



LOGISTICS 429 AT APOPKA RIDGE

1400 JACK JUNCTION WAY | **BUILDING 700** | APOPKA, FL 32703

**PHASE II | 428,414 SF
DESIGNED & IN FOR PERMITTING
WITH OUTSIDE STORAGE AVAILABLE**

LA LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



VIEW PROPERTY WEBSITE



RENDERING

DEVELOPED BY:



LEASING BY:



Bo Bradford, CCIM, SIOR
President/Principal
321.281.8502
bbradford@lee-associates.com

Tim Perry, CCIM, SIOR
Senior Vice President/Principal
321.281.8515
tperry@lee-associates.com

Ryan Griffith
Senior Vice President/Principal
321.281.8512
rgriffith@lee-associates.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy, warranty or representation about it. It is submitted subject to the possibility of errors, omissions change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LOGISTICS 429

AT APOPKA RIDGE

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





441

JACKSONVILLE, FLORIDA
145 MILES | 2 HOURSLOGISTICS 429 @
APOPKA RIDGE

50

414

441



436

4

408

LOGISTICS 429
AT APOPKA RIDGE

DISTANCES

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

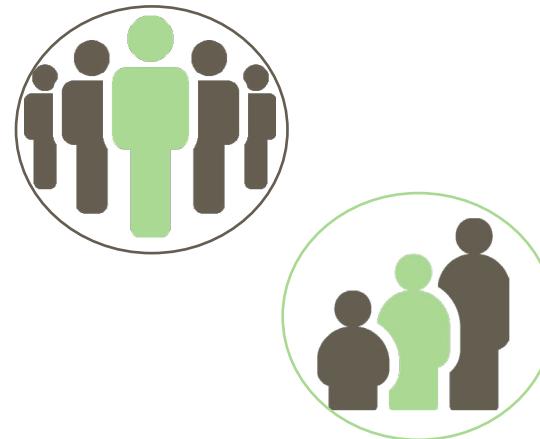
MIAMI, FLORIDA
246 MILES | 3 HOURS 45 MINUTESTAMPA, FLORIDA
92.1 MILES | 1 HOUR 27 MINUTES

LOGISTICS 429

AT APOPKA RIDGE

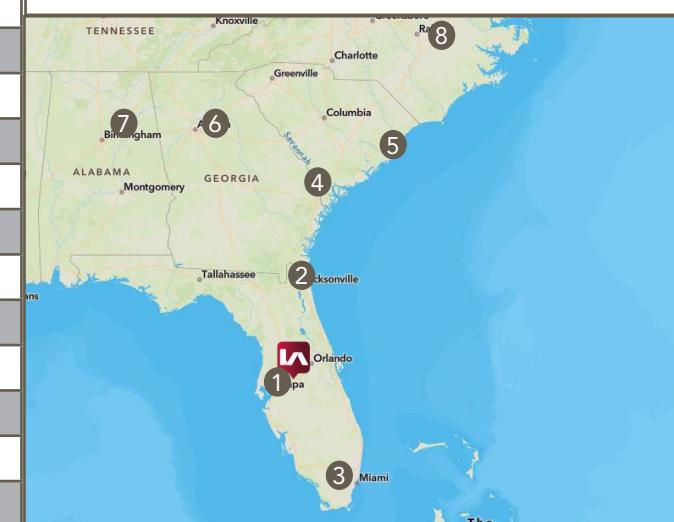


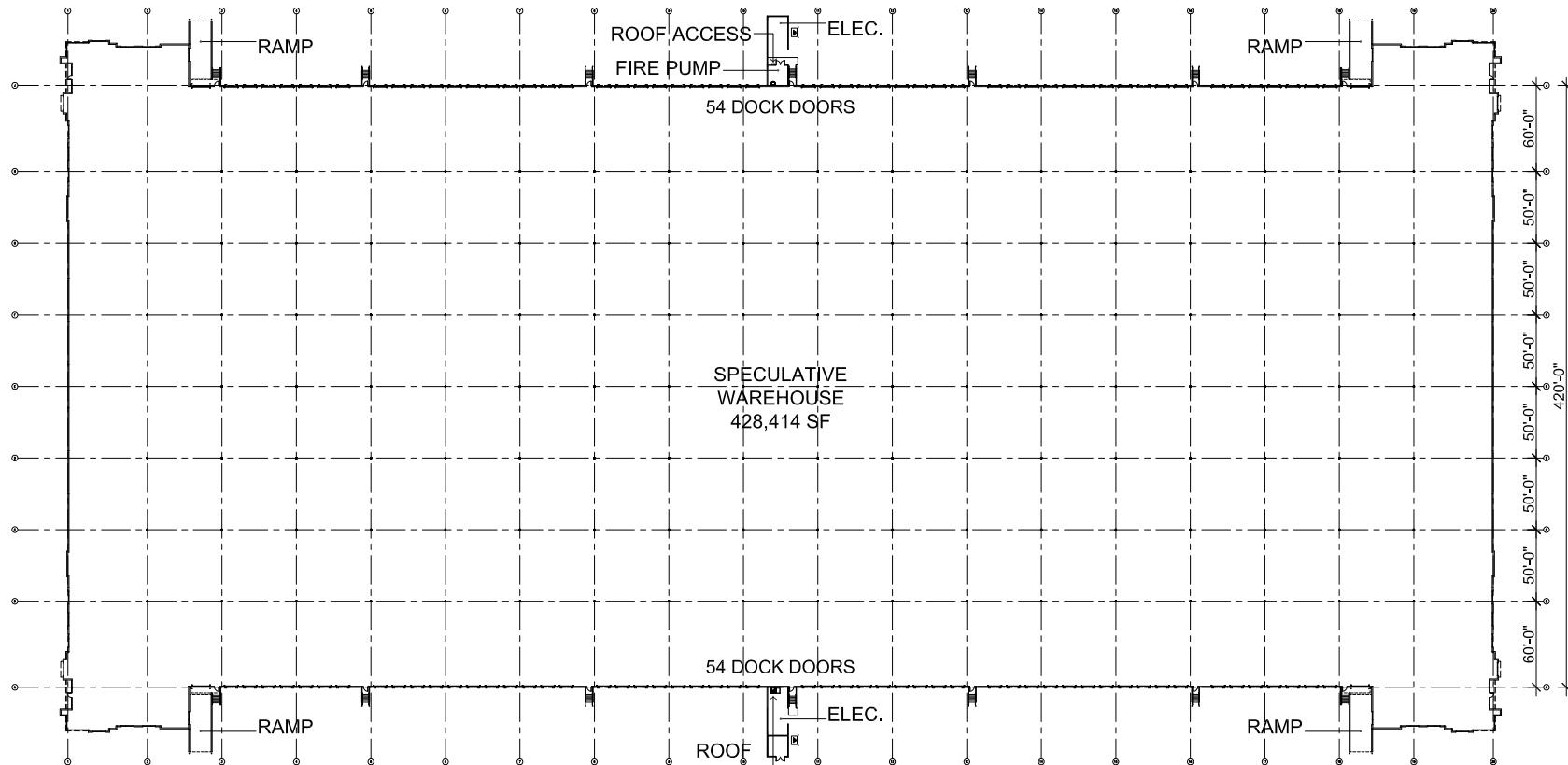
DEMOGRAPHICS



POPULATION & INCOME				AGE & EDUCATION			
Demographics	5 Mile	10 Mile	15 Mile	Demographics	5 Mile	10 Mile	15 Mile
Population 2023	111,292	463,462	1,142,753	Age 20-24 2023	6.7%	4.8%	5.35
Population 2028(Est)	116,255	471,172	1,175,974	Age 20-24 2028	4.4%	4.5%	4.9%
Households 2023	37,679	167,936	441,100	Age 25-34 2023	11.1%	11.5%	13.4%
Households 2028	39,733	172,506	458,224	Age 25-34 2028	13.6%	11.7%	12.8%
Males 2023	54,682	225,067	559,635	Age 35-44 2023	11.7%	13.2%	13.3%
Males 2028	56,996	228,127	573,218	Age 35-44 2028	10.5%	12.2%	13.6%
Females 2023	56,610	238,395	583,118	Age 45-54 2023	11.4%	12.6%	12.7%
Females 2028	59,259	243,045	602,756	Age 45-54 2028	10.5%	12.2%	12.3%
Med Household Income 23'	\$72,448	\$65,219	\$69,723	No Diploma	7.1%	6.7%	5.1%
Med Household Income 28'	\$83,308	\$76,937	\$80,316	H.S. Graduate (25+)	24.1%	22.6%	20.1%
Avg Household Income 23'	\$95,698	\$94,550	\$103,847	GED (25+)	4.5%	4.4%	3.9%
Avg Household Income 28'	\$113,233	\$110,378	\$119,186	Some College, No Degree	19.0%	17.5%	16.8%
White Population	44,880	192,659	567,641	Associates Degree (25+)	11.0%	12.4%	12.3%
Black Population	30,975	139,572	253,616	Bachelors Degree (25+)	19.7%	21.8%	24.7%
Asian Population	4,077	19,073	53,132	Graduate/Prof Degree (25+)	9.6%	10.3%	14.0%
Hispanic Origin	33,089	112,984	264,377	Total Education Attainment	75,247	316,942	802,396

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





BUILDING SIZE:

428,414 SF

LOADING:

Cross Dock

DIMENSIONS:

420' deep x 995' long

CLEAR HEIGHT:

36' to bottom of structure

SPRINKLER SYSTEM:

ESFR

TRUCK COURT:

130'

CAR PARKING SPACES:

257 car spaces

OVERFLOW TRAILER PARKING:

Potential for 145 lined trailer parking plus additional land for outdoor storage

POWER:

Designed for two (2) 4,000 amp services 8,000 amps for building. Spec office provides 400 amp service

COLUMN SPACING:

Interior bays: 52' x 50'
Dock bays: 52' x 60'

DOCK DOORS:

One-hundred eight (108) 9' x 10' manual overhead doors & Four (4) 12' x 14' drive-in doors (motorized)

LIGHTING:

LED building and pole site lighting

INTERNET:

Spectrum Fiber