

# CROSSROADS/429

I N D U S T R I A L P A R K

APOPKA, FL

New Class-A Industrial Park

2440 PETERSON RD.

► UP TO 280,437 SF AVAILABLE FOR LEASE OR USER-SALE



APOPKA, FL

## CROSSROADS 429 INDUSTRIAL PARK

±280,437 RSF AVAILABLE FOR LEASE OR USER-SALE

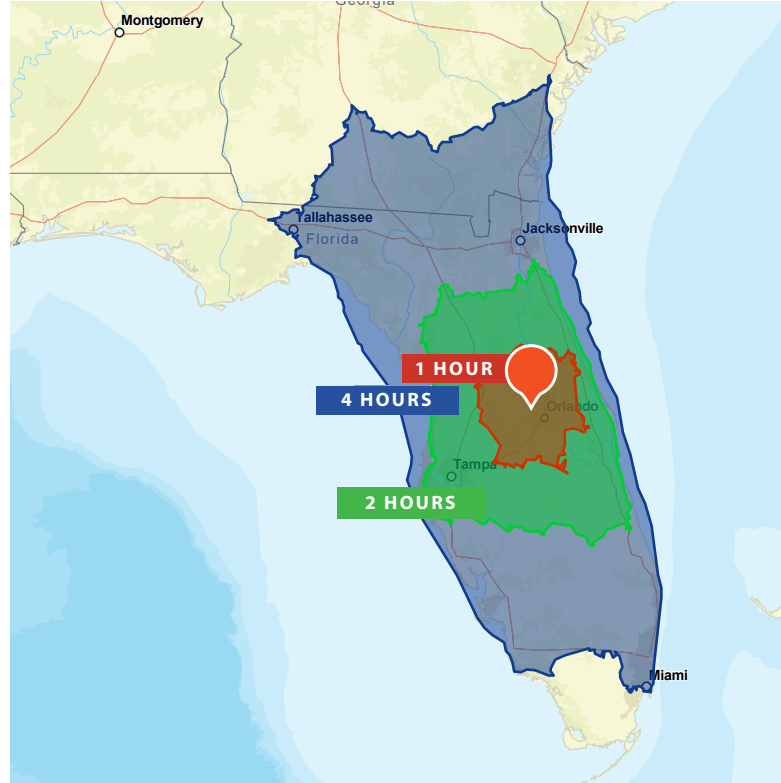
# DEMOGRAPHICS

## DRIVE TIME POPULATION

1 HOUR DRIVE RADIUS TOTAL POPULATION:	3,250,434
2 HOUR DRIVE RADIUS TOTAL POPULATION:	9,256,498
4 HOUR DRIVE RADIUS TOTAL POPULATION:	20,293,363

## TRAVEL TIME TO DISTRIBUTION HUBS

TAMPA	1.15 HOURS	99.9 MILES
JACKSONVILLE	2.05 HOURS	142 MILES
MIAMI	3.5 HOURS	251 MILES
ATLANTA	6 HOURS	439 MILES



## BUSINESS STATS

WITHIN 1 HOUR



125,143  
TOTAL BUSINESSES



1,291,282  
TOTAL EMPLOYEES

## KEY STATS

WITHIN 1 HOUR



3,250,434  
POPULATION

39.3

MEDIAN AGE



2.6  
POPULATION

\$57,632

MEDIAN HOUSEHOLD  
INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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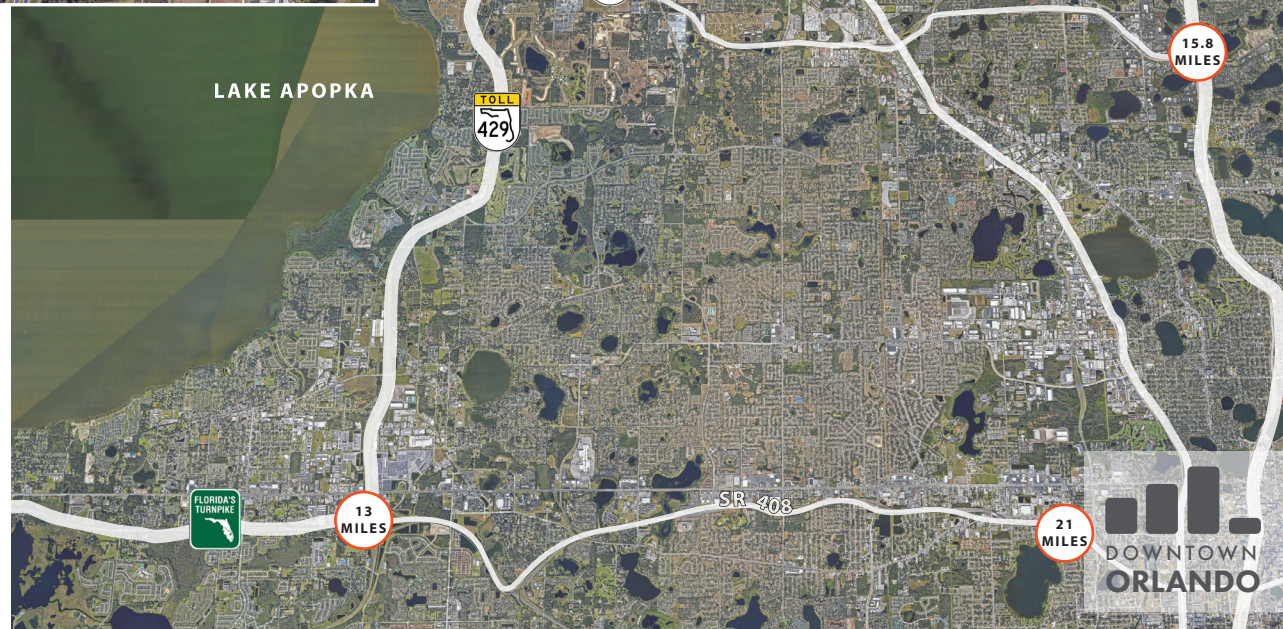
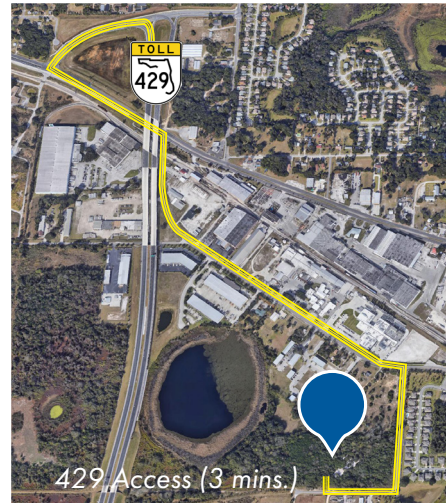
### CENTRAL ACCESS POINTS

#### MAJOR ROADWAYS

ORANGE BLOSSOM TRAIL	1 MINUTE	< 1 MILE
I-4	18 MINUTES	15.8 MILES
FL TURNPIKE	13 MINUTES	13 MILES
SR 408	20 MINUTES	15 MILES
SR 414	6 MINUTES	4.6 MILES

#### DEMAND DRIVERS

DOWNTOWN ORL	28 MINUTES	20.7 MILES
DISNEY WORLD	26 MINUTES	27.5 MILES
ORLANDO INTERNATIONAL AIRPORT	33 MINUTES	33.3 MILES



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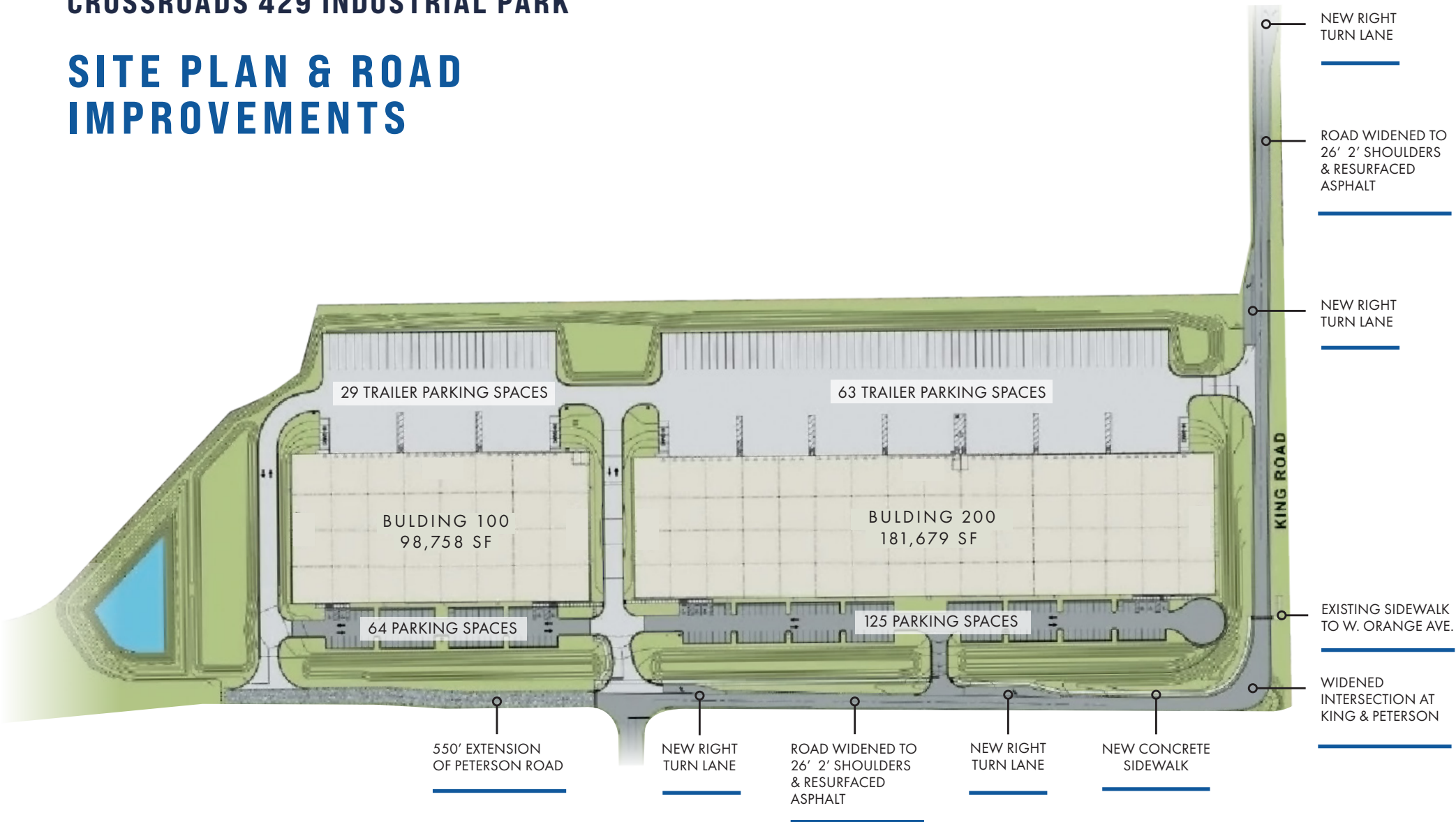


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# SITE PLAN & ROAD IMPROVEMENTS



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## BUILDING SPECIFICATIONS

	BLDG 100	BLDG 200
TOTAL SF:	24,000 - 98,758 SF	21,000 - 181,679 SF
DELIVERY:	Q4 2022	Q4 2022
BUILDING TYPE:	REAR LOAD	REAR LOAD
SPEC IMPROVEMENTS:	<ul style="list-style-type: none"> <li>• 2,545 SF SPEC OFFICE</li> <li>• FULLY LIT WAREHOUSE</li> <li>• 4- PIT LEVELERS</li> <li>• 2- 600 AMP/480 V TENANT PANELS</li> </ul>	<ul style="list-style-type: none"> <li>• 2,545 SF &amp; 1,787 SF SPEC OFFICE</li> <li>• FULLY LIT WAREHOUSE</li> <li>• 4- PIT LEVELERS</li> <li>• 4- 600 AMP/480 V TENANT PANELS</li> </ul>
BUILDING ELECTRIC SERVICE:	2,000 AMP/480 V	2,000 AMP/480 V
CLEAR:	32'	32'
PARKING:	64	125
TRAILER PARKING:	29 SPACES	63 SPACES
CONSTRUCTION TYPE:	TILT-WALL CONCRETE	TILT-WALL CONCRETE
ROOF TYPE:	45 MIL TPO	45 MIL TPO
DOCK HIGH DOORS:	22	49
DRIVE IN DOORS	2	2
BUILDING DEPTH:	223'	211'
TRUCK COURT DEPTH:	180'	185'
COLUMN SPACING	54' X 54' W/ 60' SPEED BAY	54' X 50' W 60' SPEED BAY

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