

FOR  
SALE/  
LEASE

2722 APOPKA BOULEVARD

APOPKA, FL | 66,298 SF | ZONED I-4, ORANGE COUNTY



CITE PARTNERS



## PROPERTY OVERVIEW

2722 Apopka Blvd is comprised of seven buildings totaling 66,298 square feet on 12.91 acres. The buildings were built in 2002 and are zoned I-4 in Orange County. The site is fully fenced and mostly paved and rocked, and is adjacent to a CSX rail line. The location offers visibility along Toll Road 414 and is ideally suited for a user with outside storage needs.

- 66,298 SF Total
- Built in 2002
- Zoned I-4, Orange County

### Building One

- Office Building
- 6,258 SF Total

### Building Two

- Office/Warehouse Building
- 3,520 SF

### Buildings Three thru Seven

- Covered Storage Buildings
- 14,840 SF (70' x 212')
- 14,840 SF (70' x 212')
- 14,840 SF (70' x 212')
- 6,000 SF (40' x 150')
- 6,000 SF (40' x 150')

## OTHER FEATURES

- 3 phase power
- Fully fenced, mostly paved and rocked
- 88 parking spaces
- Adjacent to CSX rail line
- Excellent location north of Maitland Blvd (TR 414) and west of Orange Blossom Tr (US 441)
- Utilities
  - Power - Duke Energy
  - Water - Orange County
  - Sewer - Orange County

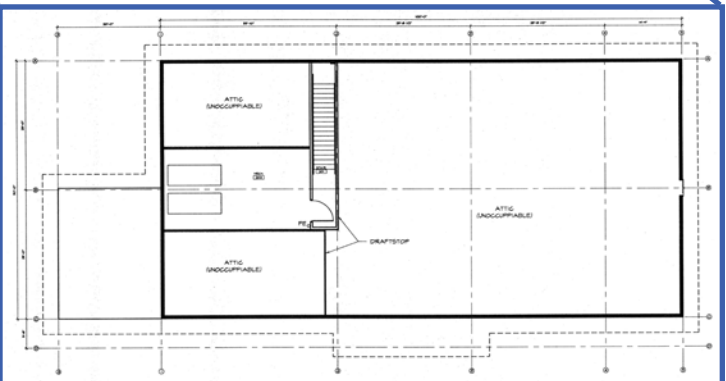
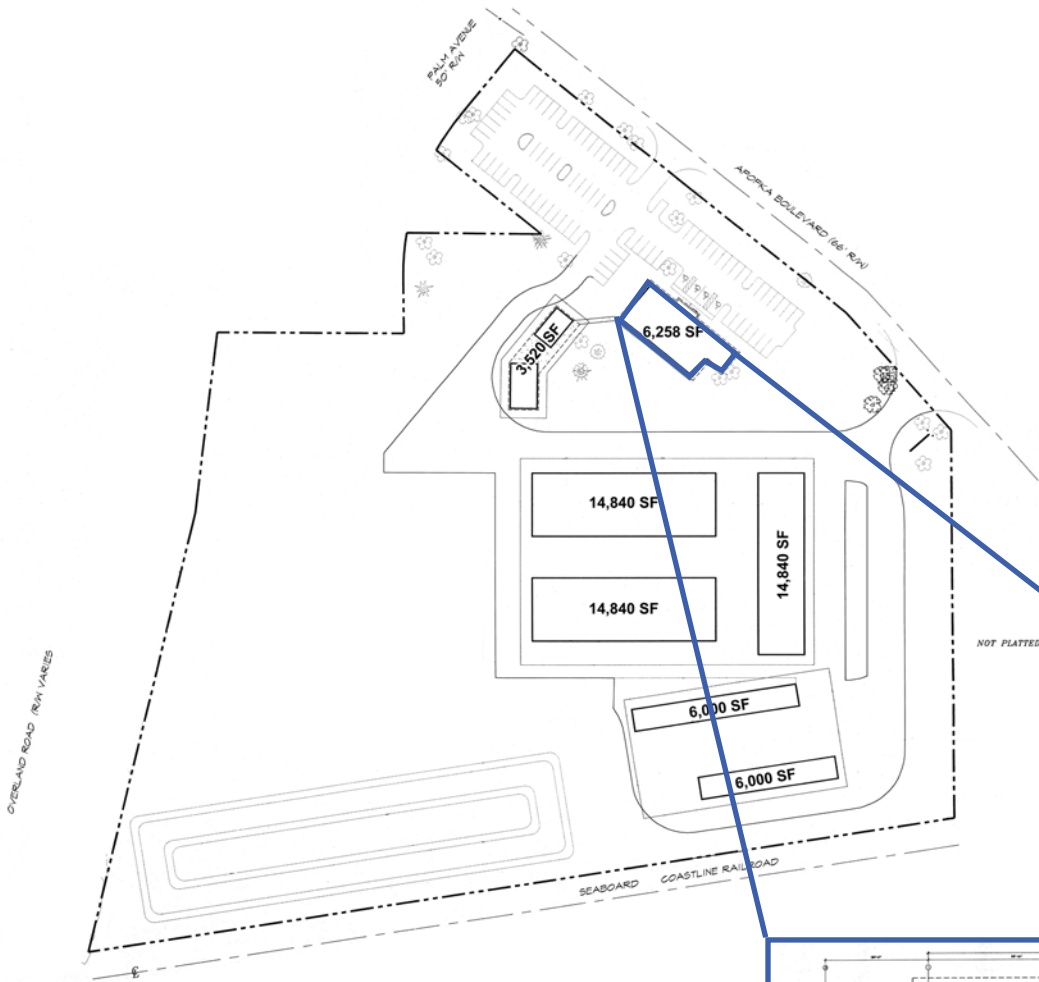
**Sale Price:**           **\$3,500,000 (\$52.79/SF)**

**Lease Rate:**           **Negotiable**

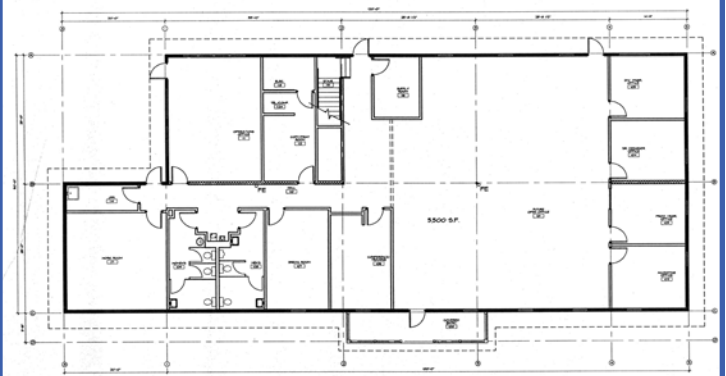
**Available:**           **Q2 2017**



# SURVEY AND FLOOR PLANS



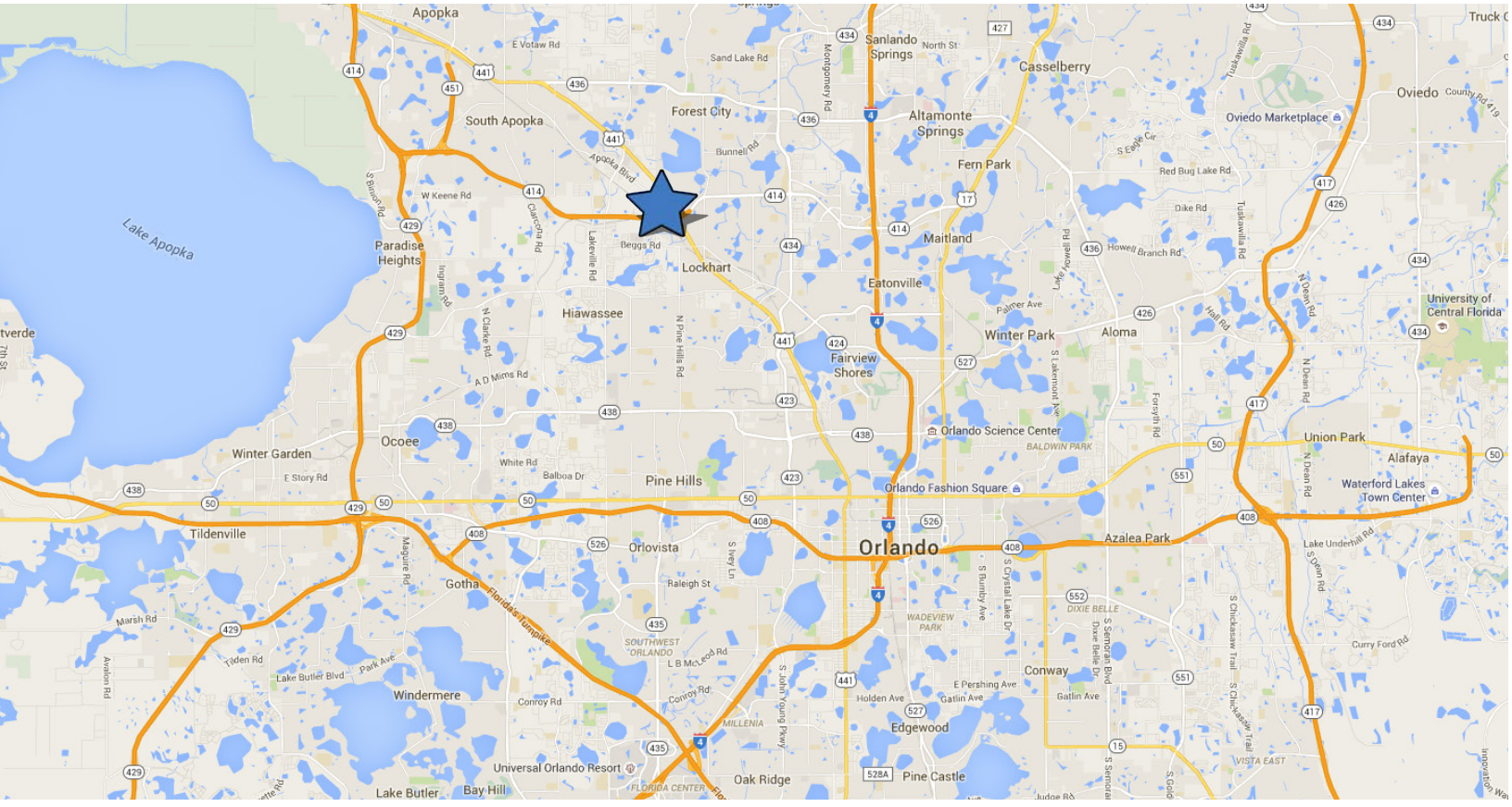
Office / Mech. Attic (2nd Floor)



Office (1st Floor)



# 2722 Apopka Boulevard



**MATT SULLIVAN, SIOR, CCIM**  
Managing Director, Principal  
matt.sullivan@citepartners.com  
407.930.1802

**WILSON MCDOWELL, SIOR, CCIM**  
Managing Director, Principal  
wilson.mcdowell@citepartners.com  
407.930.1801

**BOBBY ISOLA, CCIM**  
Director, Principal  
bobby.isola@citepartners.com  
407.930.1804

**CITE PARTNERS**  
100 South Orange Ave., Suite 500  
Orlando, FL 32801  
www.citepartners.com

Disclaimer:  
This document has been prepared by Cite Partners for advertising and general information only. Cite Partners makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.