

NORTHSTAR II

735 & 815 JOHNS RD • APOPKA, FL 32703

68,762 - 246,027 SF | FAST ACCESS TO WESTERN BELTWAY SR 429 AND FL TURNPIKE



NORTHSTAR II

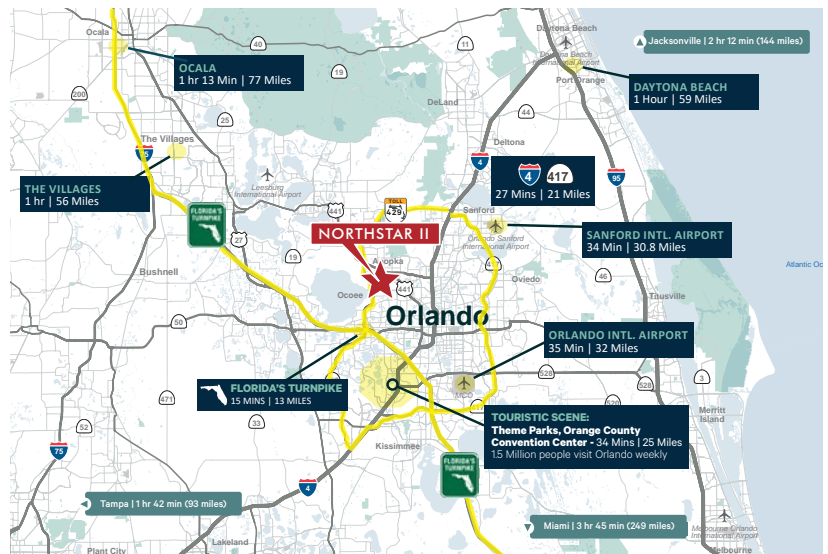
UNMATCHED LOCATION FOR DISTRIBUTION

Apopka, Florida the second fastest growing city in Central Florida. Property located fronting SR-451, this site provides excellent highway exposure, immediate access to SR-429, and amenities within minutes.

Acres	26.45 AC
Available SF	68,762 - 246,027 Sq. Ft.
Zoning	I-L Industrial, Light Industrial

KEY DISTANCES

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



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BUILDING 1	735 Johns Road, Apopka, FL
Available SF	108,503 Sq. Ft.
Zoning	I-L Industrial, Light Industrial
County	Orange County
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
Sprinklers	Whole building - ESFR System

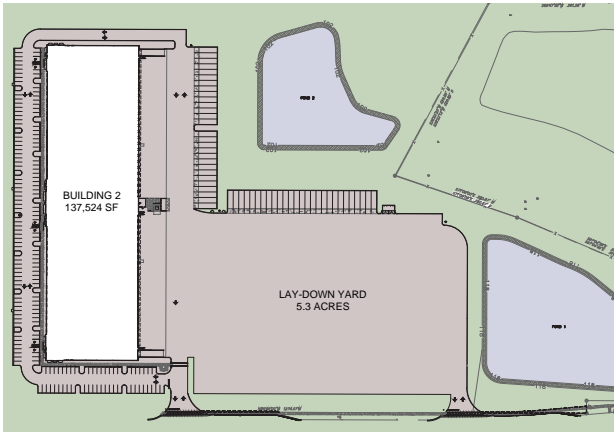
BUILDING 2	815 Johns Road, Apopka, FL
Available SF	137,524 Sq. Ft.
Lay-Down Yard	5.3 AC
Zoning	I-L Industrial, Light Industrial
County	Orange County
Dock Doors	45
Grade Doors	2 ramps
Column Spacing	52'
Clear Height	32'
Auto Parking	185
Trailer Parking	28
Construction	Concrete Tilt Panels, Structural Steel, 60Mil TPO roof
Sprinklers	Whole building - ESFR System

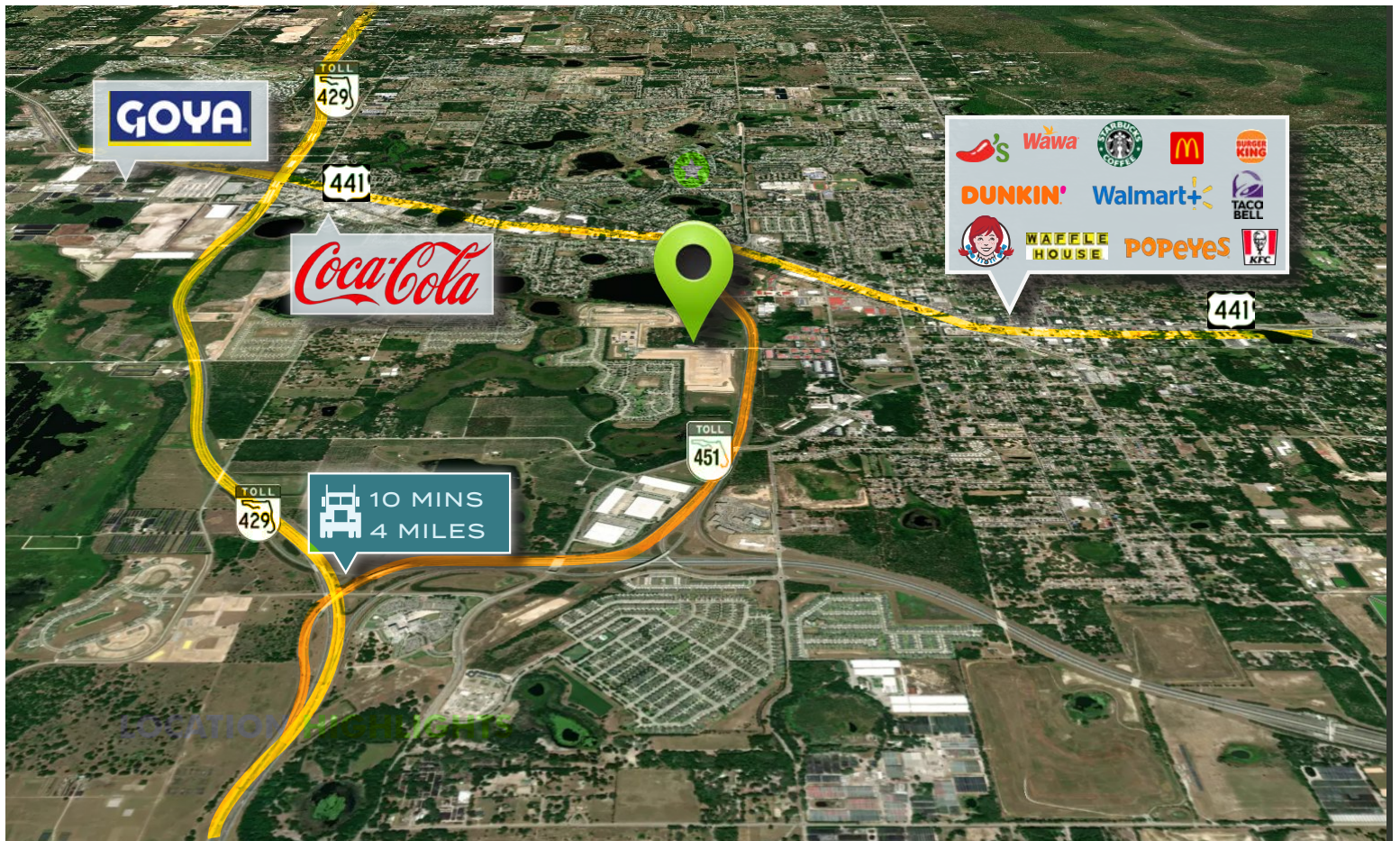
CONCEPTUAL PLAN HIGHLIGHTS



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CONCEPTUAL PLAN OPTION 2 HIGHLIGHTS





WHY APOPKA?

Apopka is centrally located just 32 miles from Orlando International Airport, 16 miles northwest of Downtown Orlando and 22 miles from the Leesburg Int'l Airport. The Apopka area has become the second fastest-growing city in the tri-county.



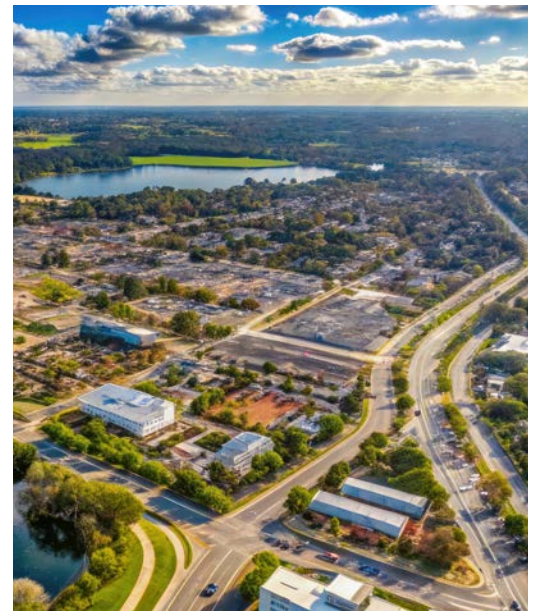
Apopka, Florida offers numerous location advantages for logistics and distribution operations. Its proximity to major highways and seaports allows for easy access to transportation routes and international shipping opportunities.

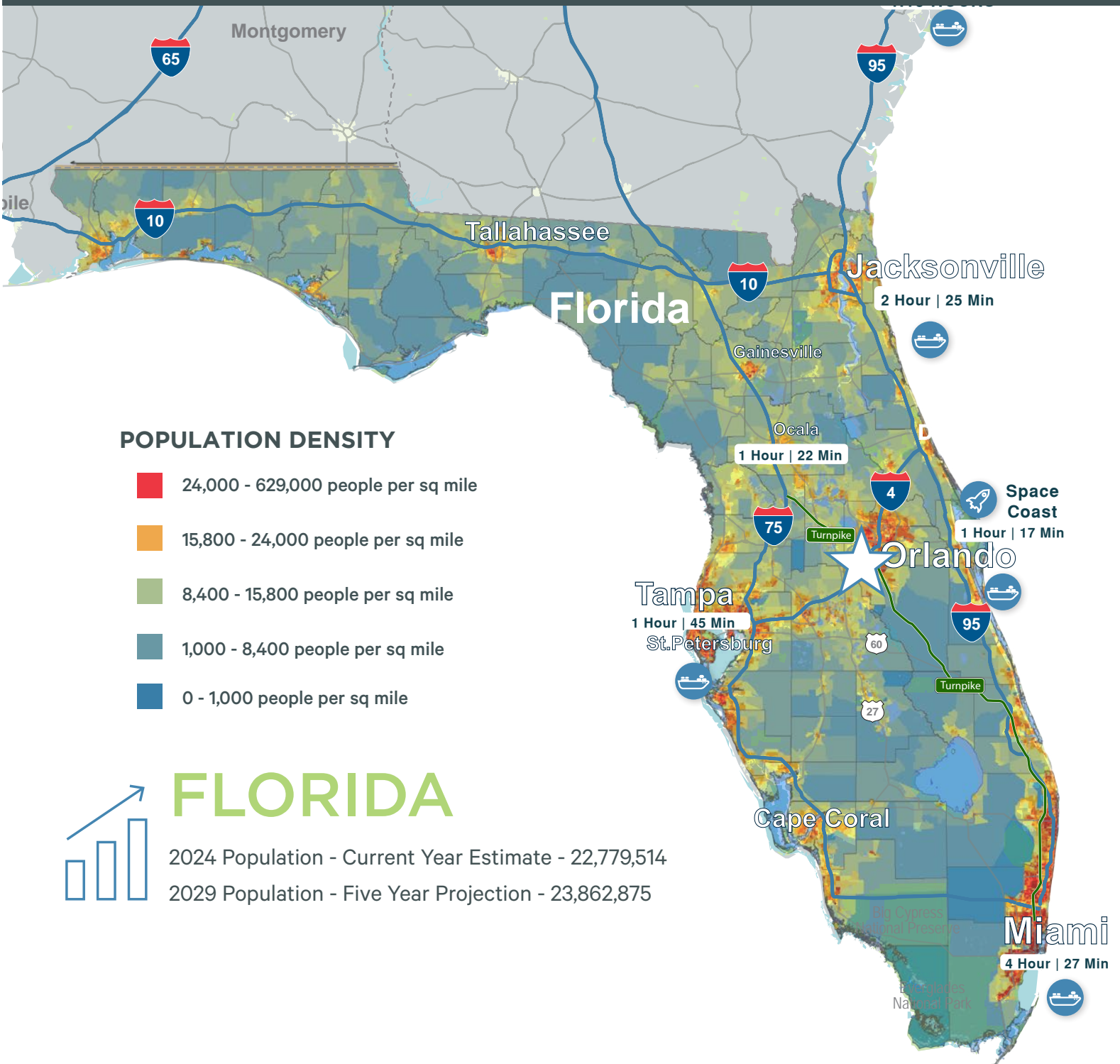


The city's close proximity to airports provides convenient air transportation options. With a growing population and access to a diverse workforce, businesses can tap into a strong local market and find qualified employees.



The favorable climate, business-friendly environment, well-developed infrastructure, and lower cost of living further enhance the attractiveness of Apopka as a logistics and distribution hub.





For More Information Contact: Central Florida's Industrial & Investment Team

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