



APOPKA FLEX OFFICE/WAREHOUSE

2200 AND 2220 PLATINUM RD
APOPKA, FL 32703

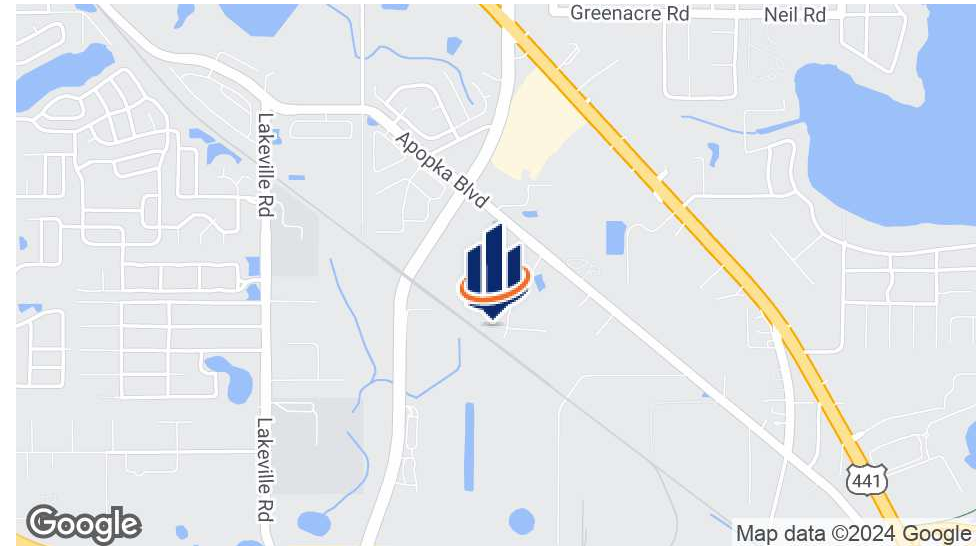
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Building Size:	19,040 ± SF
Available SF:	2,200 - 2,500 SF
Lot Size:	1.21 ± Acres
Year Built:	2003
Renovated:	2024
Zoning:	IND-2/IND-3
Market:	Orlando MSA
APN:	282124285300060

PROPERTY OVERVIEW

Flex warehouse with air conditioned office spaces for lease in a desirable industrial complex in Apopka, FL just off Orange Blossom Trail (U.S Hwy 441) & Apopka Boulevard. There are two (2) units available for lease: 2,200 ± SF and 2,500 ± SF, that were just recently renovated. The property is Ideal for e-commerce, light manufacturing, distribution, and more.

Units feature overhead roll up doors, new LED lights, and man doors. They also feature air-conditioned offices and private restrooms. Call for immediate showing.

PROPERTY HIGHLIGHTS

- Easy access to I-4 & Orlando
- Recently renovated
- Overhead Doors
- Private Restrooms
- Air Conditioned Office

Location Description

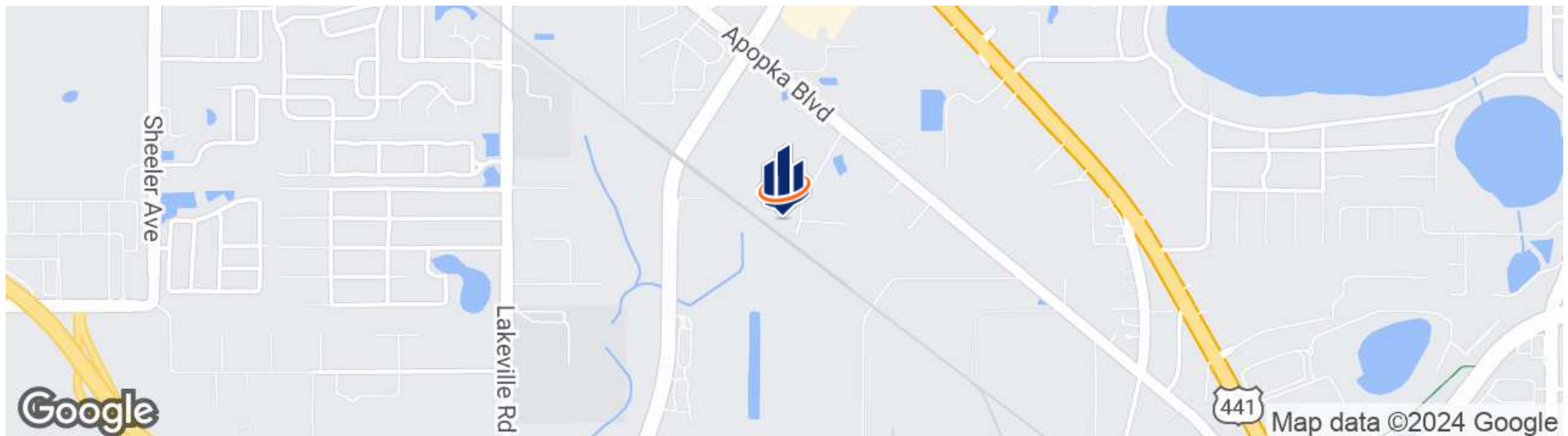
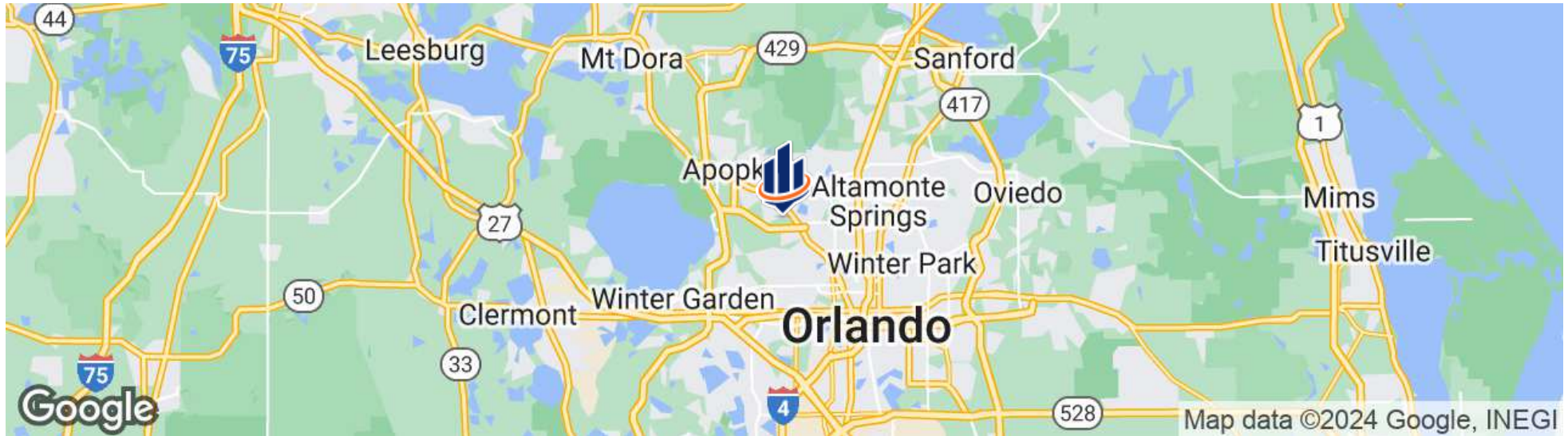


LOCATION DESCRIPTION

This property is located in Apopka, FL in close proximity to Orange Blossom Trail [U.S Hwy 441] and right off Platinum Road. Platinum Road is connected to South Apopka Boulevard, which sees around 20,800 ± vehicles per day. It is located in an established, well-lit gated business park with easy access to I-4 and U.S Highway 441, which sees approximately 25,500 ± vehicles per day.

The property is surrounded by various industrial businesses including Qorvo, FINFROCK, Rinker Materials, Angelo's Recycled Materials, and many others. It also enjoys local retailers nearby which include a Walmart Supercenter, Sam's Club, Steak 'n Shake, Wawa, and others.

Regional & Location Map



Lease Spaces



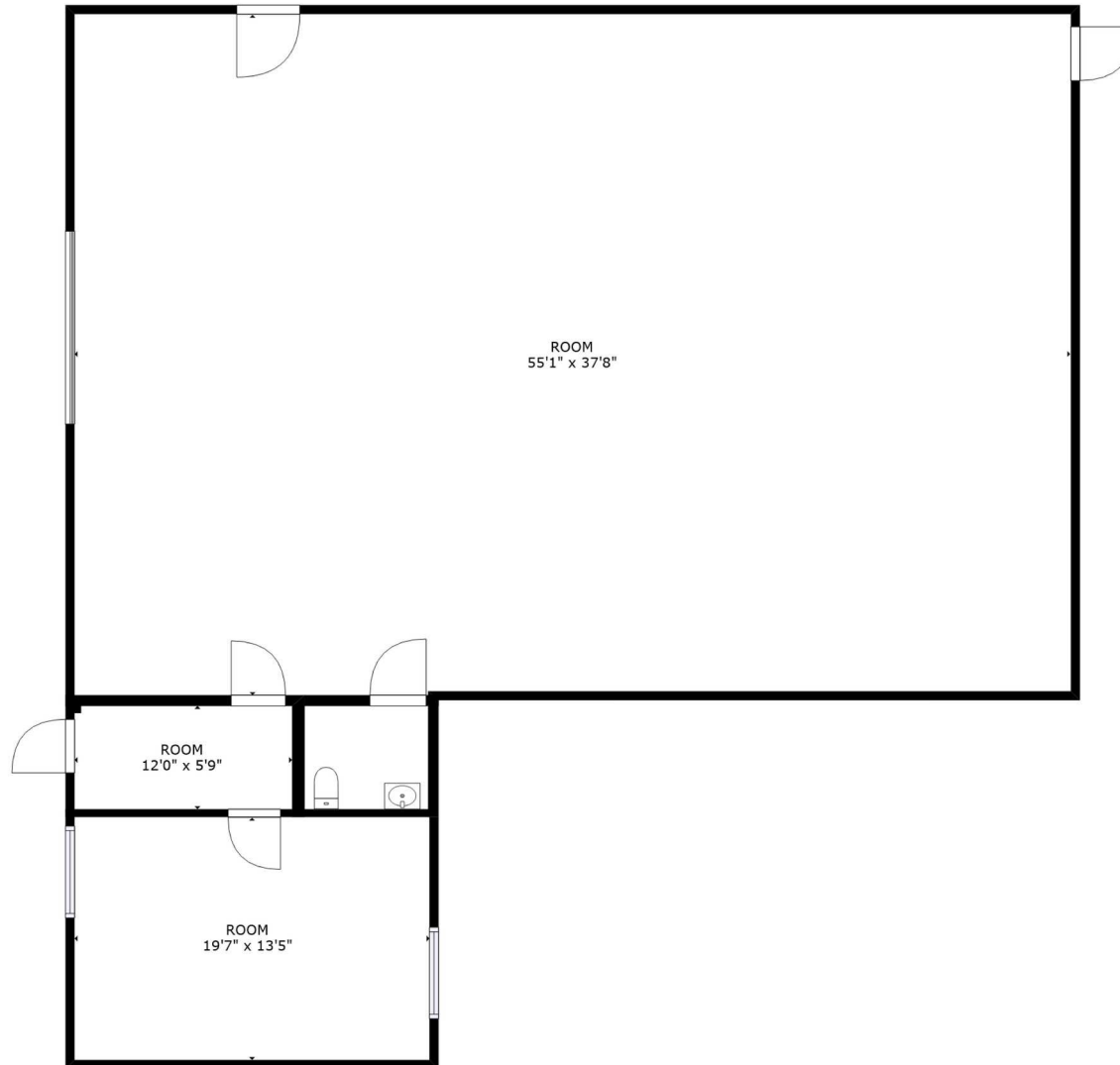
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,200 - 2,500 SF	Lease Rate:	\$12.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION	MATTERPORT
Suite 1	Available	2,500 SF	NNN	\$12.50 SF/yr	Desirable corner unit features newly fully renovated oversize offices, LED lights and new flooring. This 2500 ± SF unit is ideal for small business, e-commerce, distribution, and light industrial use. Unit situated in established business park with easy to I-4, 429, Turnpike, 414, and Orlando.	View Here
Suite 6	Available	2,200 SF	NNN	\$12.50 SF/yr	Desirable newly fully renovated oversize offices, LED lights and new flooring. This 2200 ± SF unit is ideal for small business, e-commerce, distribution, and light industrial use. Unit situated in established business park with easy to I-4, 429, Turnpike, 414, and Orlando.	View Here

Suite 1 Floor Plan



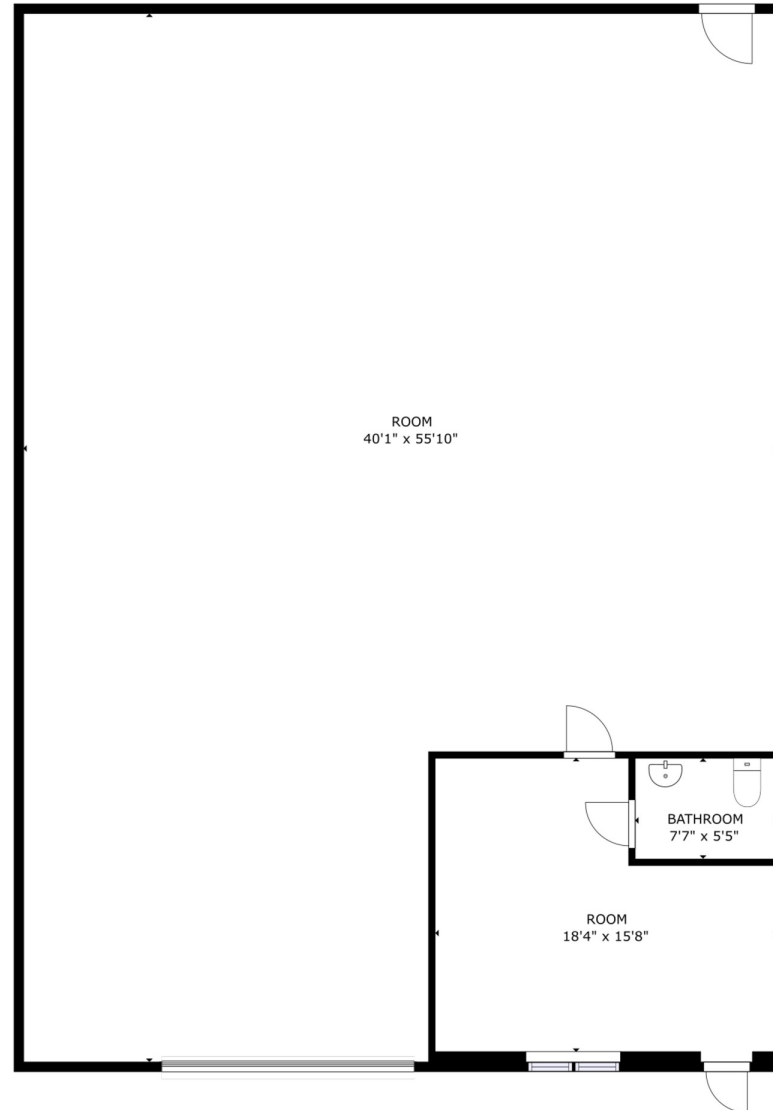
Suite 1 Photos



Suite 1 Photos



Suite 6 Floor Plan



Suite 6 Photos



Suite 6 Photos



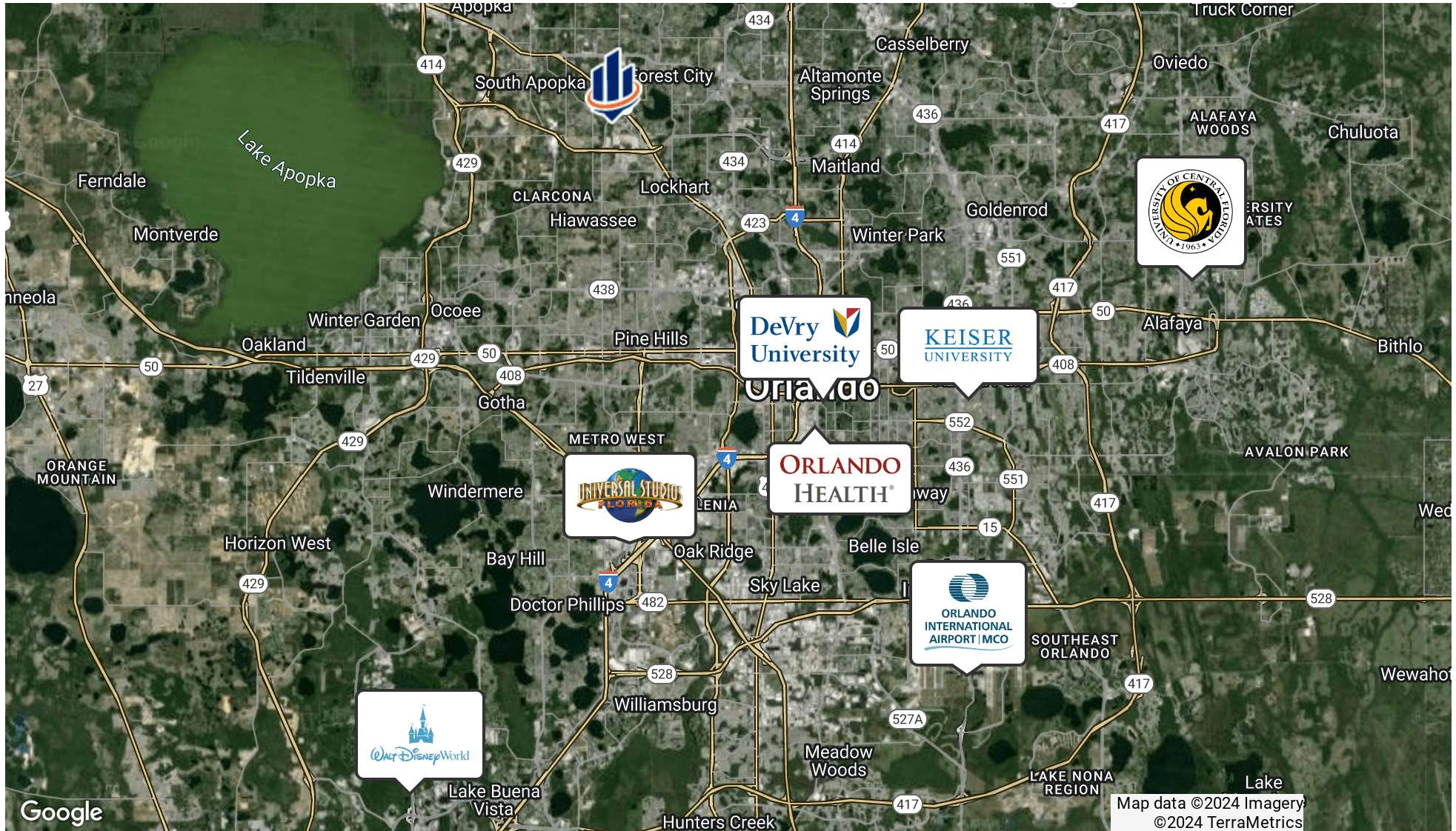
Additional Photos

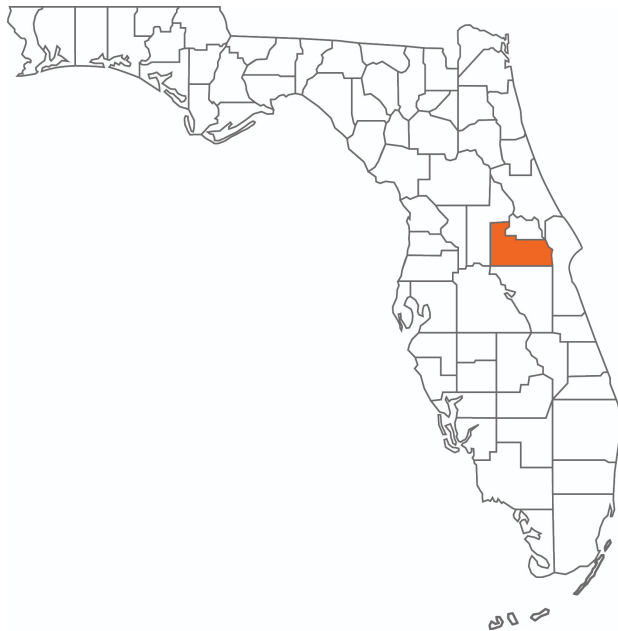


Neighborhood Map



Regional Map





ORANGE COUNTY

FLORIDA

Founded	1824	Density	1,534.6 [2019]
County Seat	Orlando	Population	1,497,941 [2023]
Area	908 sq. mi.	Website	orangecountyfl.net

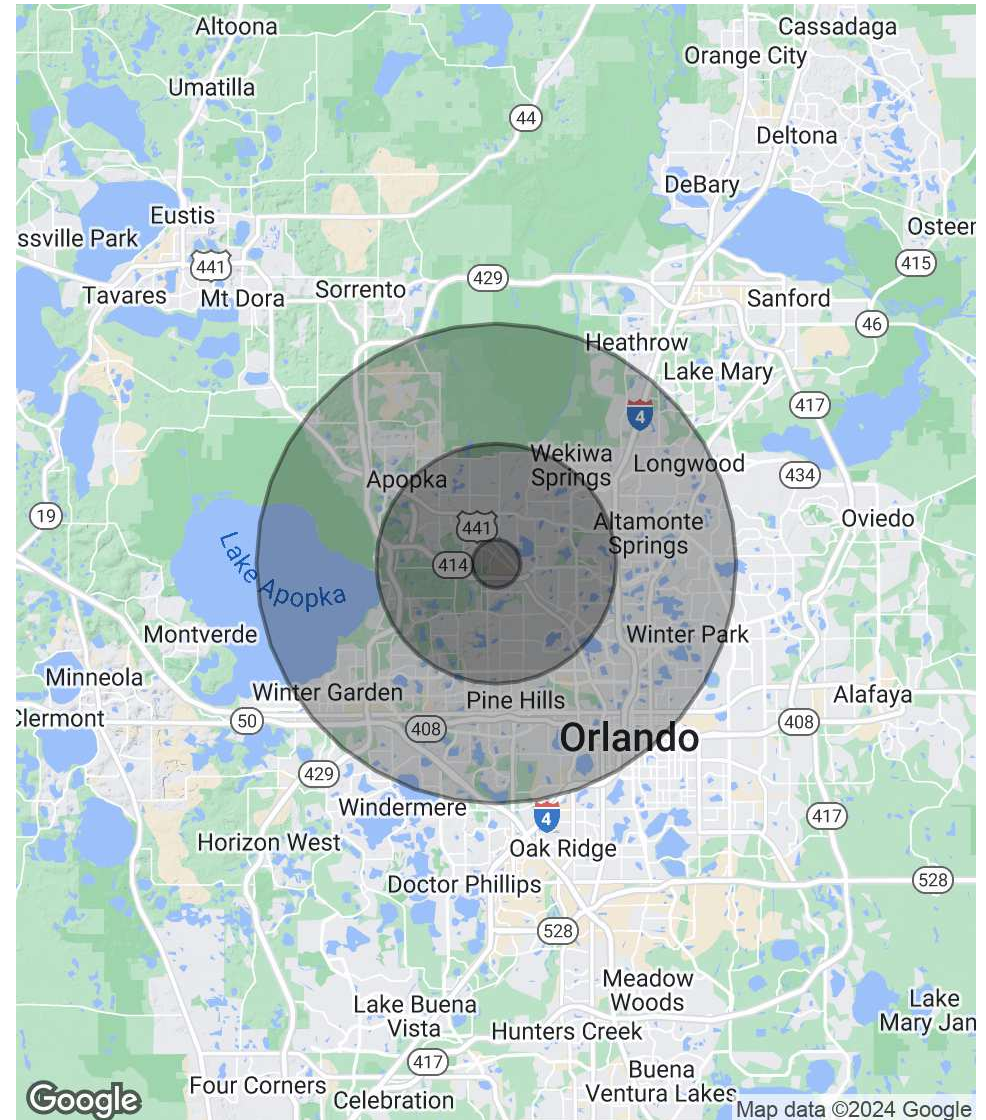
Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,599	234,814	712,469
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	42	40	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,594	85,232	275,908
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$81,062	\$87,343	\$100,411
Average House Value	\$306,315	\$345,384	\$416,730

Demographics data derived from AlphaMap





ALI MANEKIA, CCIM, SIOR

Senior Advisor

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FL #SL3347290

PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM [Certified Commercial Investment Member] and SIOR [Society of Industrial and Office Realtors] designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces

EDUCATION

- State University of New York at Old Westbury - BSC in Business Administration



RYAN SMITH

Senior Property Manager

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PROFESSIONAL BACKGROUND

Ryan Smith is a Senior Property Manager at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

With a career spanning over a decade, Ryan is a seasoned property manager known for his exceptional skills in portfolio management and resident relations. Backed by extensive expertise and a solid career background, Ryan has consistently demonstrated his commitment to excellence in his field.

Ryan's academic pursuits led him to earn a Bachelor of Science degree in Hospitality Administration and Management from Texas Tech University in 2003. Later in 2010, Ryan earned his real estate license and continued to strengthen his ability to drive positive change and build strong client relations.

Ryan's proficiency now extends to multiple facets of the real estate industry, including property management, investor acquisitions, and sales development. His background in various management roles has equipped him with valuable skills in property valuation, portfolio management, lease enforcement, rent collection, and resident relations. Ryan also holds great experience as a real estate investor representative for acquisitions, tenant management operations, and resale opportunities while maintaining a key focus on maximizing ROI.

Outside of his professional endeavors, Ryan finds joy in spending time with his wife (his best friend) and their two sons. Together, they cherish their beach outings, theme park adventures, and memorable vacations. Ryan is also a proud supporter of New Missions and St. Jude, two causes very close to his heart.

EDUCATION

Texas Tech University

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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