

# APOPKA 429



222,520 - 1,299,757 SF  
AVAILABLE FOR LEASE

FOUNDRY  
COMMERCIAL

WPT  
CAPITAL ADVISORS

# 23M PEOPLE CAN BE REACHED WITHIN 5 HOURS



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## REGIONAL MAP DRIVE TIMES

# 100 MILE BELTWAY LOOP CONNECTING ORLANDO COMPLETE WITH 429 CONNECTION

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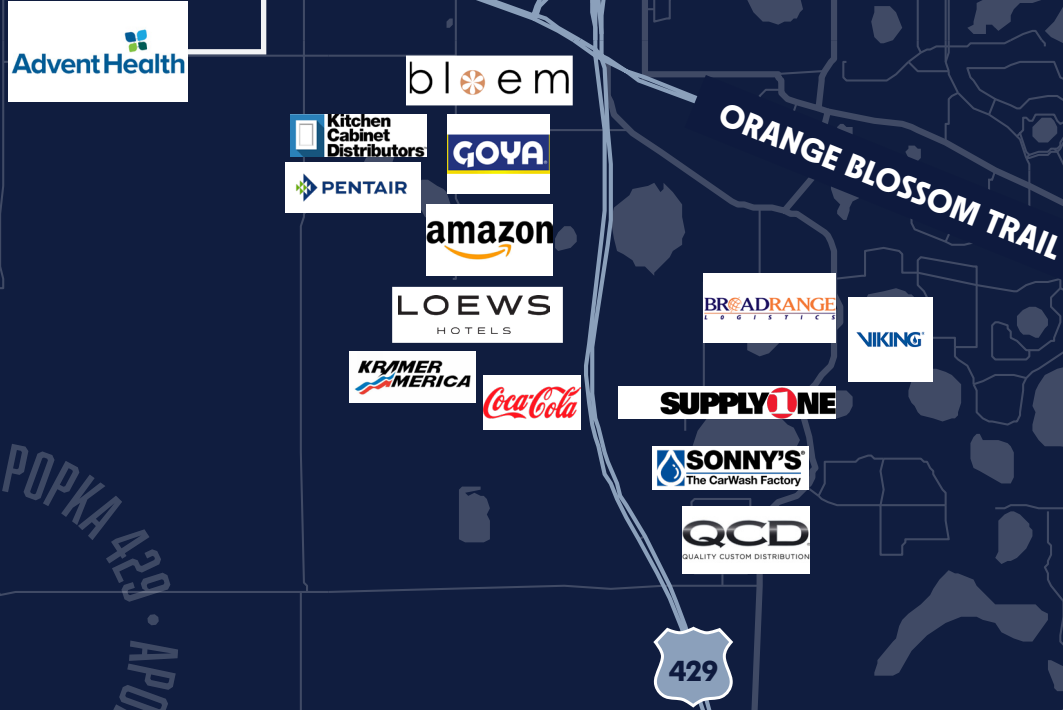


## IMMEDIATE LOCAL ACCESS TO MAJOR ROADWAYS



# MAJOR NEARBY TENANTS & LABOR STATS

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# DEMOGRAPHICS

	1 HOUR	2 HOURS	4 HOURS
POPULATION	3,400,467	8,742,364	20,033,735
HOUSEHOLDS	1,294,938	3,449,528	8,010,254
AVG. HOUSEHOLD INCOME	\$110,386	\$107,234	\$110,906
BUSINESSES	136,690	338,771	913,680
EMPLOYEES	1,420,100	3,497,176	8,497,119

# LABOR STATS

WITHIN 5 MILES OF SITE



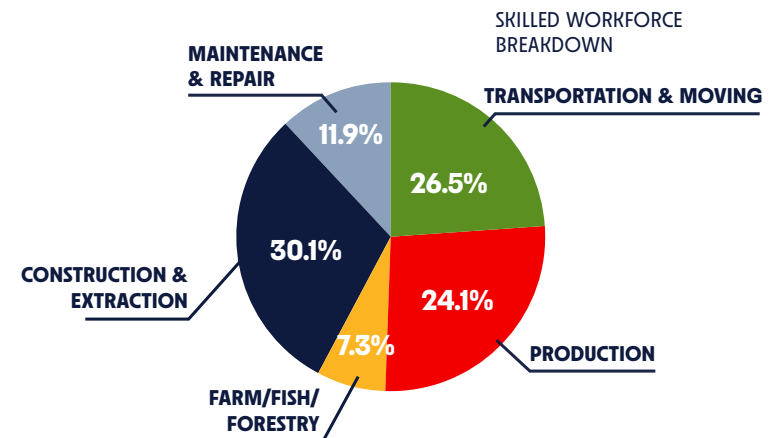
**23.3%**  
SKILLED  
WORKFORCE



**11,371**  
TOTAL  
EMPLOYEES



**2.41%**  
POPULATION  
GROWTH



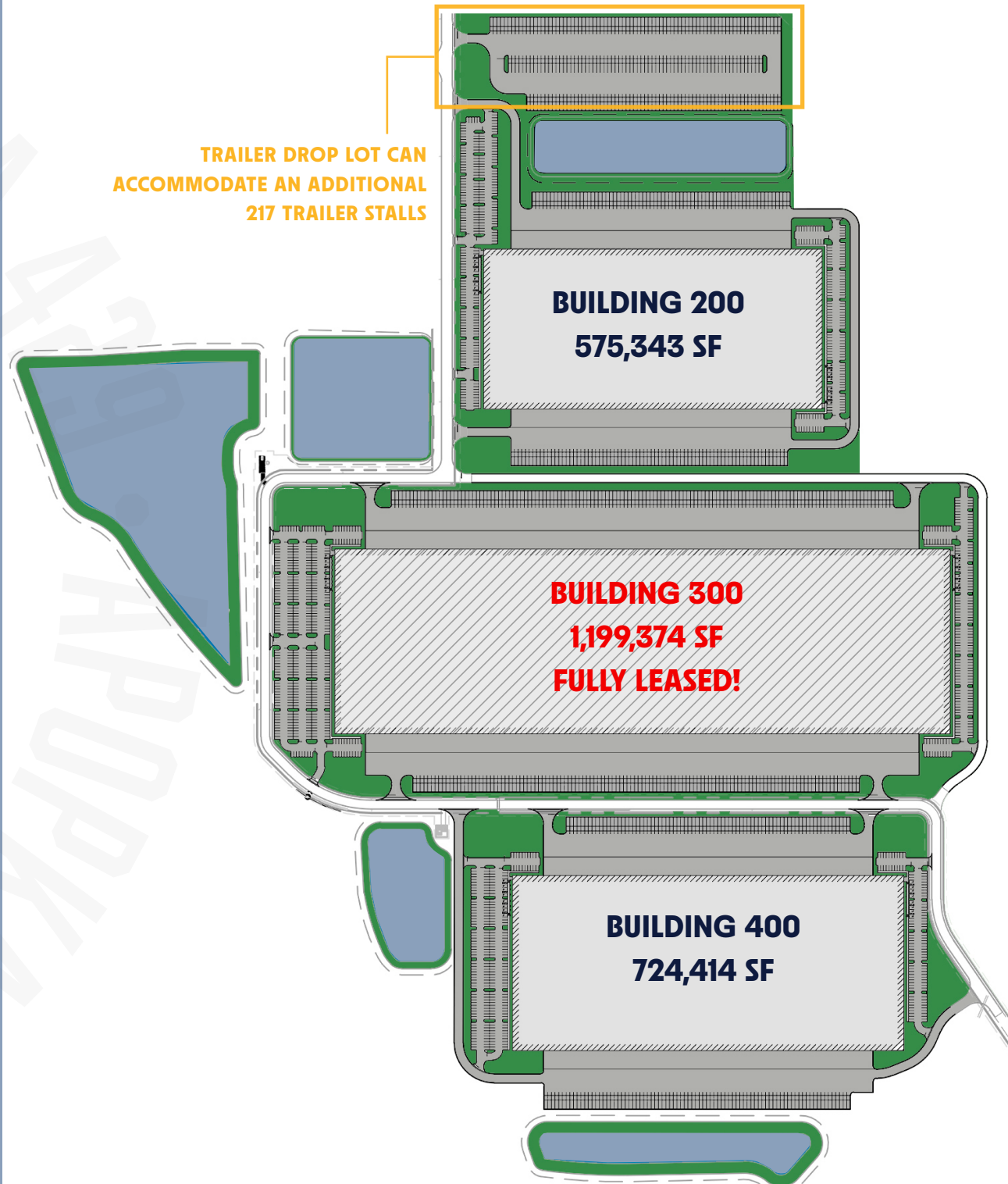
# PARK HIGHLIGHTS

- Speed to occupancy - Class A spec offices and dock doors equipped with levelers; move-in ready today!
- \$250M capital invested into project
- Most flexible industrial park in Florida from 220K - 2.5M SF
- Mile-long walking path and views for tenant employees
- Incentive firm - Maxis Advisors to provide help with incentive negotiation, compliance, labor analysis
- Full park circulation with 2 lighted access points

## BUILDING OVERVIEW

- 36' - 40' clear heights
- LEED Silver Certified 
- Rail access for Bldg 200
- ESFR Sprinklers
- LED Lighting
- Cross Dock / Front Loading
- Energy & Water monitoring program

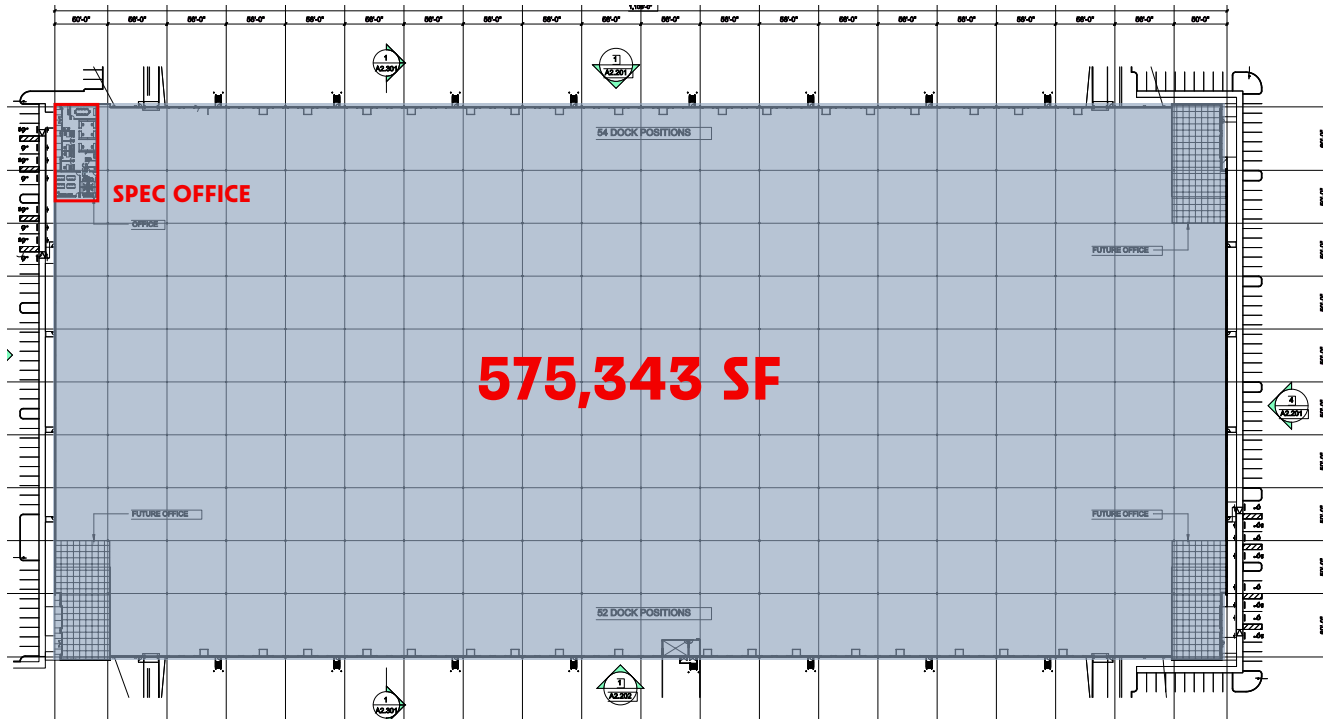
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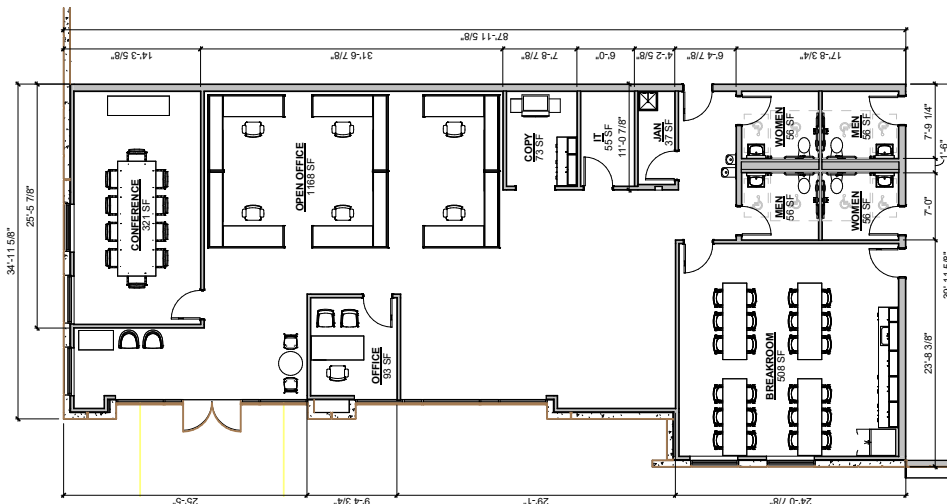
# BUILDING 200



## BUILDING 200



## EXISTING CLASS A SPEC OFFICE

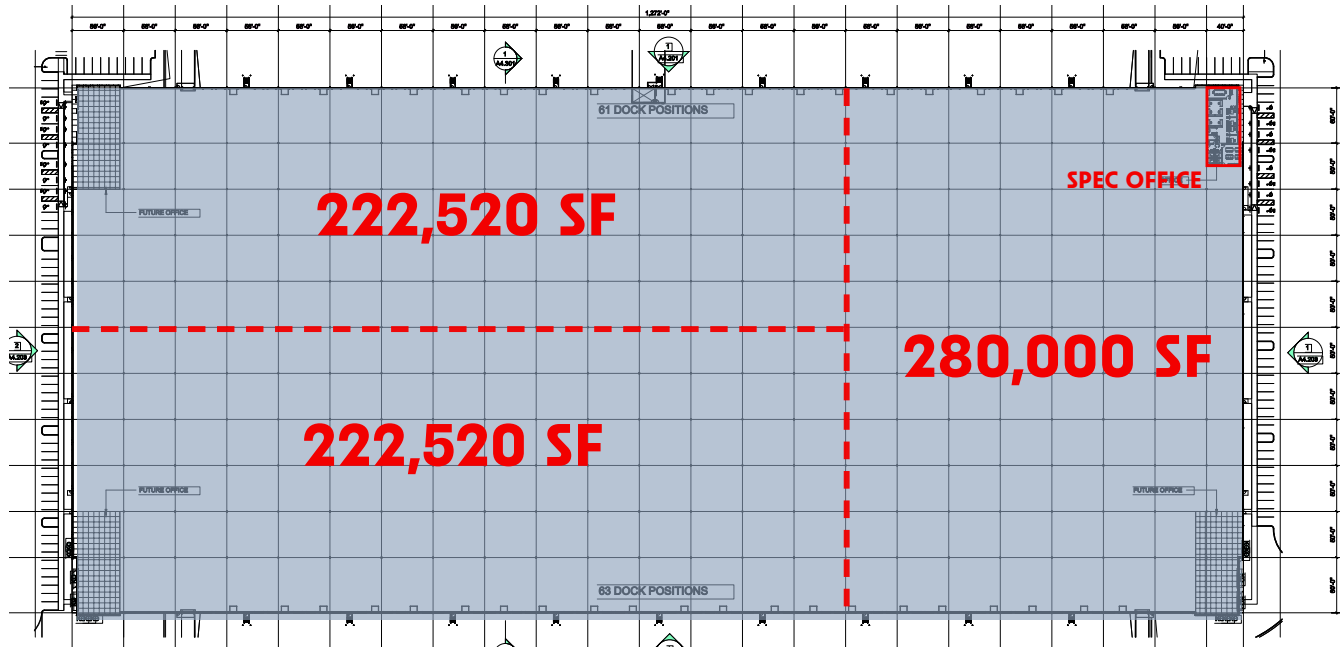


<b>TOTAL SF:</b>	575,343 SF
<b>EXISTING CLASS A OFFICE:</b>	3,088 SF
<b>CLEAR:</b>	36'
<b>DOCK DOORS:</b>	106 (9'x10')
<b>DRIVE-IN DOORS:</b>	4 (12'x14')
<b>LOADING:</b>	Cross Dock
<b>BUILDING DEPTH:</b>	520'
<b>COLUMN SPACING:</b>	56' x 50'
<b>CONSTRUCTION:</b>	Tilt Wall
<b>PARKING SPACES:</b>	396
<b>TRAILER PARKING:</b>	141 Spaces
<b>TRUCK COURT:</b>	185'
<b>RAIL SERVED:</b>	Possible
<b>OVERFLOW TRAILER PARKING/DROPS:</b>	217 Spaces
<b>ADDRESS:</b>	4701 Apopka Logistics Pkwy

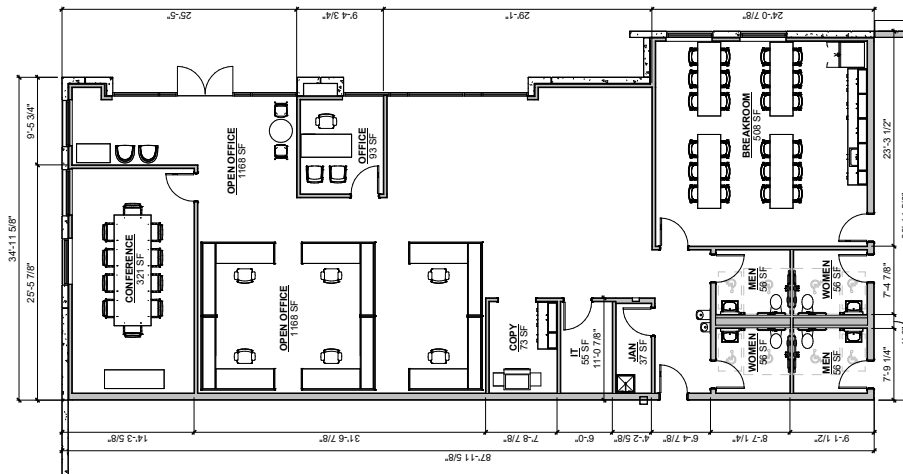
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# BUILDING 400

## BUILDING 400



## EXISTING CLASS A SPEC OFFICE



<b>TOTAL SF:</b>	222,520 - 724,414 SF
<b>EXISTING CLASS A OFFICE:</b>	3,088 SF
<b>CLEAR:</b>	40'
<b>DOCK DOORS:</b>	124 (9'x10')
<b>DRIVE-IN DOORS:</b>	4 (12'x14')
<b>LOADING:</b>	Cross Dock
<b>BUILDING DEPTH:</b>	570'
<b>COLUMN SPACING:</b>	56' x 50'
<b>CONSTRUCTION:</b>	Tilt Wall
<b>PARKING SPACES:</b>	369
<b>TRAILER PARKING:</b>	156 Spaces
<b>TRUCK COURT:</b>	190'
<b>OVERFLOW TRAILER PARKING/DROPS:</b>	217 Spaces
<b>ADDRESS:</b>	4600 Apopka Logistics Pkwy

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**SCAN FOR MORE INFO**

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