

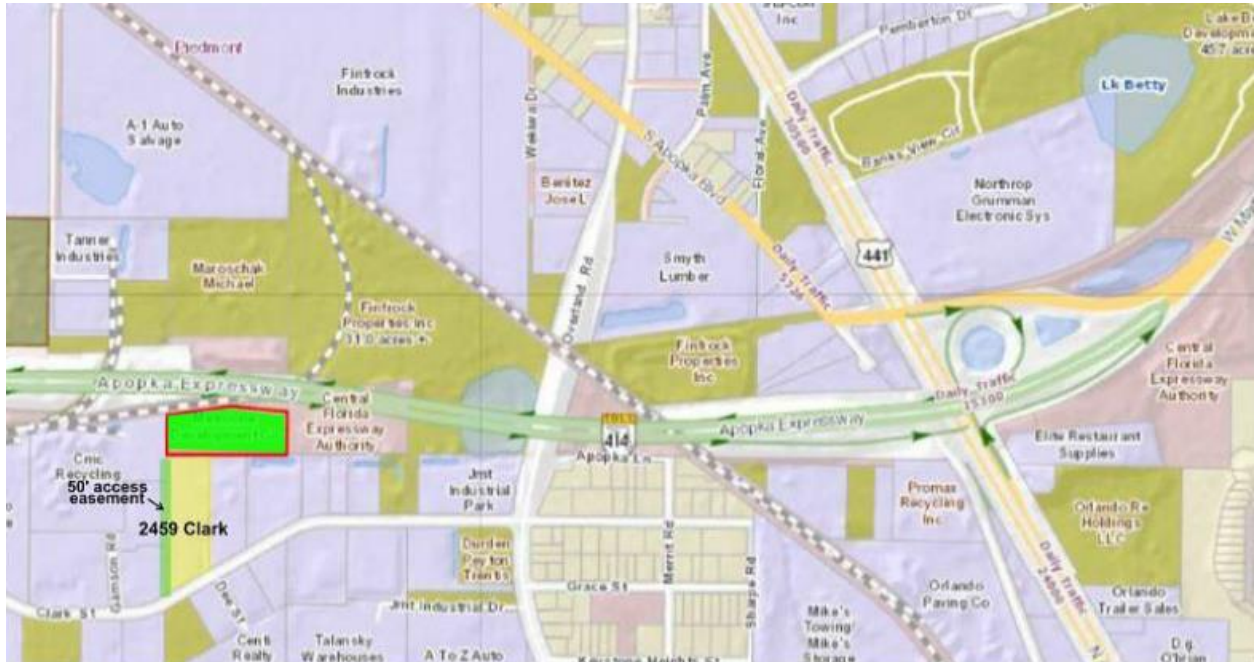
3.89 –ACRE HEAVY INDUSTRIAL SITE- RAIL CLARK STREET, APOPKA, FLORIDA 32703 SALE OR LEASE

Description: 3.89-acre industrially zoned site approximately 661' wide and 249' deep. The site is at the grade of surrounding properties (typical 128.5') and well drained. The site drains naturally to the northeast corner. The site is cleared and rough graded.



Location: The property abuts Maitland Boulevard – SR 414 expressway. It is ½ miles east of US 441 – North Orange Blossom Trail and an interchange with SR 414. The site is in unincorporated Orange County but has an Apopka mailing address.

Rail: The property has 352' feet of frontage on Florida Central Railroad (FCEN) and a width of 661' allowing for a long spur or spurs and easy rail access. FCEN is a short-haul railroad connecting to CSX that can provide small and intermediate sized rail users customized deliveries and switching to accommodate the user's requirements. Florida Central Railroad (FCEN) is owned by Pinsly Railroad Company which serves tracks in Ocala, NW Orlando, Bartow and several other states. See www.pinsly.com/companies/florida-central/



Zoning: The property is zoned **Orange County I-4 Heavy Industrial**, Orange County's most lenient industrial zoning category. This zoning category permits outside storage and the processing of bulk materials. See zoning addendum attached.

Access: Access to the property is a 50' wide access and utility easement straddling the west property line of the property at 2459 Clark Street.

2015 Taxes: \$4,156.17 with November early payment discount.

Offerings: The abutting 43,713 sq. ft. industrial facility is also available for lease or purchase.

Rent: \$36,820 per year. Real estate taxes and insurance by tenant.

Purchase: \$526,000 (\$3.10 per sq. ft.)

Contact: Jay Rohr, CRE
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Orange County I-4 Heavy Industrial Zoning

The following is from *Sec. 38-1001. - Intent and purpose* in the Orange County ordinance:

- (1) To provide for industrial operations of all types, which may produce such by-products as odor, smoke, dust, and noise.
- (2) To provide space for industries which employ the processing of bulk materials and which require space for open storage of materials.
- (3) To establish and maintain standards which will permit a wide variety of processing activities.
- (4) To establish and maintain standards which will protect adjacent residential and commercial developments.

The site is naturally screened and there is no residential or commercial development within visual distance from the property.

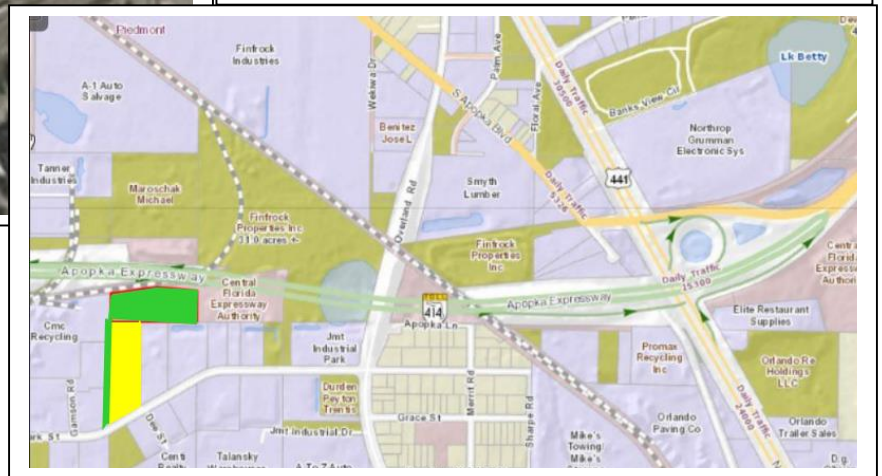
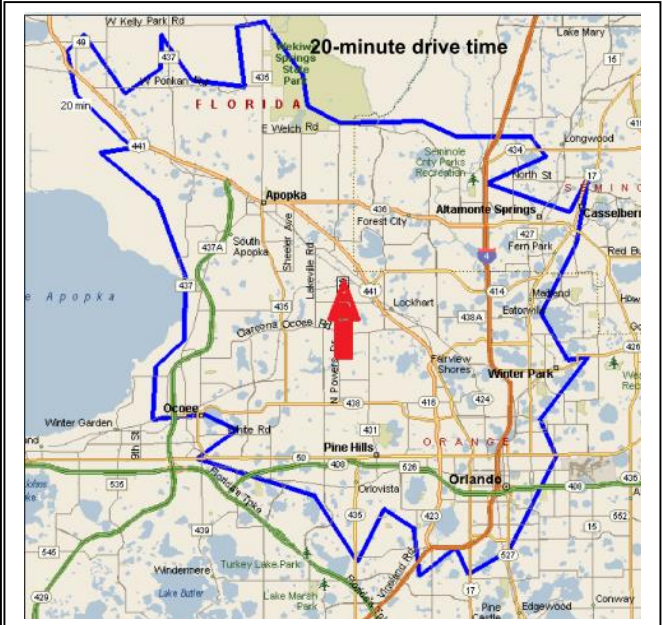
A link to the Ind-4 code can be found in Section 38-1011 at:

https://www.municode.com/library/fl/orange_county/codes/code_of_ordinances?nodeId=ORCOCO_CH38ZO_ARTVIICODI

and a table of permitted uses can be found at:

https://www.municode.com/library/fl/orange_county/codes/code_of_ordinances?nodeId=ORCOCO_CH38ZO_ARTIVZODIESZOMA_S38-74PEUSSPEXPUS

NW Orlando - Heavy Industrial with Rail
2459 Clark Street, Apopka



**43,586 Sq. Ft. Manufacturing Facility with Fenced Yard
and
3.89-acre Heavy Industrial Site on Rail
Lease or Purchase, Together or Separately**

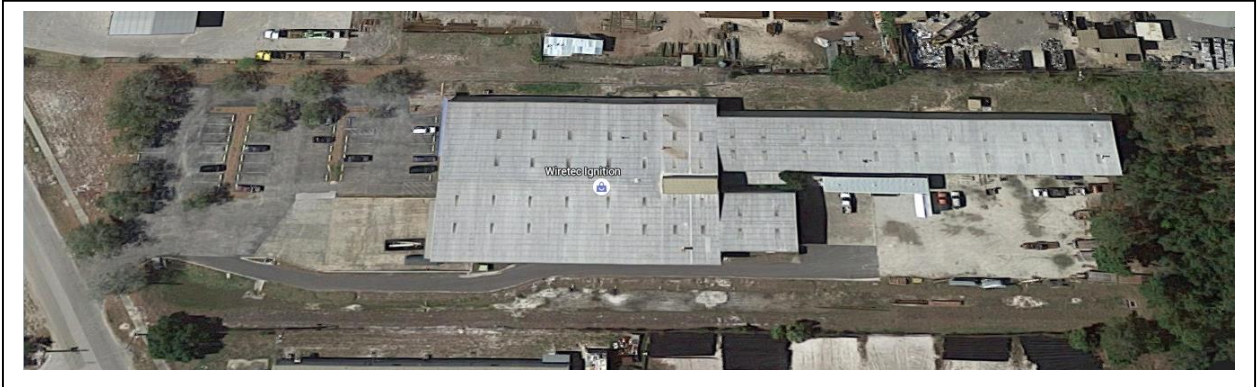
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43,586 Sq. Ft. MANUFACTURING FACILITY

2459 Clark Street, Apopka, Florida 32703



43,586 Sq. Ft.
14 offices (5.6%)
20' eave height
4 dock wells, 3 with levelers
Front and rear grade-level doors
Ample parking (49 marked spaces)
Fully insulated and sprinklered
500-amp, 3-phase power
Natural gas



I-4 Heavy Industrial Zoning
100' x 228' graveled, fenced yard
Near US 441 and Maitland Blvd.
Available November 2015



Offerings:

This property can be leased or purchased separately or together with the adjacent 3.9-acre industrial rail site to the north, which is available from a different owner.

Lease:

\$14,347 per month plus operating expenses. (\$3.95 per sq. ft.)

Purchase:

\$1,950,000 (\$45.01 per sq. ft.)

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FACT SHEET
2459 Clark Street, Apopka, FL 32703



	Width	Depth	Area	
Building Size:	Front	147.7'	186.3'	27,517 sq. ft.
	Rear	50.2'	270'	13,554 sq. ft.
	Tool room	50.2'	50.1'	<u>2,515 sq. ft.</u>
	Total			43,586 sq. ft.
Construction:				Block lower, metal upper
Year Built:				1988
Parking:				49 Marked Spaces
Office area				2,456 sq. ft. includes 13 offices, conf. room, and lobby (5.6%) Reinforced ceiling over office with mezzanine storage above
Restrooms:				In both office and whse, 1 shower in a separate room
Fire Sprinkler:				Yes
Security Alarm:				Yes
Dock High Doors:				Three 10' x 10' dock-well doors with levelers One OH dock-high side-load door
Grade-level Doors:				One each in front and in rear
Outside Storage:	Fenced, partially paved, balance stabilized gravel		100' x 228' =	.52 acres
Ceiling height:				23.5' in center, 20' at eave
Column Spacing:				24.5' x 48'
Power:				Progress Energy: 500 amps, 480-volt, 3-phase
Natural Gas:				Yes - Lake Apopka Natural Gas
Water:				Orange County
Sewer:				Septic tank
Site:	233'	709.5'		164,582 sq. ft.
FAR:	3.78 Acres			0.27
Zoning:				Orange County I-2 along Clark, balance I-4, heavy industrial
Additional Outside Storage				3.89 acre site on rail. Available separately
Property Tax ID:				25-21-28-6218-00-030
2015 Taxes:	With Nov. Discount		\$18,957.22	\$0.43 sq. ft.
Insurance	Insurance - estimated			\$0.25 sq. ft.
Rent:		\$14,347 per month, net		\$3.95 / sq. ft.
Purchase:		\$1,950,000		\$45.01 per sq. ft.
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