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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BUILDING INFORMATION

**BUILDING 200 - 4701 Apopka Logistics Parkway**

- **Bldg size**: 576,160± SF
- **Office**: 3,100 SF
- **Clear height**: 36'
- **Dock doors**: 106 - 9'x 10'
- **Ramps**: 4 - 12' x 14'
- **Loading**: Cross dock
- **Building depth**: 520'
- **Sprinklers**: ESFR
- **Construction**: Tilt wall
- **Parking spaces**: 366
- **Parking ratio**: .64/1,000 s.f.
- **Truck court**: 185’ - 190’
- **Trailer parking**: 141 spaces
- **Acreage**: 35.22
- **Rail Served**: Possible
- **Rail Provider**: Regional Rail

**BUILDING 300 - 4661 Apopka Logistics Parkway**

- **Bldg size**: 1,200,000± SF
- **Divisible to**: 600,000± SF
- **Office**: 3,100 SF
- **Clear height**: 40'
- **Dock doors**: 235 - 9'x 10'
- **Ramps**: 4 - 12’ x 14’
- **Loading**: Cross dock
- **Building depth**: 600’
- **Sprinklers**: ESFR
- **Construction**: Tilt wall
- **Parking spaces**: 604±
- **Parking ratio**: 0.50/1,000 s.f.
- **Truck court**: 190’
- **Trailer parking**: 239± spaces
- **Acreage**: 60.5
- **Rail Served**: Possible

**BUILDING 400 - 4600 Apopka Logistics Parkway**

- **Bldg size**: 725,040± SF
- **Divisible to**: 222,520± SF
- **Office**: 3,100 SF
- **Clear height**: 40’
- **Dock doors**: 131 - 9’ x 10’
- **Ramps**: 4 - 12’ x 14’
- **Loading**: Cross dock
- **Building depth**: 570’
- **Sprinklers**: ESFR
- **Construction**: Tilt wall
- **Parking spaces**: 369±
- **Parking ratio**: 0.51/1,000 s.f.
- **Truck court**: 190’
- **Trailer parking**: 156± spaces
- **Acreage**: 35.0
- **Rail Served**: Possible

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**DEMISING OPTIONS**

- **Trailer Park Lot Available**
  - 217 trailer spaces available for park users
  - 6.55 acres
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

<table>
<thead>
<tr>
<th></th>
<th>1 hour</th>
<th>2 hours</th>
<th>4 hours</th>
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</thead>
<tbody>
<tr>
<td>Population</td>
<td>3,486,206</td>
<td>8,906,163</td>
<td>20,256,385</td>
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<tr>
<td>Households</td>
<td>1,320,587</td>
<td>3,507,100</td>
<td>8,075,811</td>
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<td>Average Household income</td>
<td>$93,391</td>
<td>$90,847</td>
<td>$95,176</td>
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<tr>
<td>Businesses</td>
<td>141,679</td>
<td>359,512</td>
<td>967,059</td>
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<tr>
<td>Employees</td>
<td>1,394,007</td>
<td>3,565,245</td>
<td>8,645,217</td>
</tr>
</tbody>
</table>

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**
  - 6 minutes from SR 429
  - 20 minutes to I-4
  - 50 minutes to I-75
  - 60 minutes to I-95
Ingress/egress points

Future 800,000 s.f. medical supply distribution facility

Signalized full access

Proposed Intersection Configuration

Future lighted intersection

6 min

3 min

Skyimage Properties

Bldg 200

Bldg 400

Bldg 300

AdventHealth

Future 800,000 s.f. medical supply distribution facility

Ingress / egress points

Wesley Rd

Junction Rd

US 441

US 441

Rubright Properties

18047

APOPKA
• 2,501,200 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