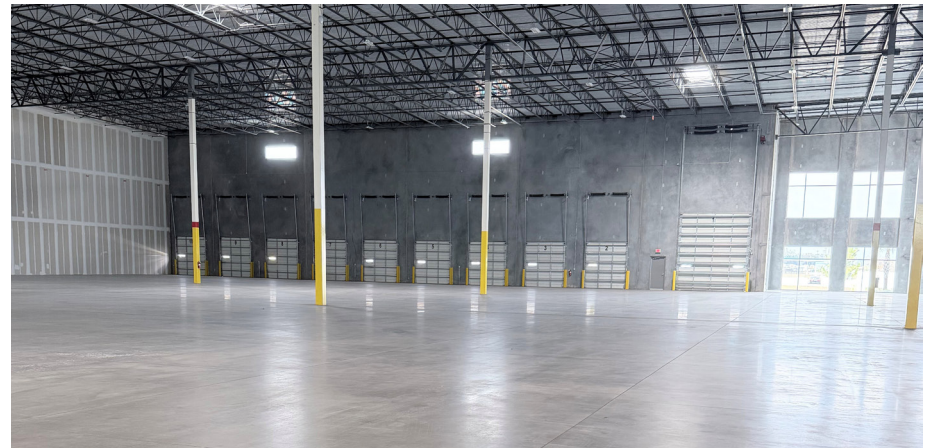


LOCATION OVERVIEW

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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