

FOR SALE

2402 CLARK ST, APOPKA, FL



2402 CLARK ST.**PROPERTY FEATURES**

- 39,000 SF Building
 - Single Tenant or Multi-Tenant Opportunities
- 5,506 SF Office with 4,000 SF mezzanine
- 17'8" – 20' 5" clear height
- 7 grade level doors
 - 2 – 10' x 10'
 - 4 – 14' x 12'
 - 1 – 14' x 14'
 - 1 – 8' x 10'
- Front Load
- Fire sprinkler system
- 1600-amp, 208-480 V Power
- Metal construction
- 2.27 Acres
- Zoned I-2/I-3 and I-4, Orange County
- Sale Price: \$5,850,000 (\$150/SF)
- Lease option(s) available

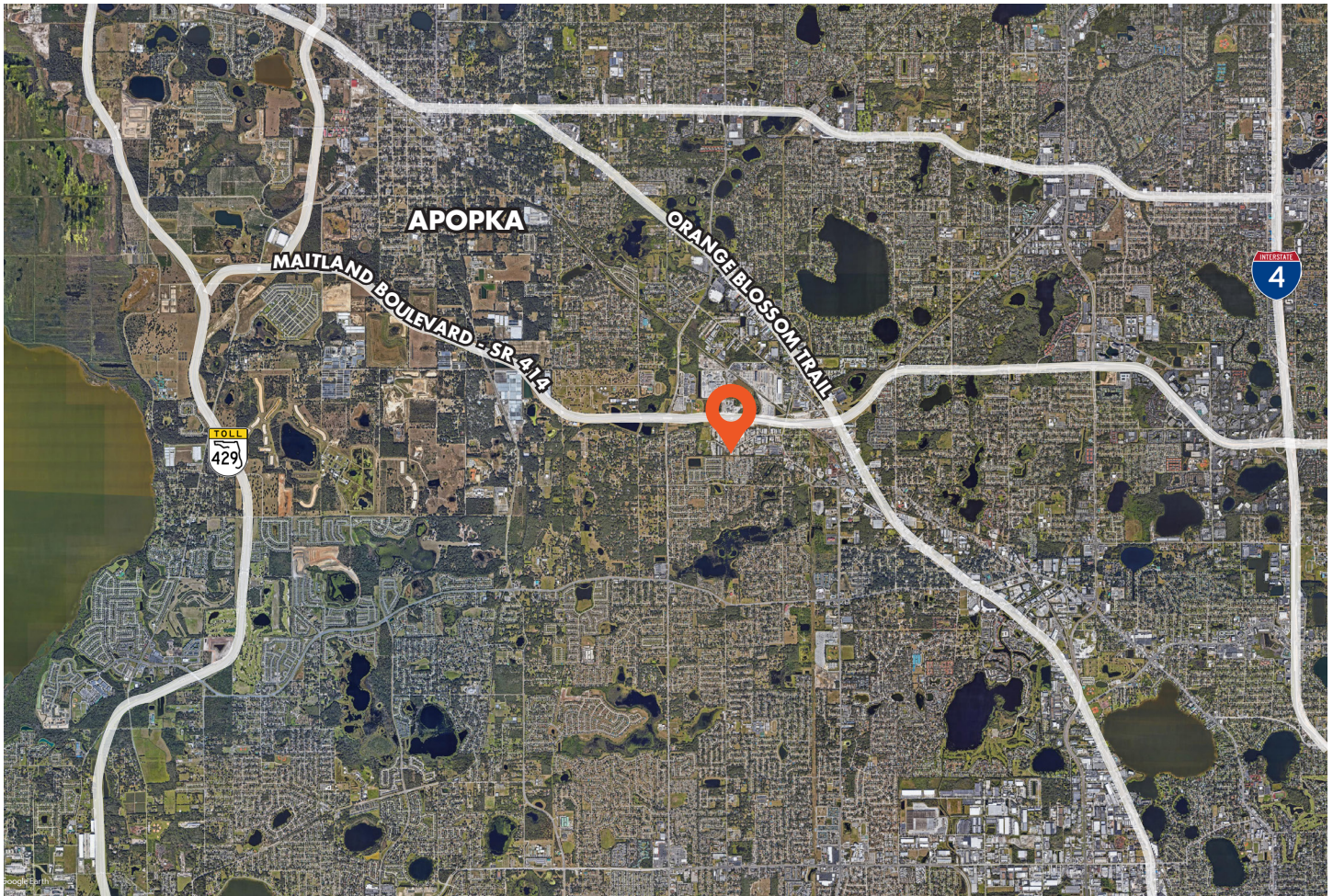
FOR MORE INFORMATION, PLEASE CONTACT:

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2402 CLARK ST.**LOCATION****HIGHLIGHTS**

- The property is located near the intersection of N Orange Blossom Trail and Maitland Blvd (SR 414) which provides convenient access to I-4, and the newly completed 429 Western Beltway.
- Currently divided into two units, this property offers an excellent opportunity for an owner-user to offset ownership costs and generate passive income by leasing out the unused portion of the building. This setup not only provides immediate financial benefits but also offers flexibility for future growth, allowing the owner to expand their operations as business needs evolve.
- Heavy Industrial Zoning

DISTANCES

- SR 414 - **0.6 Miles**
- US Highway 441 - **1.2 Miles**
- I-4 - **5.6 Miles**
- SR 451 - **6.6 Miles**
- SR 429 - **7.2 Miles**
- Downtown Orlando - **8.7 Miles**
- Florida Turnpike - **15.5 Miles**
- Orlando-Sanford International Airport - **25.2 Miles**
- Orlando International Airport - **30.5 Miles**

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