



CLARION PARTNERS

For Lease

Northwest Distribution Center
1451 Ocoee Apopka Road – Building B
Apopka, FL 32703

100,221 Square Feet Available



RENOVATION COMPLETED | AVAILABLE IMMEDIATELY

PROJECT OVERVIEW

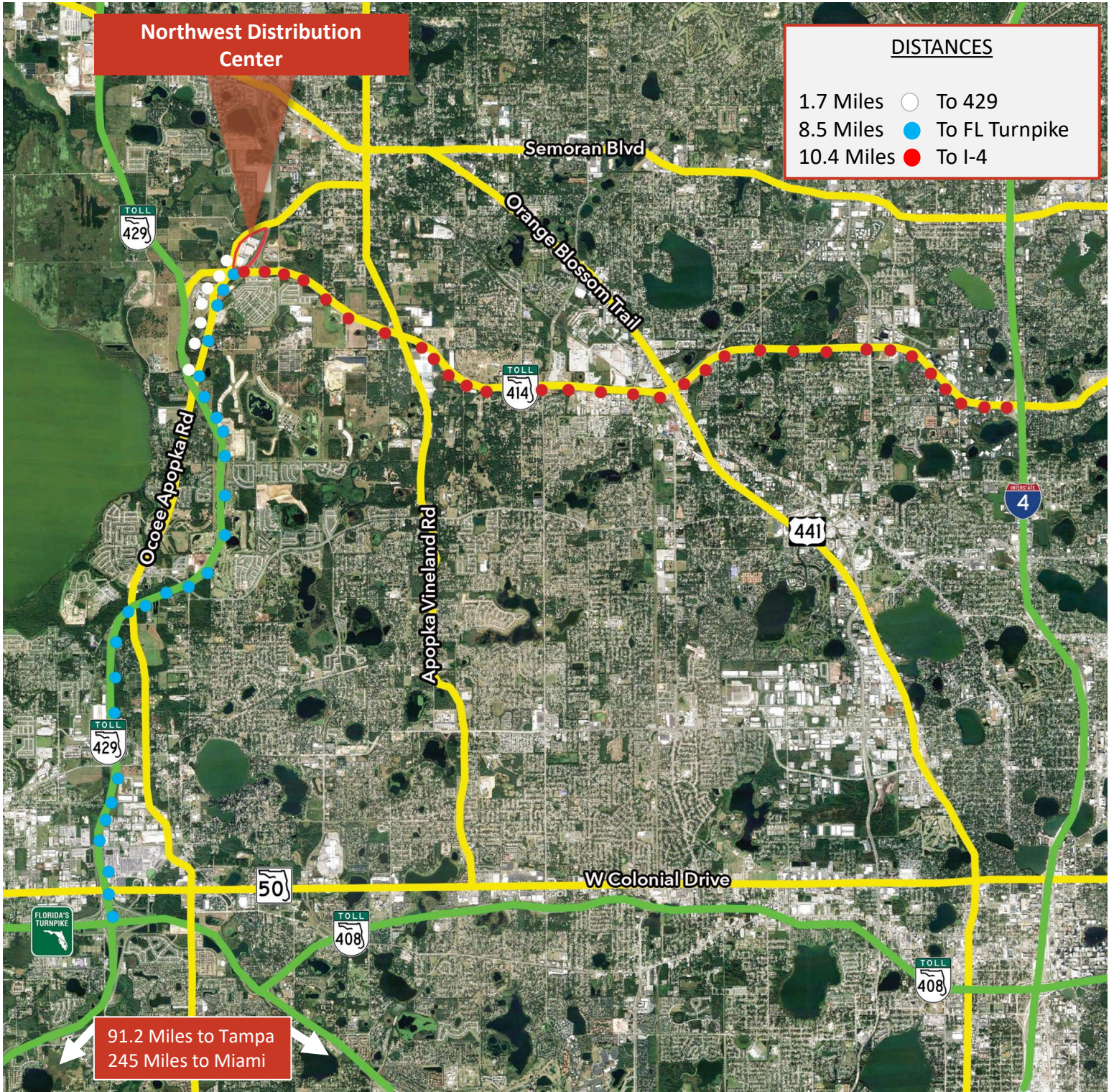
Northwest Distribution Center is a 4 building 646,706 square feet Institutional Industrial Development located in Apopka, Florida. The project is located in the northwest submarket of Orlando just 8.5 miles north of the Florida Turnpike off of SR 429. This project offers unparalleled access to the north (Daytona, Jacksonville, Charleston, and Savannah) as well to the south (Miami & Tampa). Recent improvements include fresh paint on the exterior, reseal and stripe of parking lot, and all new landscaping.

Lease Rate: \$9.50 to \$9.75/SF | **Op Ex:** \$2.69/SF (2023)



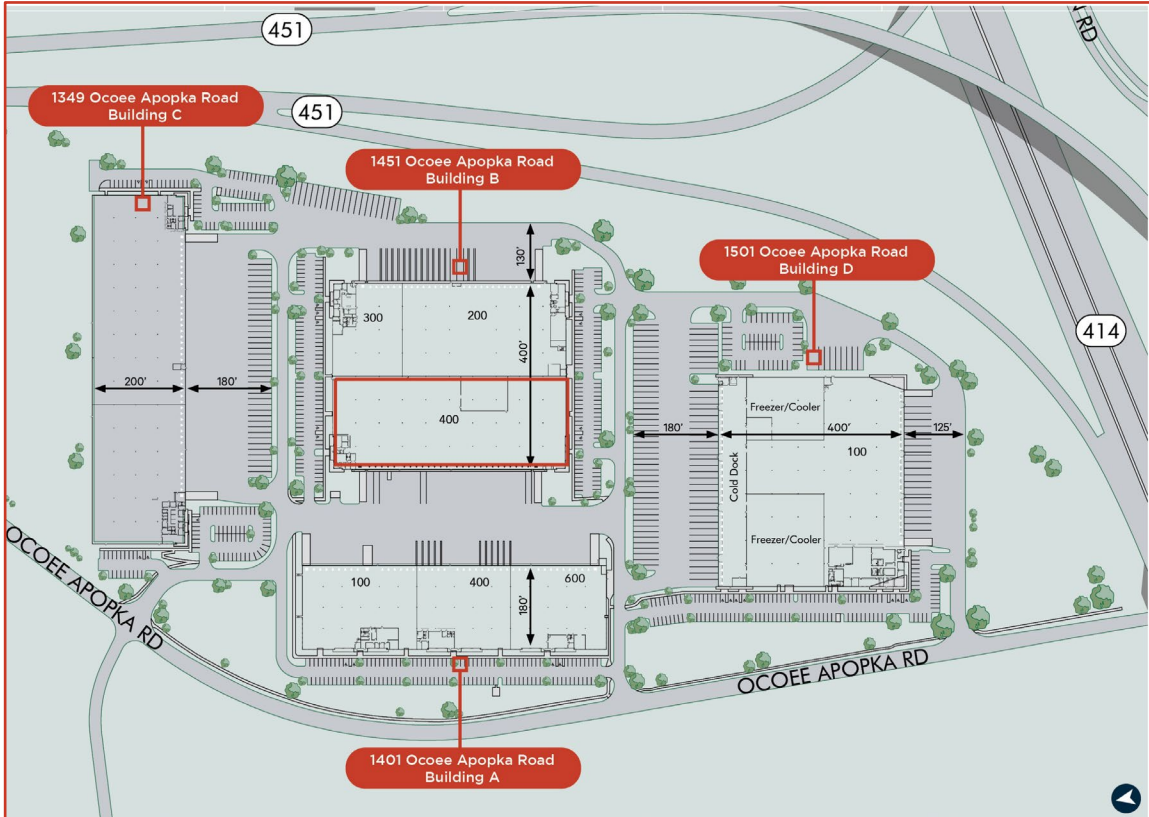
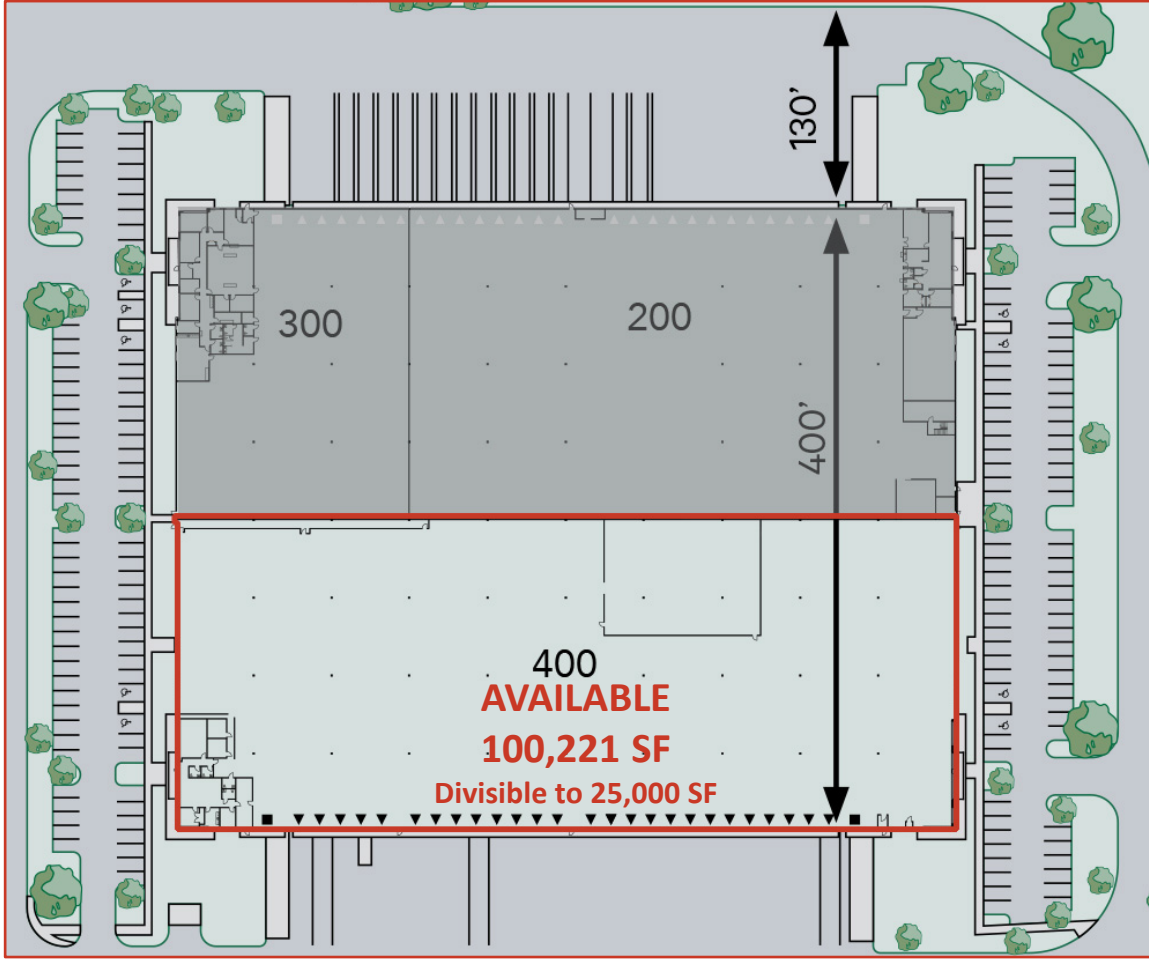


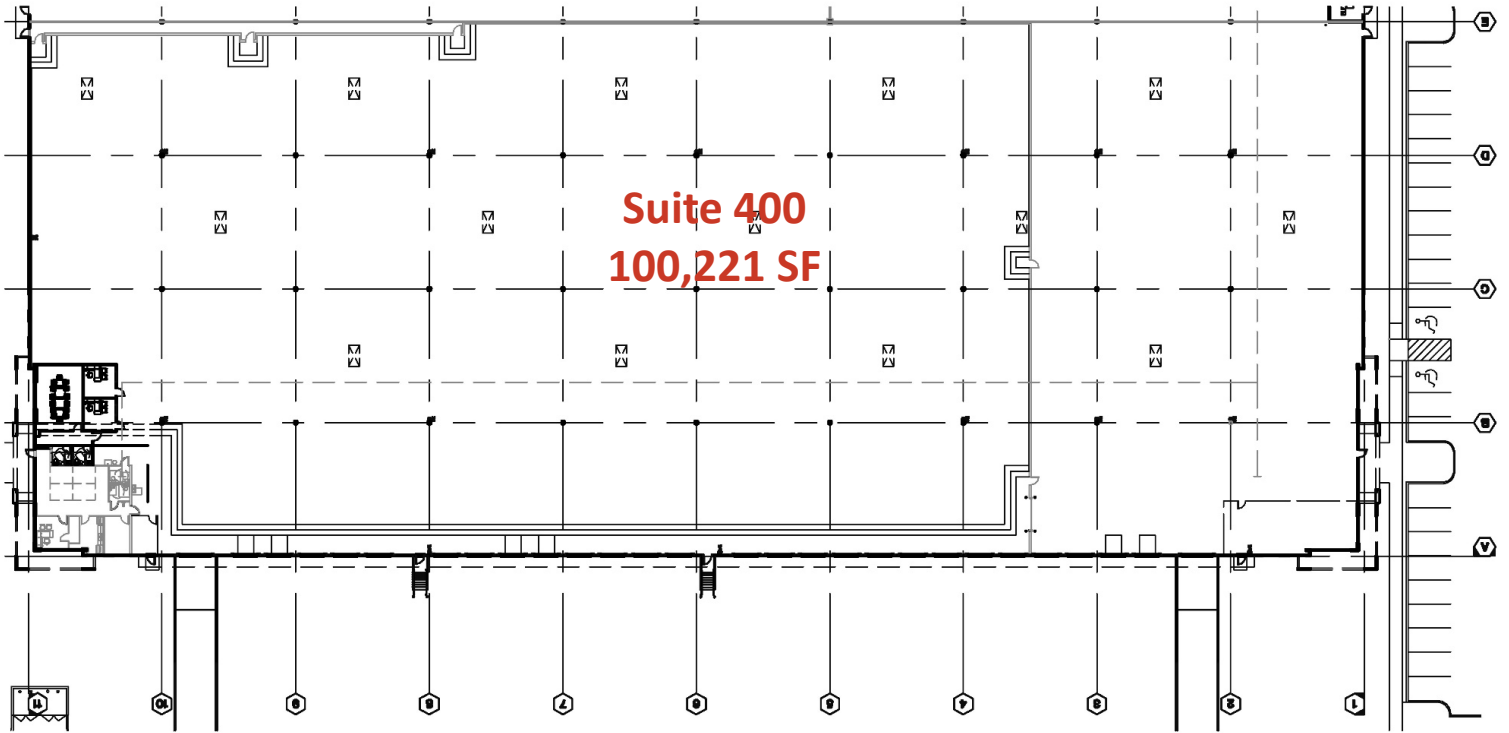
LOCATION AERIAL





Northwest Distribution Center – Building B



**BUILDING SIZE:**

200,231 SF

AVAILABLE:

100,221 SF (*Divisible to 25,000 SF*)

OFFICE:

2,250 SF

CLEAR HEIGHT:

32'

DOCK DOORS:

Forty-four (44) 9' x 10'

FLOOR SLAB:

6" Slab, 4,000 PSI #3 Rebar @ 18"

DRIVE IN DOORS:

Three (3) 12' x 16'

LOAD:

Cross Dock

COLUMN SPACING:

50' W x 50' D

POWER:

2,200 AMP, 277/480V
3-phase power, 4 wire to building

SPRINKLER SYSTEM:

ESFR

TRUCK COURT:

130'

PARKING:

Personnel: .87/1,000 SF
Trailer: 22 Overflow Trailer Parking

For more information on this opportunity, please contact:



William "Bo" Bradford, CCIM, SIOR
321.281.8502

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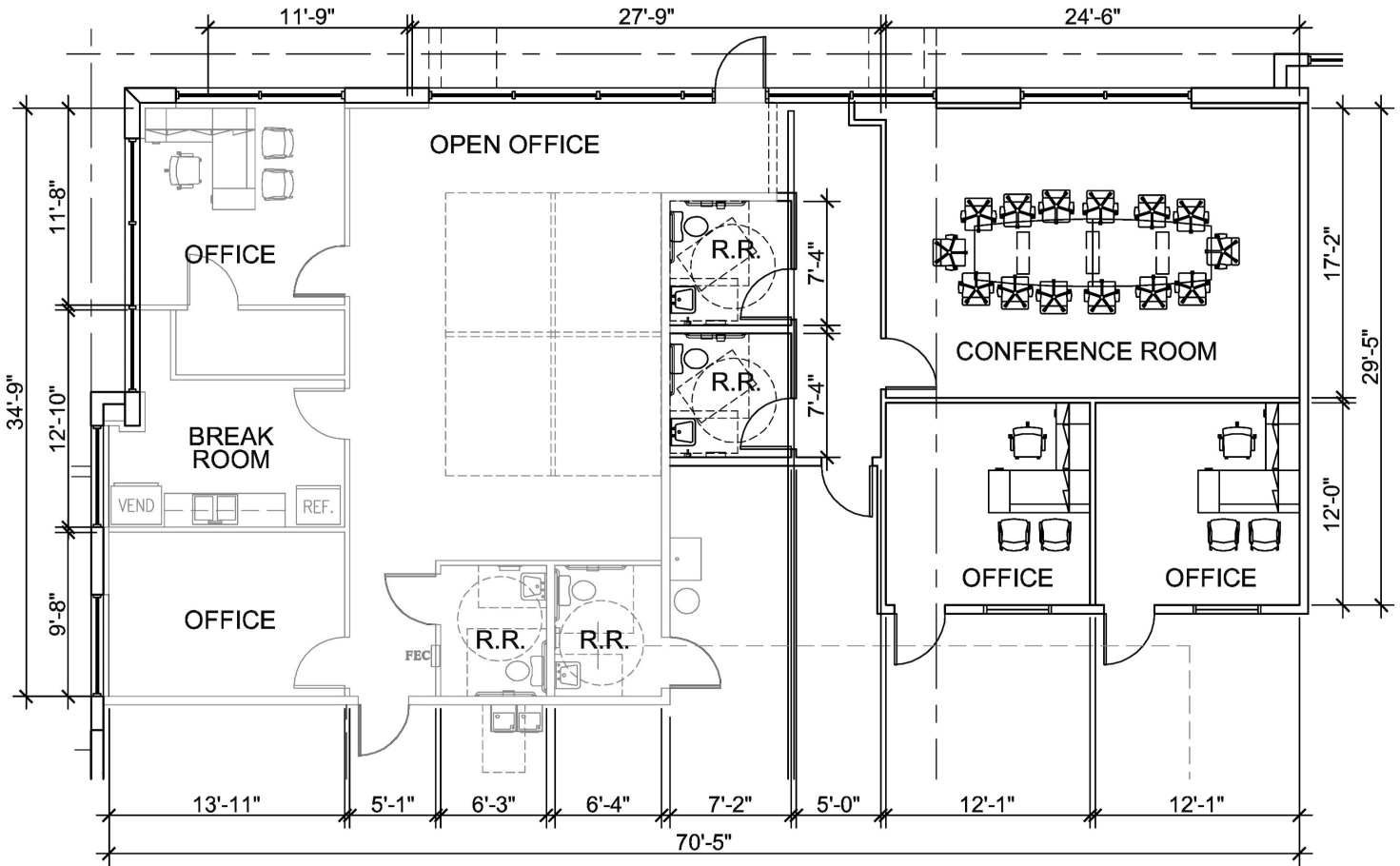
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Suite 400 – Office Plan



OFFICE FLOOR PLAN - 2,250 S.F.

For more information on this opportunity, please contact:



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