

FOR LEASE | 69,470 to 246,460 s.f. available

MID FLORIDA LOGISTICS PARK BUILDING 5

246,460 S.F. CLASS A BUILDING
LOCATED IN APOPKA, FL

LEASING CONTACTS:

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OWNER CONTACT:

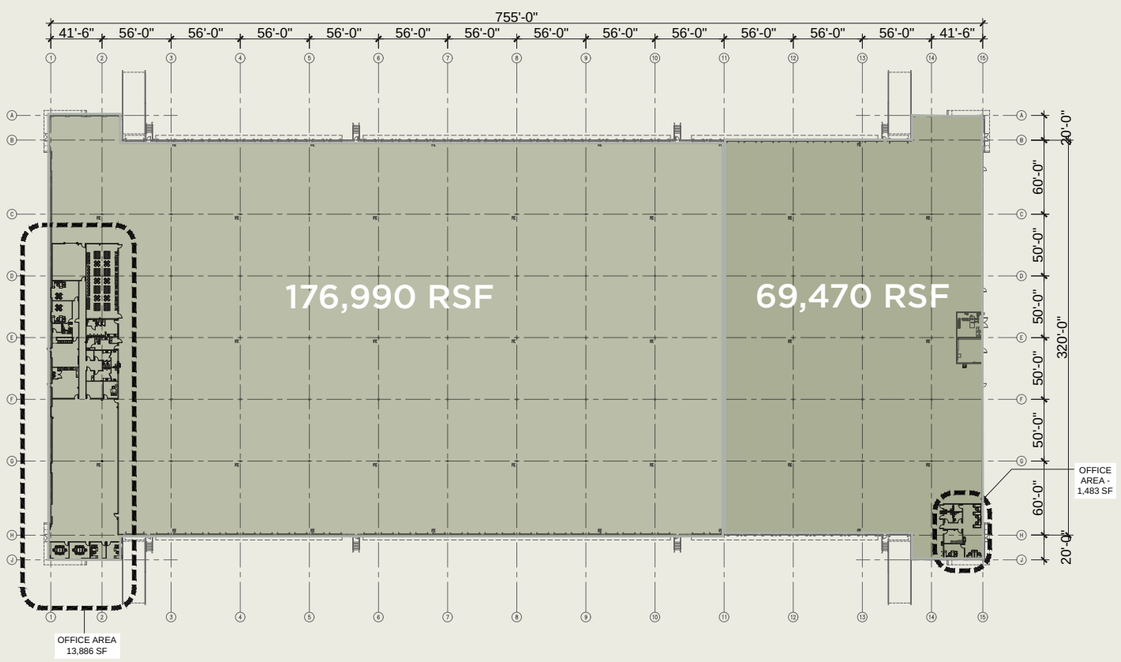
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JLL

HIGH STREET LOGISTICS PROPERTIES

BUILDING SPECS

BUILDING 5 | 3040 SHELBY INDUSTRIAL DR			
Bldg size	246,460 s.f.	**Year built**	2021
Available	69,470 - 246,460 s.f.	**Auto parking**	155
Office	1,483 s.f. and 13,886 s.f.	**Parking ratio**	0.64/1,000 s.f.
Clear height	36'	**Trailer parking**	96
Dock doors	80 - 9' x 10'	**Truck courts**	185'
Drive-in doors	4 - 14' x 16'	**Site size**	15.73 acres
Loading	Cross dock	**Zoning**	APK-PD
Building depth	320'	**Municipality**	City of Apopka
Column spacing	50' x 5', typical	**Available**	90 days
Fire suppression	ESFR	**Lease rate**	Please call for pricing
Construction	Tilt wall		



PARK HIGHLIGHTS

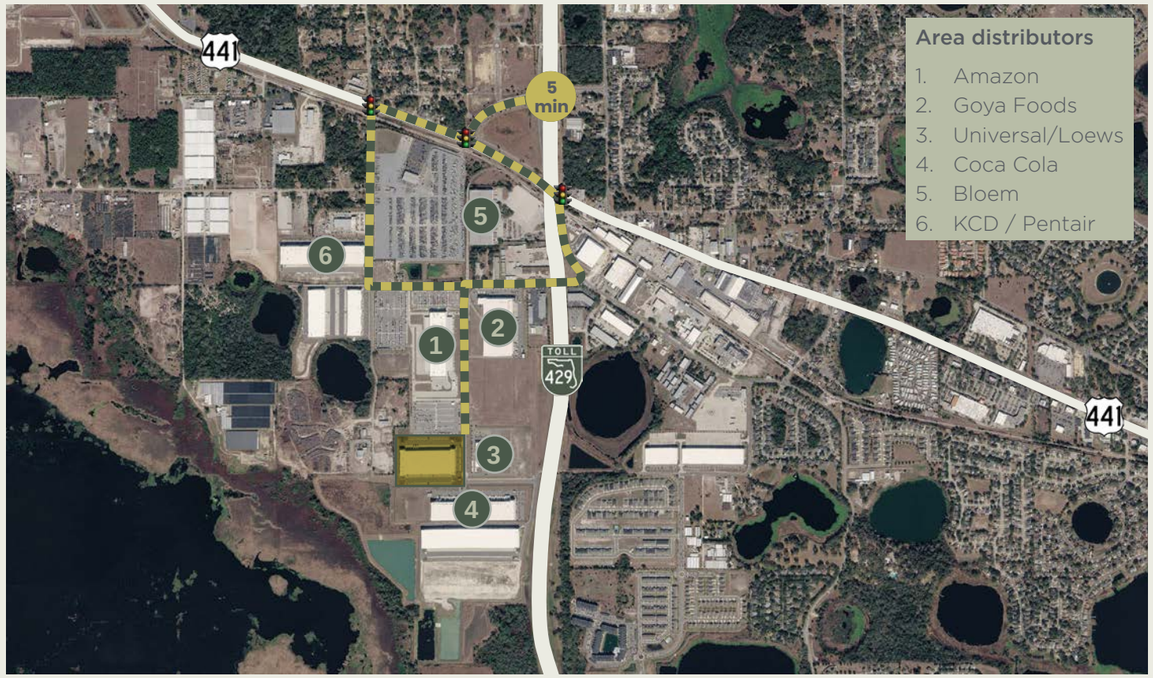




Mid Florida Logistics Park offers tenants immediate access to highways, including SR 429; an abundant amount of amenities; an excellent labor force; and higher quality of life for employees. Ideally situated in Northwest Orange County, one of the fastest growing, highly desirable submarkets in Orlando, this prime location offers users many amenities that other sites cannot offer.

Other highlights include:

- Five minutes to the Western Beltway (SR 429) and US Highway 441
- 3.5+ million people within a 60 minute drive
- Tenants in the park include Amazon, Coca Cola, Goya Foods and Universal/Loews



DRIVE TIMES AND ACCESS

. . . major cities

- 30 minutes to Downtown Orlando
- 1 hour, 30 minutes to Tampa
- 2 hours, 15 minutes to Jacksonville
- 3 hours, 45 minutes to Miami
- 7 hours to Atlanta, GA

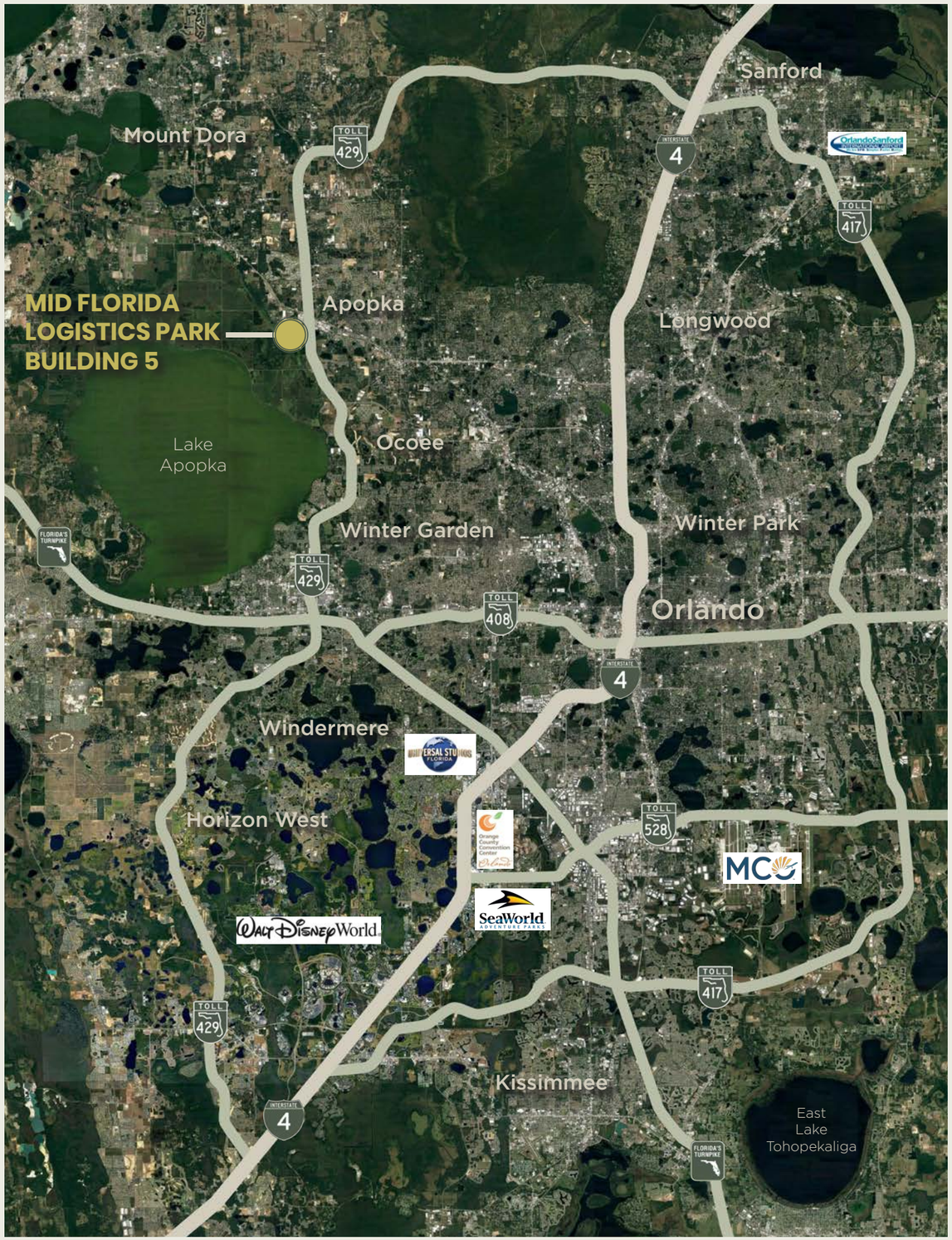
. . . major arteries

- 5 minutes to State Road 429
- 15 minutes to Florida's Turnpike
- 18 minutes to State Road 408
- 20 minutes to I-4
- 60 minutes to I-75

Less than 20 minutes away from most major arteries.

. . . major amenities

- 35 minutes to Orlando Int'l Airport
- 32 minutes to Orlando Sanford Int'l Airport
- 29 minutes to Walt Disney World
- 31 minutes to Universal Studios Florida
- 34 minutes to Orange County Convention Center



DEMOGRAPHICS

	60 min	120 min	240 min
Population	3,561,397	9,480,023	21,651,264
Households	1,349,901	3,786,581	8,781,686
Average Household income	$115,321	$111,956	$116,498
Businesses	131,386	341,940	908,184
Employees	1,376,562	3,510,464	8,419,564



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Leasing Company

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