

FOR LEASE

2020 APOPKA BLVD

APOPKA, FLORIDA

SMALL BAY WAREHOUSE / FLEX SPACE

NEW CONSTRUCTION | NOW LEASING

TWO 3,000 SF UNITS — DIVISIBLE OR COMBINED TO 6,000 SF



PROPERTY FEATURES

ADDRESS	2020 Apopka Blvd
AVAILABLE SF	3,000 – 6,000 SF
ASKING RATE	\$17.00 NNN · 3,000 SF \$15.50 NNN · 6,000 SF
UNIT SIZE	(2) 3,000 SF units
POWER	200 Amps, 3-Phase per unit
CLEAR HEIGHT	18'6"
GRADE LEVEL	10' x 10' roll-up door per unit
OFFICE	350 SF existing
RESTROOMS	(2) at rear of building
INSULATION	Fully insulated
CONSTRUCTION	New construction
ZONING	Apopka I-L

PROPERTY IMPROVEMENTS COMPLETED

- Additional parking available on site
- Existing 350 SF office in place
- Demising wall not yet built — space can be delivered as one 6,000 SF unit

FOR MORE INFORMATION, PLEASE CONTACT

CHARLES ATTAWAY | 407.963.4064

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Licensed Real Estate Broker

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AVAILABLE SPACE

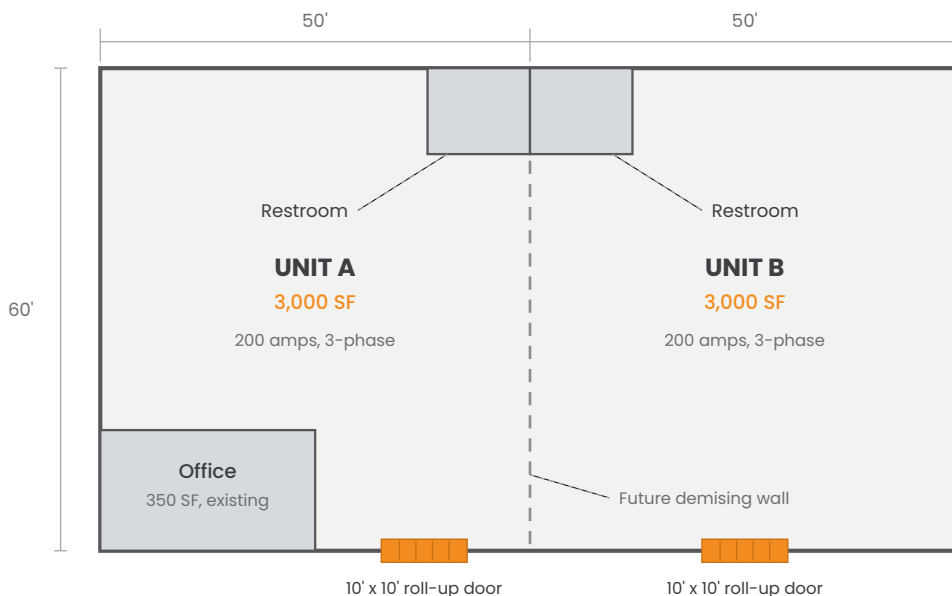
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ASKING RATE | \$17.00 NNN · 3,000 SF

\$15.50 NNN · 6,000 SF COMBINED

FLOOR PLAN



Floor plan is approximate and not to exact scale. Dimensions to be verified by tenant.

UNIT	SIZE	OFFICE	GRADE DOOR	POWER	ASKING RATE
Unit A	3,000 SF	350 SF	(1) 10' x 10'	200A, 3-phase	\$17.00 NNN
Unit B	3,000 SF	Shell	(1) 10' x 10'	200A, 3-phase	\$17.00 NNN
Units A + B	6,000 SF	350 SF	(2) 10' x 10'	400A, 3-phase	\$15.50 NNN

SPACE HIGHLIGHTS

- Demising wall not yet constructed — deliver as two 3,000 SF units or one contiguous 6,000 SF unit
- New construction with 18'6" clear height, fully insulated
- Two restrooms located along the rear wall

IDEAL USES

- Contractor and trade operations
- Light assembly and light manufacturing
- Distribution, service and showroom flex

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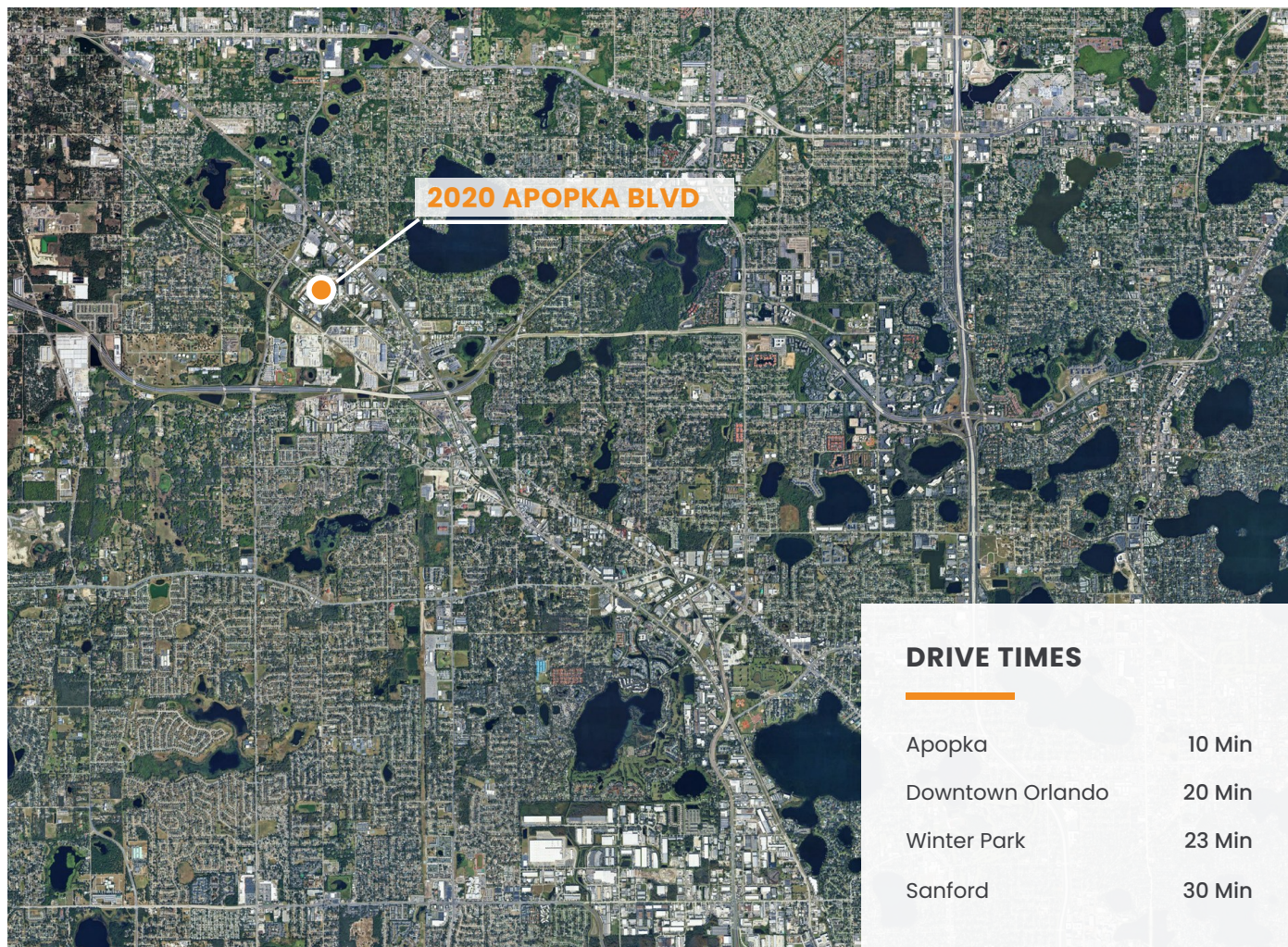
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LOCATION

2020 APOPKA BLVD

APOPKA, FLORIDA



DRIVE TIMES

Apopka	10 Min
Downtown Orlando	20 Min
Winter Park	23 Min
Sanford	30 Min

BUILDING ELEVATION



IMMEDIATE ACCESS

- SR 414 / Maitland Blvd Extension
- US 441 & SR 438
- SR 417 and I-4
- Adjacent to Seaboard Industrial Park

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