

RIDGE COMMERCE CENTER

1227-1245 S BINION ROAD | APOPKA, FL 32703



2,500 SF to 25,000 SF
SMALL BAY WAREHOUSE



DELIVERY: APRIL 2026

DEVELOPED BY:



LEASING BY:

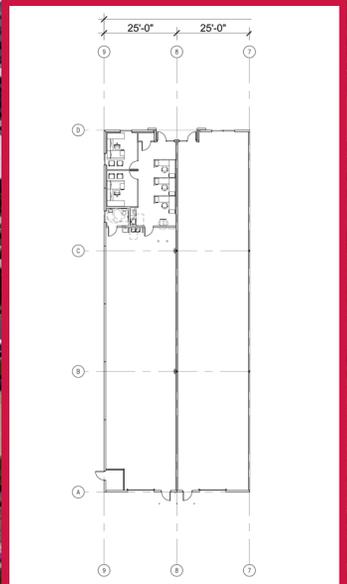


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CONSTRUCTION FOR FUTURE SR 429/BINION ROAD INTERCHANGE
BEGINS EARLY 2026

LEASE RATES STARTING AT: \$5,208/MTH

BOY SCOUT RD

S. BINION ROAD

RIDGE COMMERCE CENTER



441

JACKSONVILLE, FLORIDA
145 MILES | 2 HOURS



TOLL
429

INTERSTATE
4

DISTANCES

TO INTERSTATE 4	→	11 MILES
TO FL TURNPIKE	→	9.2 MILES
TO STATE ROAD 408	→	11.8 MILES

414

436

TOLL
429

441

436

50

50

INTERSTATE
4

TOLL
408

MIAMI, FLORIDA
246 MILES | 3 HOURS 45 MINUTES



TAMPA, FLORIDA
92.1 MILES | 1 HOUR 27 MINUTES

RIDGE COMMERCE CENTER

BOY SCOUT RD



S BINION RD

429

414

WEL WEBSTER
ON BELTWAY

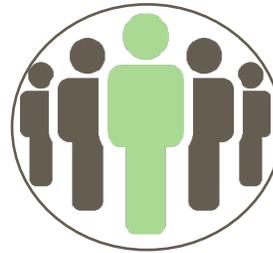
56.4 MILES TO INTERSTATE 95
61.2 MILES TO DAYTONA BEACH

RIDGE COMMERCE CENTER

91.9 MILES TO TAMPA

31.7 MILES TO KENNEDY SPACE CENTER
73.4 MILES TO PORT CANAVERAL

DEMOGRAPHICS



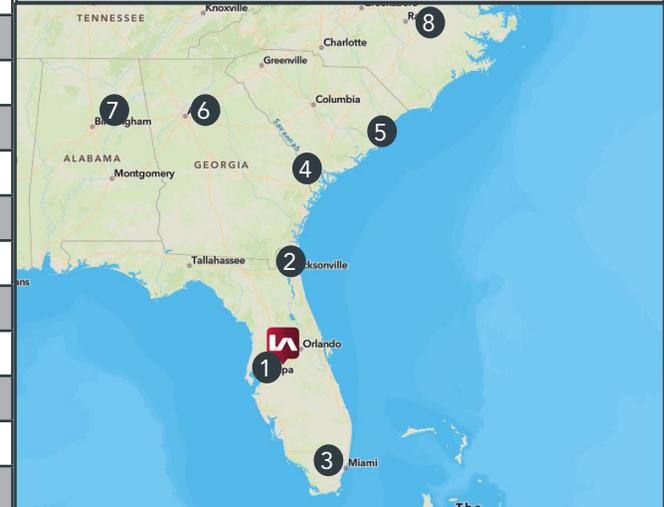
DRIVE TIME TO MAJOR CITIES			
	City	Time	Miles
1	Tampa, Florida	1 Hour 27 Min	91.9 Miles
2	Jacksonville, Florida	2 Hours 09 min	145 Miles
3	Miami, Florida	3 Hours 45 Min	246 Miles
4	Savannah, Georgia	4 Hours 13 Min	290 Miles
5	Charleston, South Carolina	5 Hours 58 Min	389 Miles
6	Atlanta, Georgia	6 Hours 6 Min	429 Miles
7	Birmingham, Alabama	8 Hours 16 Min	575 Miles
8	Raleigh, North Carolina	8 Hours 39 Min	605 Miles

POPULATION & INCOME

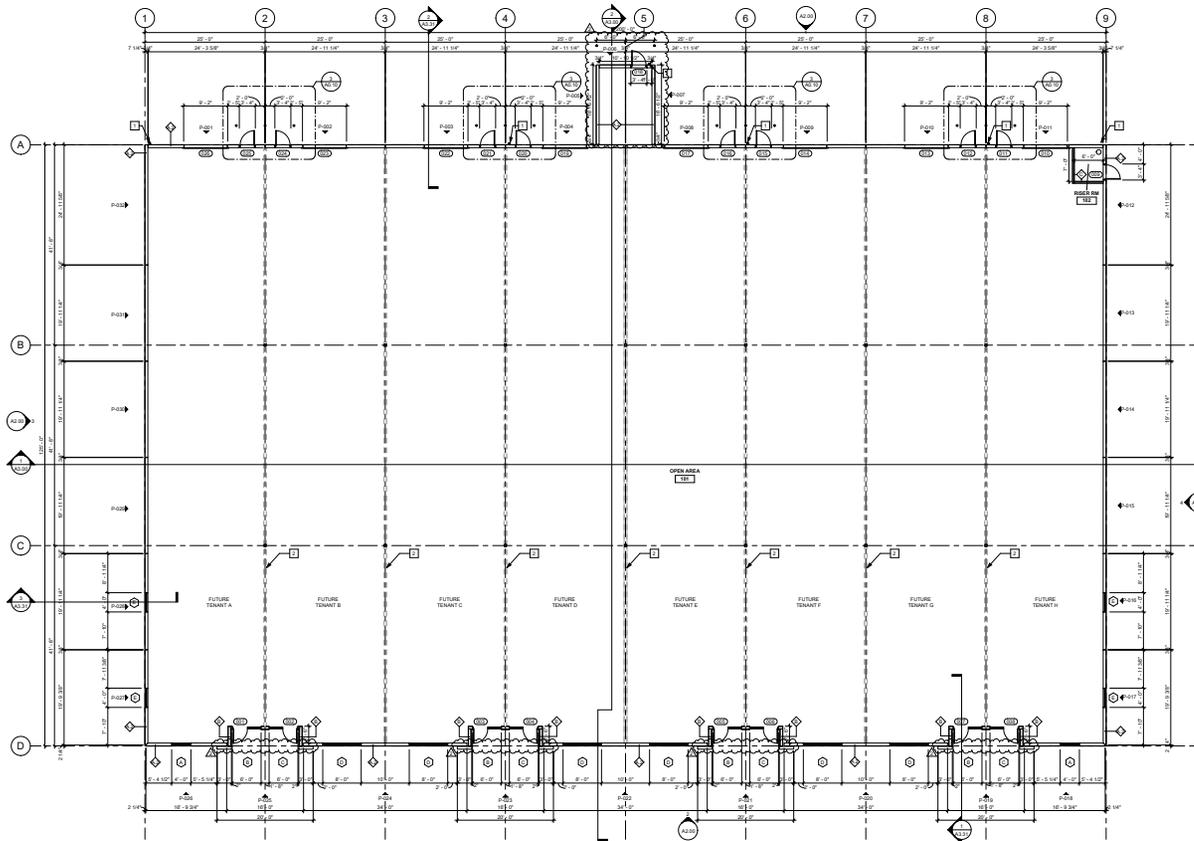
Demographics	5 Mile	10 Mile	15 Mile
Population 2023	111,292	463,462	1,142,753
Population 2028 (Est)	116,255	471,172	1,175,974
Households 2023	37,679	167,936	441,100
Households 2028	39,733	172,506	458,224
Males 2023	54,682	225,067	559,635
Males 2028	56,996	228,127	573,218
Females 2023	56,610	238,395	583,118
Females 2028	59,259	243,045	602,756
Med Household Income 23'	\$72,448	\$65,219	\$69,723
Med Household Income 28'	\$83,308	\$76,937	\$80,316
Avg Household Income 23'	\$95,698	\$94,550	\$103,847
Avg Household Income 28'	\$113,233	\$110,378	\$119,186
White Population	44,880	192,659	567,641
Black Population	30,975	139,572	253,616
Asian Population	4,077	19,073	53,132
Hispanic Origin	33,089	112,984	264,377

AGE & EDUCATION

Demographics	5 Mile	10 Mile	15 Mile
Age 20-24 2023	6.7%	4.8%	5.35
Age 20-24 2028	4.4%	4.5%	4.9%
Age 25-34 2023	11.1%	11.5%	13.4%
Age 25-34 2028	13.6%	11.7%	12.8%
Age 35-44 2023	11.7%	13.2%	13.3%
Age 35-44 2028	10.5%	12.2%	13.6%
Age 45-54 2023	11.4%	12.6%	12.7%
Age 45-54 2028	10.5%	12.2%	12.3%
No Diploma	7.1%	6.7%	5.1%
H.S. Graduate (25+)	24.1%	22.6%	20.1%
GED (25+)	4.5%	4.4%	3.9%
Some College, No Degree	19.0%	17.5%	16.8%
Associates Degree (25+)	11.0%	12.4%	12.3%
Bachelors Degree (25+)	19.7%	21.8%	24.7%
Graduate/Prof Degree (25+)	9.6%	10.3%	14.0%
Total Education Attainment	75,247	316,942	802,396



BUILDING 1 | 1227 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

125" deep x 200' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

48.5' deep

CAR PARKING SPACES:

33 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 41'-8"

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Eight (8) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

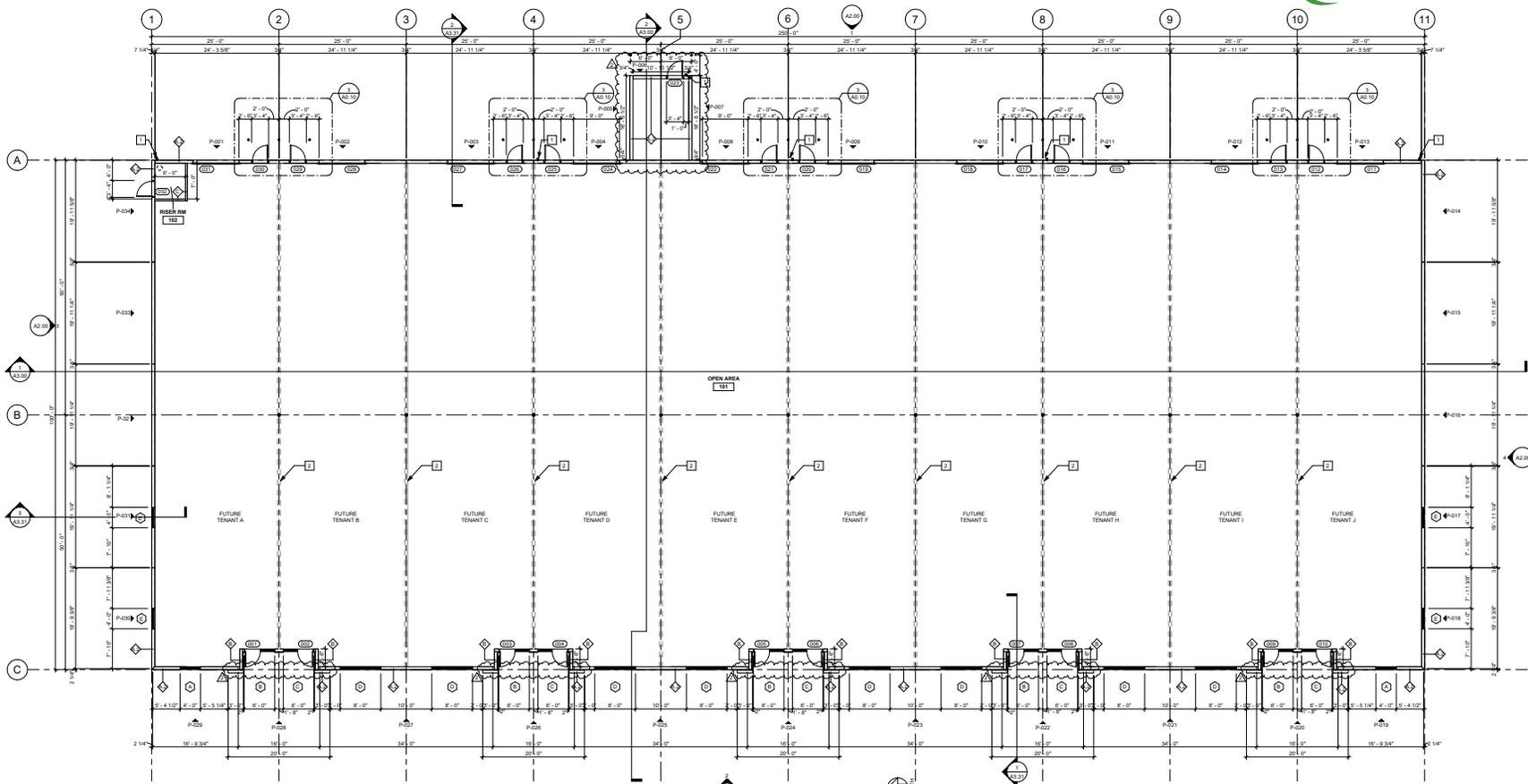
ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Sixteen (16) total

SITE LIGHTING:

LED building and pole site lighting

BUILDING 2 | 1245 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

100" deep x 250' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

74' deep (shared)

CAR PARKING SPACES:

43 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 50'

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Ten (10) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

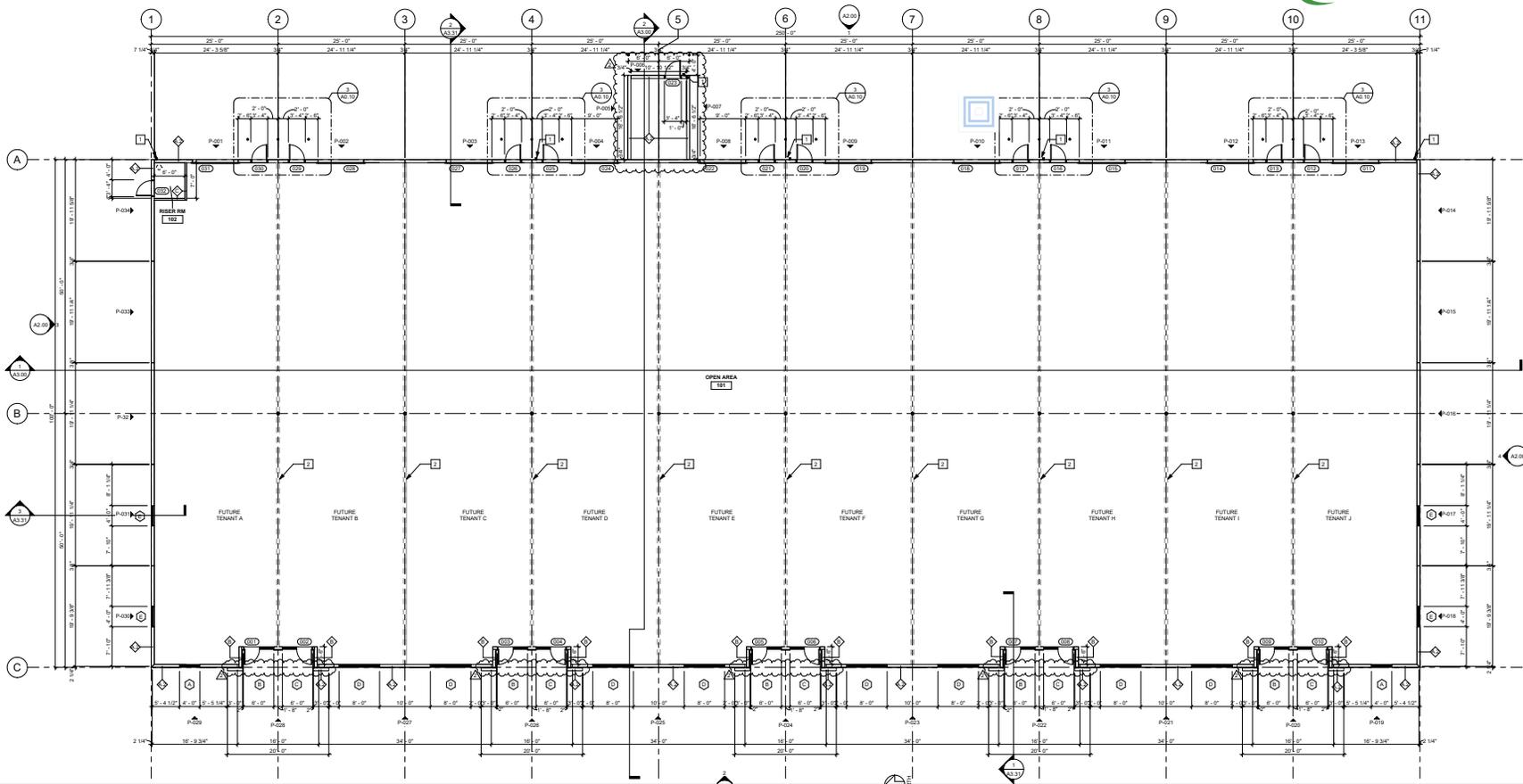
ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:

LED building and pole site lighting

BUILDING 3 | 1239 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

100" deep x 250' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

74' deep (shared)

CAR PARKING SPACES:

45 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 50'

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Ten (10) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

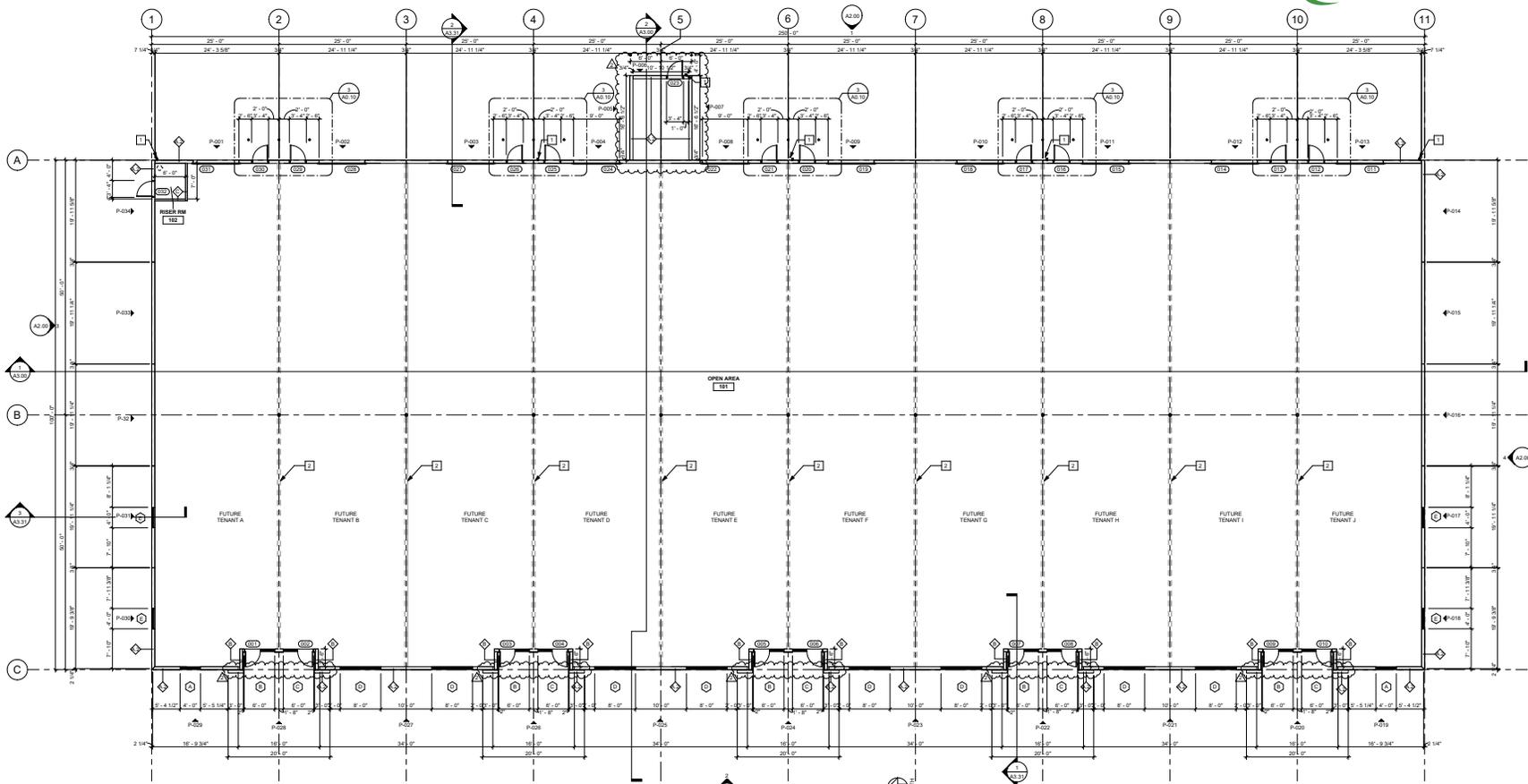
ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:

LED building and pole site lighting

BUILDING 4 | 1233 S. BINION ROAD



BUILDING SIZE:

25,000 SF

LOADING:

Grade Level

DIMENSIONS:

100" deep x 250' long

CLEAR HEIGHT:

20' to bottom of structure

TRUCK COURT:

48.5' deep

CAR PARKING SPACES:

45 Car Spaces

CONCRETE SLAB-ON-GRADE

4" thick slab on grade

COLUMN SPACING:

All Bays: 25' x 50'

STRUCTURAL STEEL

Gray tube steel columns, galvanized roof deck and gray joist/girders

ROOFING:

Mechanically attached 60 mil. Reinforced TPO single-ply membrane with R-30 Insulation

DRIVE IN DOORS:

Ten (10) 9' by 12' overhead doors

PAINT:

Exterior textured paint with accent

FIRE PROTECTION:

Wet fire system

HVAC

One vent hood per bay

ELECTRIC SERVICE:

Total building has a 2,000 amp main service. Speculative office provides 200 amp service.

ELECTRICAL LIGHTING

Two (2) LED high bay lights per bay
Twenty (20) total

SITE LIGHTING:

LED building and pole site lighting

SPEC OFFICE | 771 SF

