



# INDUSTRIAL/FLEX BUILDING FOR SALE

550 HOLTS LAKE CT, APOPKA, FL 32703

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**For Sale: ~~\$1,500,000~~ \$1,425,000**

±6,750 SF Industrial Condo Building

- Suite 101: ±1,350 SF
- Suite 102: ±2,354 SF
- Suite 103: ±1,674 SF
- Suite 104: ±1,372 SF
- Contiguous: ±6,750 SF

**For Sale: \$650,000**

- Suite 103: ±1,674 SF
- Suite 104: ±1,372 SF
- Suite 103 & 104: ±3,046 SF

**Parcel ID:** 06-21-28-0161-00-101  
 06-21-28-0161-00-102  
 06-21-28-0161-00-103  
 06-21-28-0161-00-104



± 6,750 SF Industrial / Flex Building located within the 12-building Apopka Expressway Commerce Center

Extensive renovations completed in 2022 including interior buildout in both suites, new roof, new warehouse HVAC, and new office HVAC

Suite 101/102 includes a warehouse, 2 offices, open collaborative area, conference room, 3 public restrooms, 1 private restroom, kitchen, and 2 separate lobbies

Suite 103/104 includes a warehouse, 1 office, open collaborative area, 2 restrooms, and a lobby

Warehouse clear height is 15 ft with 12 ft roll-up door

Immediate access to SR 414 / SR 429 (34,500 AADT) and W Orange Blossom Trail (30,500 AADT)

Parking spaces are common courtesy within the center

Situated near major developments including the Mid Florida Logistics Center (2.4M SF Distribution Center), and the ± 17 Acre Coca-Cola Facility which is located across the street

Financing options may be available

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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# EXECUTIVE SUMMARY

## THE OPPORTUNITY

First Capital Property Group is delighted to introduce an exceptional investment opportunity at 550 Holts Lake Ct., a strategically located small bay Industrial/Flex building. Positioned at the epicenter of vast industrial developments housing major national corporations like Coca-Cola, Goya Foods, Amazon, Copart, and Chadwell, this property stands as a prime asset in a dynamic business landscape.

Nestled just minutes away from major transportation arteries, 550 Holts Lake Ct. offers unparalleled connectivity for efficient logistics and distribution operations. The property's strategic location ensures it plays a pivotal role in the regional industrial ecosystem.

With existing tenant income in place, investors can benefit from immediate returns on their investment. Moreover, the property's unique feature lies in the flexibility it offers – the current owner, who occupies only half of the building, is flexible with regard to departure timeframe upon closing. This presents an opportunity for new owners to take full possession, providing flexibility in space utilization or the potential for additional rental income.

The building boasts high-quality office buildout finishes, creating a professional and appealing workspace environment suitable for modern businesses. Additionally, the property benefits from an owner-friendly, low-cost association with condo fees at \$1.50 / SF (\$843.75 / month). This association takes responsibility for the roof and the exterior maintenance, contributing to cost-effectiveness and alleviating the burden on property owners.

In summary, 550 Holts Lake Ct. stands as a prime investment opportunity, combining a strategic location, existing tenant income, flexibility in occupancy, and cost-efficient ownership. This small bay industrial/Flex building is poised to deliver long-term value in the heart of a thriving industrial hub.



## HIGHLIGHTS

**Surge in Industrial Development Activity in Apopka** is driven by the city's strategic location, as well as the growing demand for warehouse space in the area

**Close Proximity to Major Highways and Transportation Hubs** makes Apopka an attractive location for businesses looking to expand their operations

**Growing Population and Strong Economy** have created a need for more industrial space to support Apopka's local economy

**Apopka is the Second-Largest City** in Orange County after Orlando

**Growth Rate of 18.5%** in Apopka's population surpasses cities like Tampa and Orlando

**1.2 Miles** to SR 429 and the soon-to-be completed Wekiva Parkway, which will connect the city to major regional transportation corridors, I-4 and SR 417

**2.7 Miles** to Orlando Apopka Airport

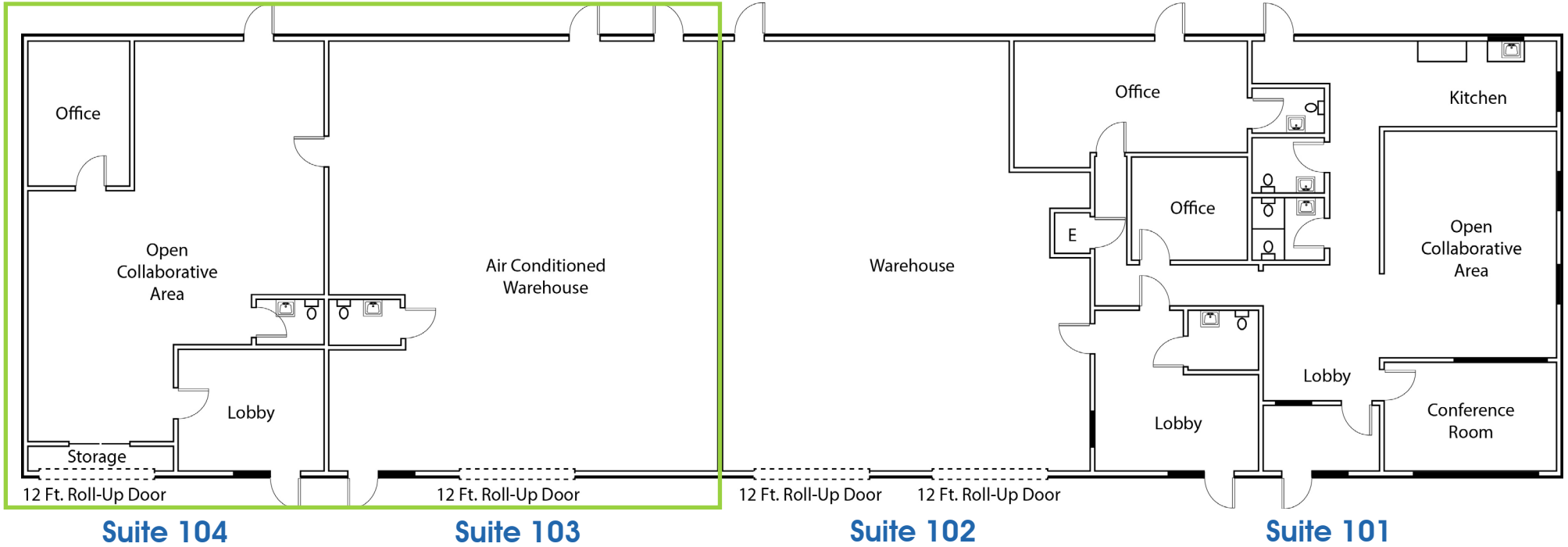
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# FLOORPLAN

## WAREHOUSE

Clear Height: 15'  
Drive In Height: 12'



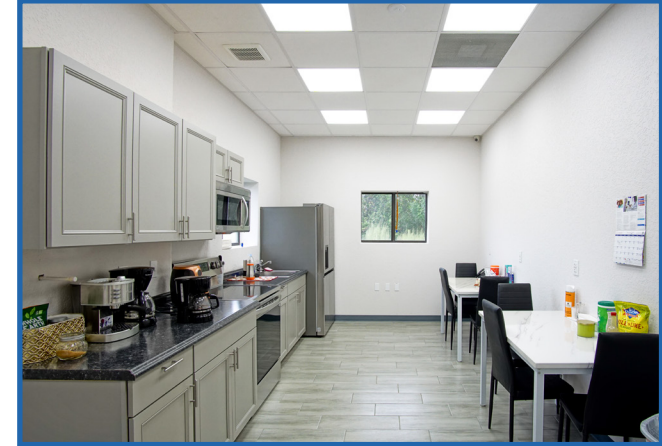
 **PRIME ELECTRICAL SERVICES, INC.**  
OWNER / SELLER

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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**F C** **FIRST CAPITAL**  
**P G** **Property Group, Inc.**  
Commercial Real Estate Services

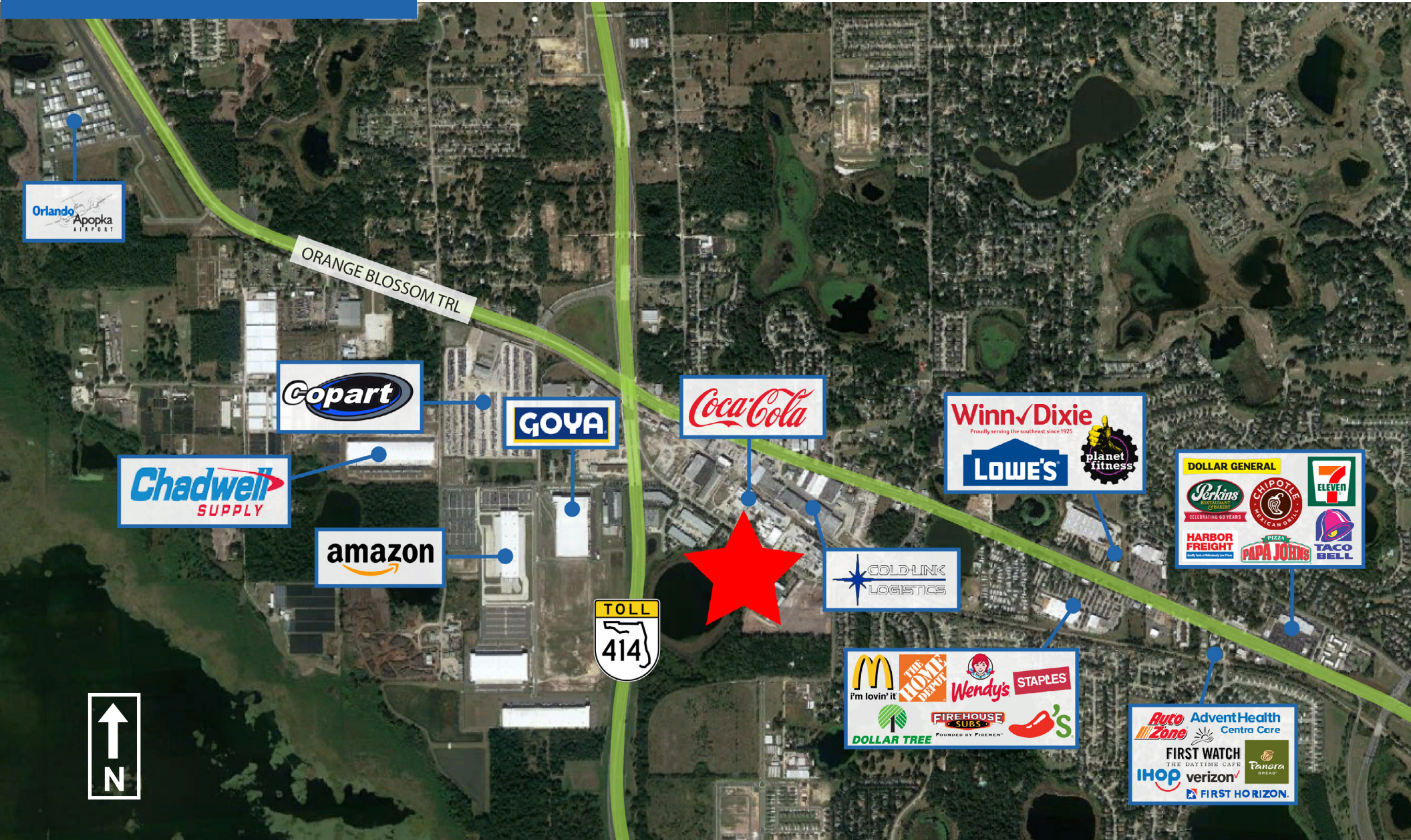
# IMAGES



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# THE NEIGHBORHOOD



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|   |   |  |
|---|---|--|
| F | C | <b>FIRST CAPITAL</b><br>Property Group, Inc. |
| P | G |  |
|   |   | Commercial Real Estate Services              |

# LOCATION



3 minutes  
(1.2 miles)



**EMPLOYMENT  
POPULATION**  
± 18,021  
(5 mile radius)



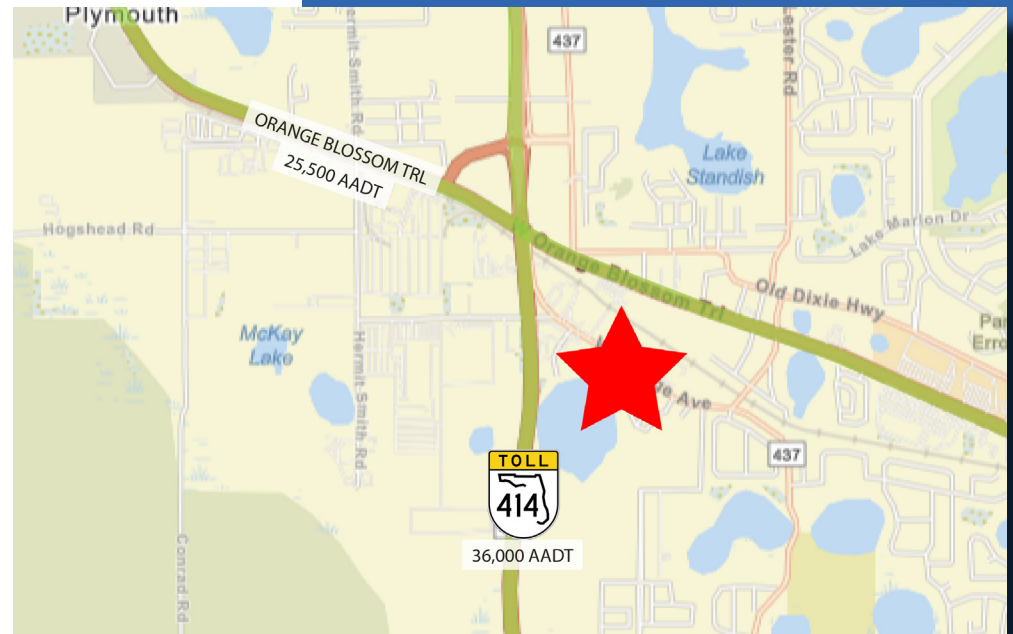
**DAYTIME  
POPULATION**  
± 31,595  
(3 mile radius)



**MEDIAN AGE**  
39.4  
(1 mile radius)



**POPULATION  
GROWTH**  
7.31%  
(1 mile radius)



## Average Annual Daily Trips

### 2023

|                    |        |
|--------------------|--------|
| State Road 414     | 34,500 |
| Orange Blossom Trl | 30,500 |

|         |      | Total Population | Total Families | Total Households | Average Income |
|---------|------|------------------|----------------|------------------|----------------|
| 1 mile  | 2024 | 3,589            | 935            | 1,240            | \$106,644      |
| 3 miles | 2024 | 41,398           | 10,518         | 14,123           | \$116,391      |
| 5 miles | 2024 | 86,666           | 22,021         | 29,500           | \$112,020      |

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