

INDUSTRIAL BUILDING FOR SALE

2349 Apopka Blvd, Apopka, FL 32703

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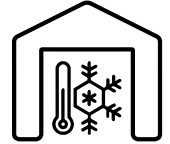


For Sale: \$6,500,000 (\$105 / SF)

Building Size: 62,452 SF

Land: 10.66 Acres

Parcel ID: 24-21-28-3508-05-001



**COLD STORAGE
DISTRIBUTION
WAREHOUSE**



Ceiling height: 31' to 35'2"

10 dock doors with levelers and 1 grade level door

Oversized lot may allow for building expansion

Fully fenced and secured lot

Ammonia cooler/freezer system

Power: 800 Amps/480V 3-Phase

Currently replacing roof, painting building, and repairing façade

Built in 1986

Cooler (35°F): 5,200 SF
Freezer (0°F): 13,000 SF
Warehouse: 20,000 SF
Loading Area: 4,560 SF
First Floor Office: 3,270 SF
Second Floor Office: 7,140 SF

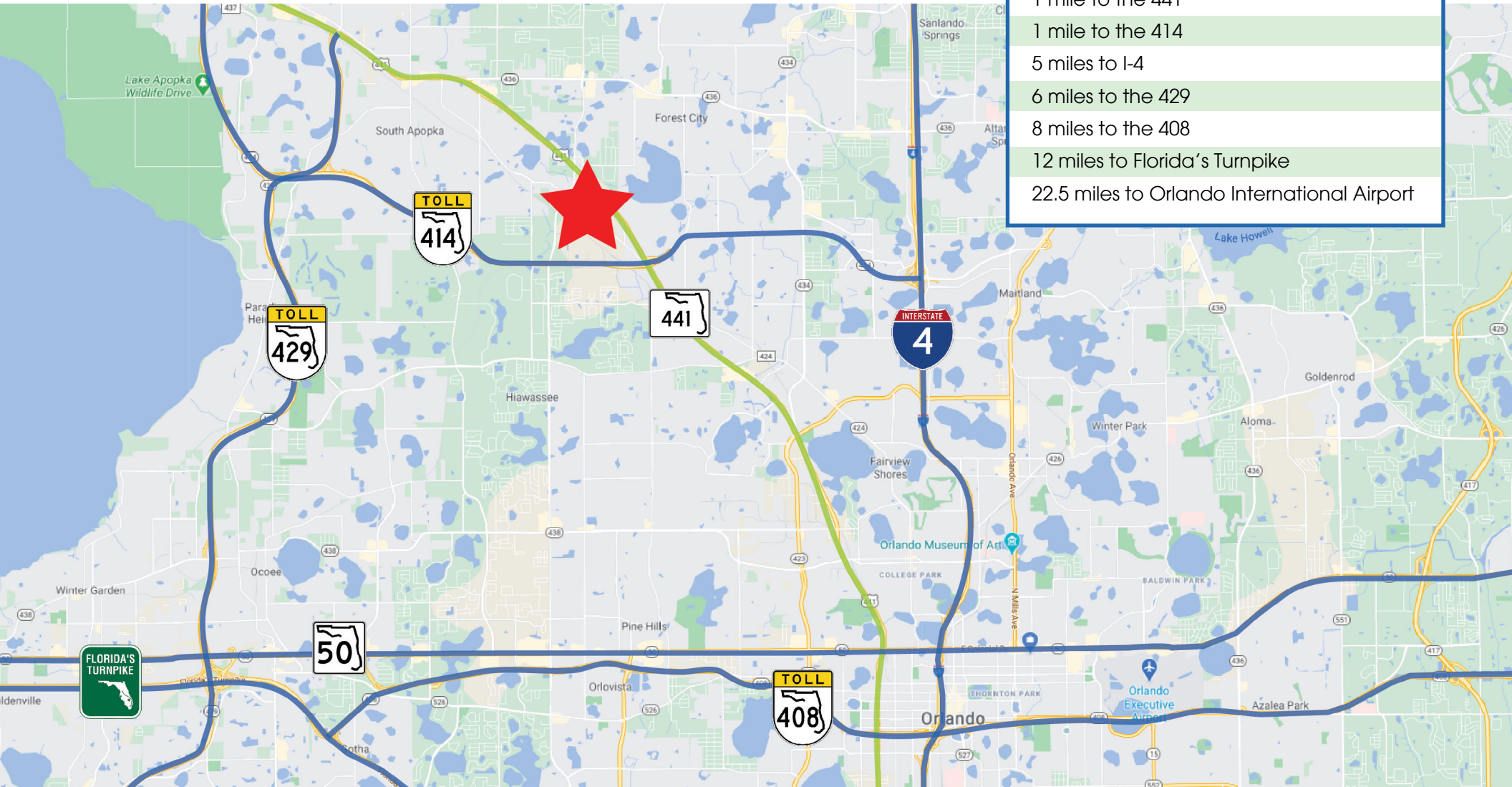
1516 E. Hillcrest Street, Suite 210, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION

PROXIMITY

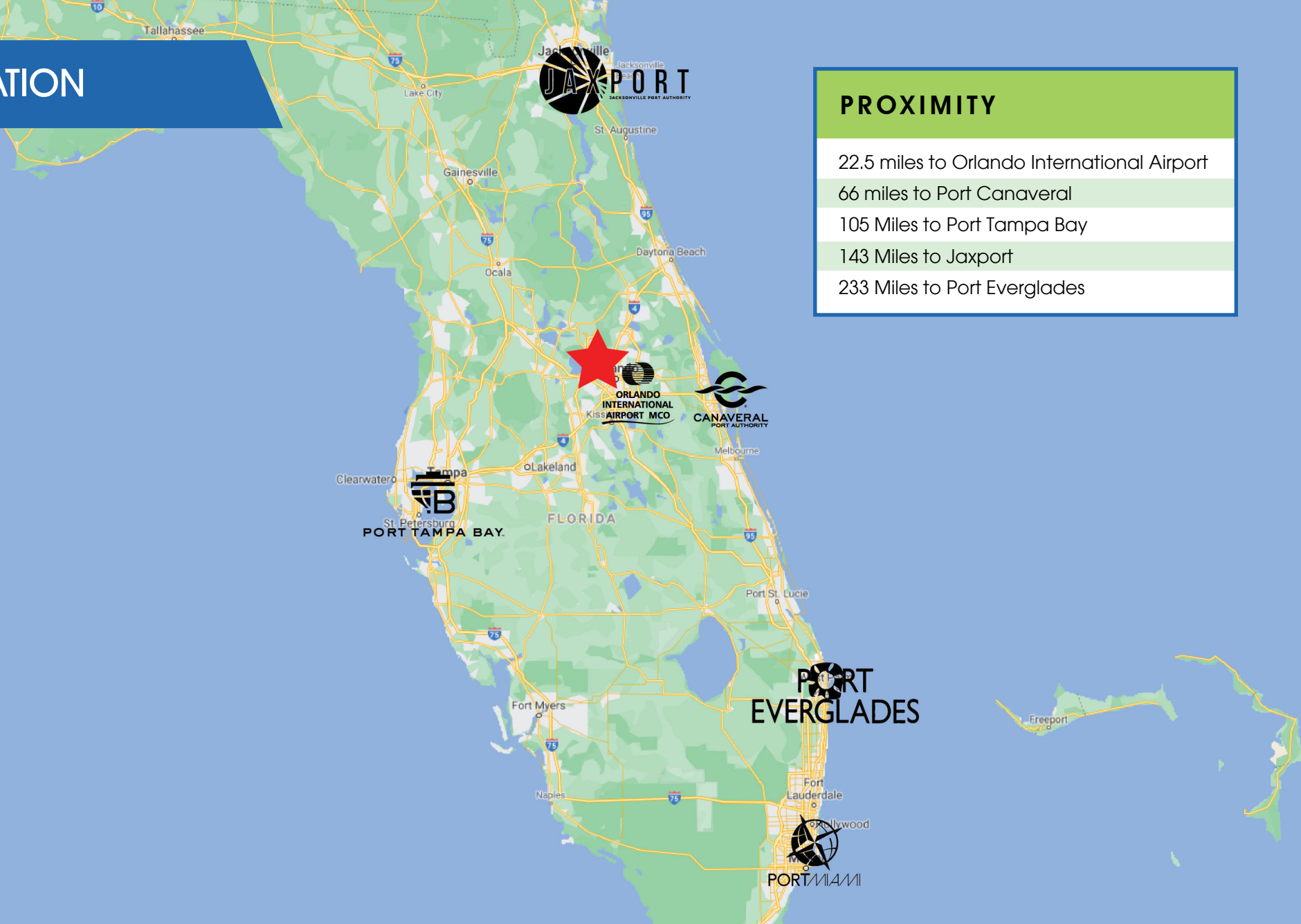
- 1 mile to the 441
- 1 mile to the 414
- 5 miles to I-4
- 6 miles to the 429
- 8 miles to the 408
- 12 miles to Florida's Turnpike
- 22.5 miles to Orlando International Airport



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LOCATION



PROXIMITY

22.5 miles to Orlando International Airport

66 miles to Port Canaveral

105 Miles to Port Tampa Bay

143 Miles to Jaxport

233 Miles to Port Everglades

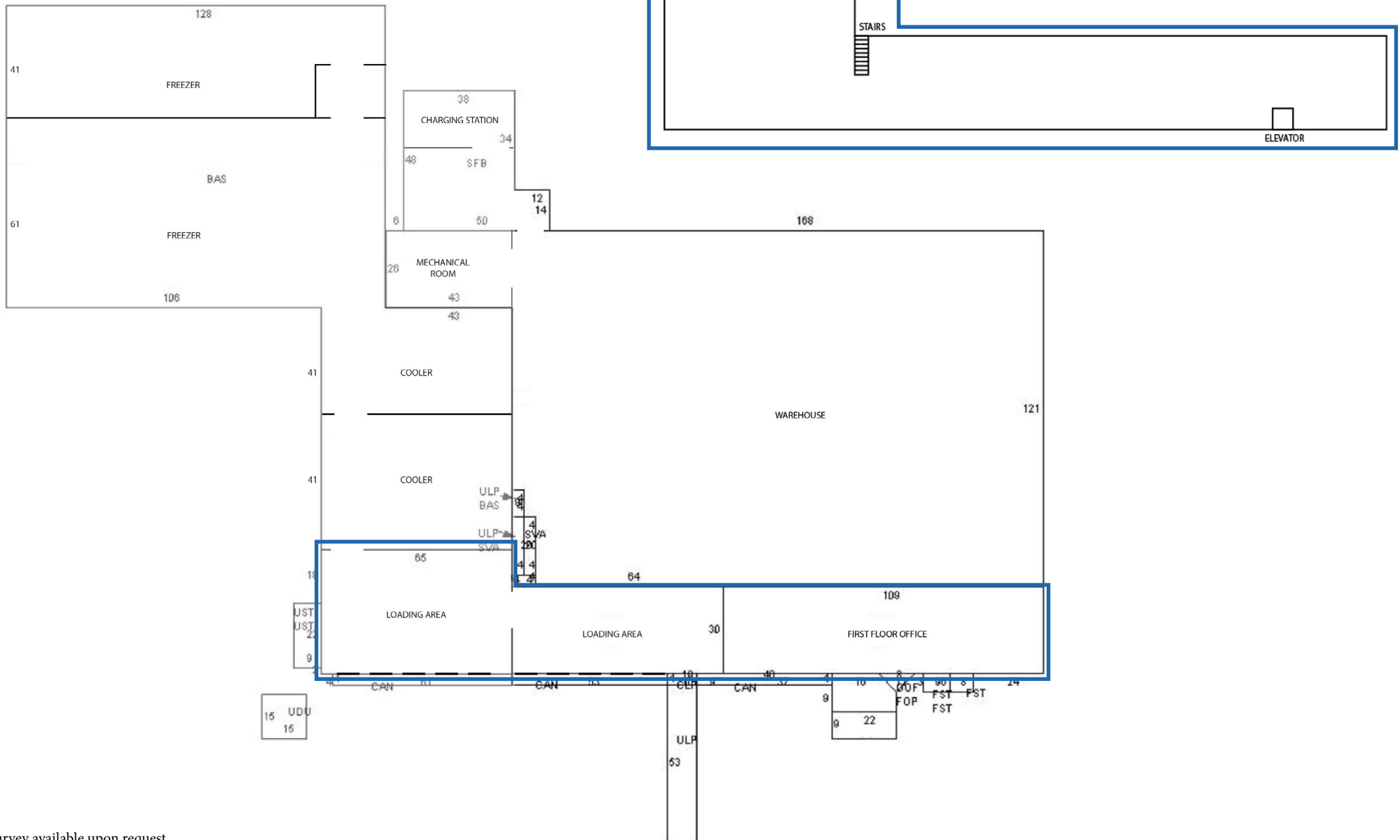
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FLOOR PLAN

SECOND FLOOR OFFICE: ± 7,140 SF



*Survey available upon request

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ASKING PRICE: \$6,500,000 (\$105.00 / SF)



CORFAC
International
Affiliate Firm

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COMMERCIAL REALTY

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