

INDUSTRIAL | FOR LEASE
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CBRE



UNDER CONSTRUCTION

NORTHSTAR II

735 & 815 JOHNS RD APOPKA, FL 32703



Zoning

I-L Industrial, Light Industrial

68,762 – 246,322 SF | FAST ACCESS TO SR-429 (WESTERN BELTWAY) AND FL TURNPIKE

Unmatched Location for Distribution

NORTHSTAR II is a premier Class A industrial development designed for modern logistics and distribution operations. Located in Apopka, Florida, the second fastest growing city in Central Florida, the park fronts SR-451 with excellent highway exposure and offers immediate access to the Western Beltway (SR-429) and U.S. Highway 441 (Orange Blossom Trail). These routes provide efficient transportation throughout Central Florida and beyond, with amenities within minutes of the site.

Distribution centers in Apopka can reach more than 21 million consumers within a four-hour drive. **NORTHSTAR II** is an exceptional opportunity for tenants looking to strengthen their supply chain capabilities alongside corporate neighbors including Coca-Cola, GOYA Foods, Amazon, and more. Ideal for e-commerce fulfillment, distribution, and light manufacturing.



DAVID MURPHY

Vice Chairman
407 404 5020
david.murphy@cbre.com

MONICA WONUS

Executive Vice President
407 404 5042
monica.wonus@cbre.com

GABY GISSY

Associate
407 404 5012
gaby.gissy@cbre.com

SHARIF BAKER

Associate
407 404 5018
sharif.baker@cbre.com

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Building Specifications

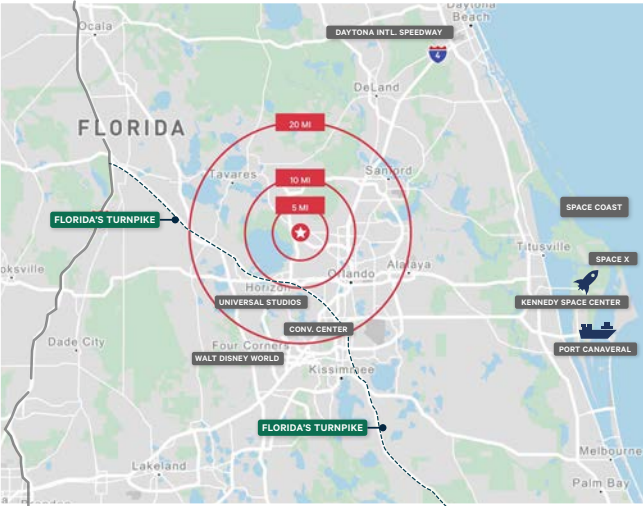
BUILDING 1	735 Johns Road, Apopka, FL
Available SF	108,503 SF
Dock Doors	35
Grade Doors	2 ramps
Column Spacing	52'
Clear Height	32'
Auto Parking	101
Trailer Parking	27
Construction	Concrete Tilt Panels, Structural Steel, 60Mil TPO roof
Truck Court Depth	170'
Sprinklers	ESFR System
Power	1,600 amps - additional capacity

BUILDING 2	815 Johns Road, Apopka, FL
Available SF	137,819 SF
Dock Doors	45
Grade Doors	2 ramps
Column Spacing	52'
Clear Height	32'
Auto Parking	182
Trailer Parking	28
Construction	Concrete Tilt Panels, Structural Steel, 60Mil TPO roof
Truck Court Depth	170'
Sprinklers	ESFR System
Power	1,600 amps - additional capacity

Site Plan



Established Industrial Corridor



Demographic Area	5 Mile Radius	10 Mile Radius	20 Mile Radius
Total Population	95,766	430,000	1,700,000
Total Households	33,000	150,000	620,000
Median Age	36.6	36-37	36.8
Population Density (sq mi)	1,292	1,100	1,400
Labor Force	44,000	200,000	1,462,400
Unemployment Rate	4.4%	4.4%	4.4%

WHY APOPKA?
Strategic Access. Growing Market.

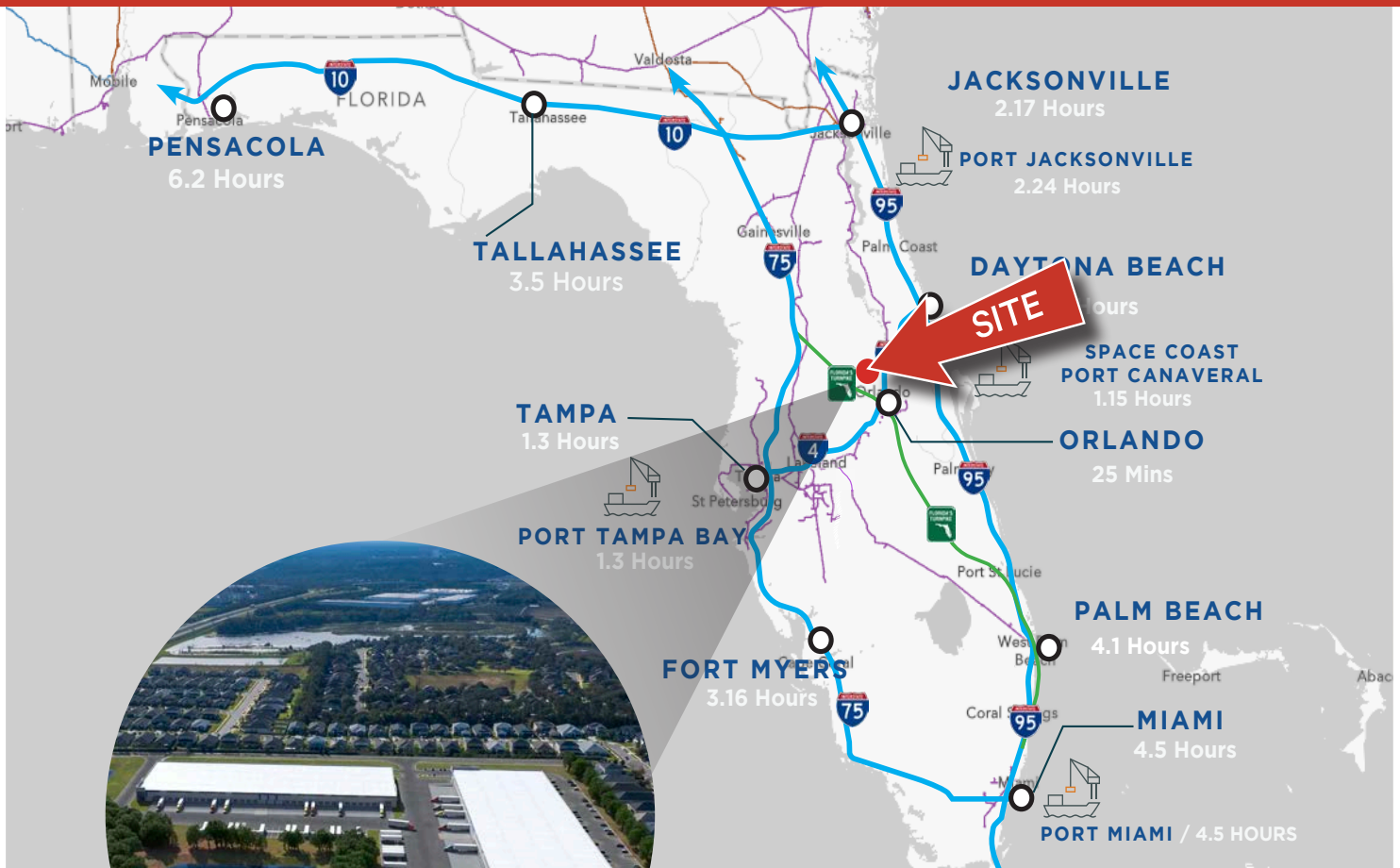
CENTRAL FLORIDA'S FASTEST-GROWING CITY
Apopka is centrally located 32 miles from Orlando International Airport, 16 miles northwest of Downtown Orlando, and 22 miles from Leesburg International Airport. The city has become the second fastest-growing in the tri-county area offering a strong, diverse workforce and a business-friendly environment that continues to attract major distribution tenants.

Highway Access Direct frontage on SR-451 with immediate connections to SR-429 (Western Beltway), I-4, and the Florida Turnpike — reaching more than 90% of Florida's population within 4 hours.

Air & Port Connectivity Two international airports within 35 minutes. Seaport access via Tampa (1 hr 42 min) and Port Canaveral (1 hr 17 min) for international shipping.

Workforce & Market Access to a growing, diverse labor pool. 1.4M+ workers across the Orlando MSA wages averaging \$22-\$28/hr for distribution and logistics roles, 11% below the national average. More than 1.5 million visitors to the Orlando area weekly, supporting last-mile and consumer distribution at scale.

+1.5M Residents and +1.4M Workers. All Within 20 Miles



Place of Interest	Distance
Orlando, FL	18 miles / 25 mins
Tampa, FL	93 miles / 1.3 hours
Ocala, FL	78 miles / 1.2 hours
Gainesville, FL	110 miles / 1.4 hours
Jacksonville, FL	146 miles / 2.1 hours
Fort Lauderdale	235 miles / 4.4 hours
Miami, FL	266 miles / 4.4 hours
Atlanta, GA	436 miles / 6.3 hours

KEY DISTANCES

- ▶ 4 Miles | SR-429
- ▶ 11 Miles | Interstate 4 (I-4)
- ▶ 10 Miles | FL Turnpike
- ▶ 22 Miles | Leesburg Intl. Airport
- ▶ 30.8 Miles | Sanford Intl. Airport
- ▶ 32 Miles | Orlando Intl. Airport

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