

NW ORLANDO INDUSTRIAL 45 ACRES

OFFERING MEMORANDUM

Presented by:

Trevor Hall, Jr.
Director, Land Services
Colliers International

Dustin Bowersett
Associate, Land Services
Colliers International

Richard T. Davis, Jr.
Managing Director, Industrial Services
Colliers International



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PROPERTY DESCRIPTION

45 ACRES OF INDUSTRIAL LAND

This development land is located in the City of Apopka, a community growing rapidly. The primary driver of this region's business and development activity is the newly constructed road system. State Road 429 has a connection with Interstate 4 south of Walt Disney World and is under construction to connect with I-4 north of Orlando. This Western Beltway places Apopka in the heart of the dynamic West Orlando region, facilitating considerable residential and commercial activity all around the site. The site has access from both Ocoee Apopka Road & Johns Road and is located just northeast of the new Florida Hospital Apopka relocation site.

The considerable exposure on State Road 451, a leg of the Western Beltway, gives this location considerable visibility and prominence. Access to the regional road system is quick both north and south via a new bidirectional interchange under construction at Marden Road and State Road 414. Ocoee Apopka Road South connects with State Road 429 at a fully directional interchange.

Apopka is promoting good growth. The new administration, led by Mayor Joe Kilsheimer, promises fast approval times and adequate public utilities/facilities.

STRENGTHS

- Proven multi-tenant location
- Regional Road Network
- Near Marden Road with new interchange to State Road 414
- Access from both Ocoee Apopka Road & Johns Road (width TBD)
- Adjacent to Apopka Westside Research Park, a 486-acre park with more than 6,000,000 SF of mixed-use development
- Proximity to new Florida Hospital Apopka

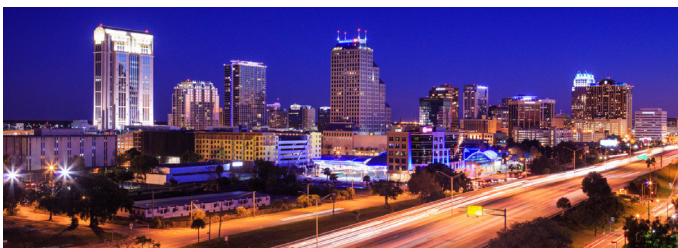
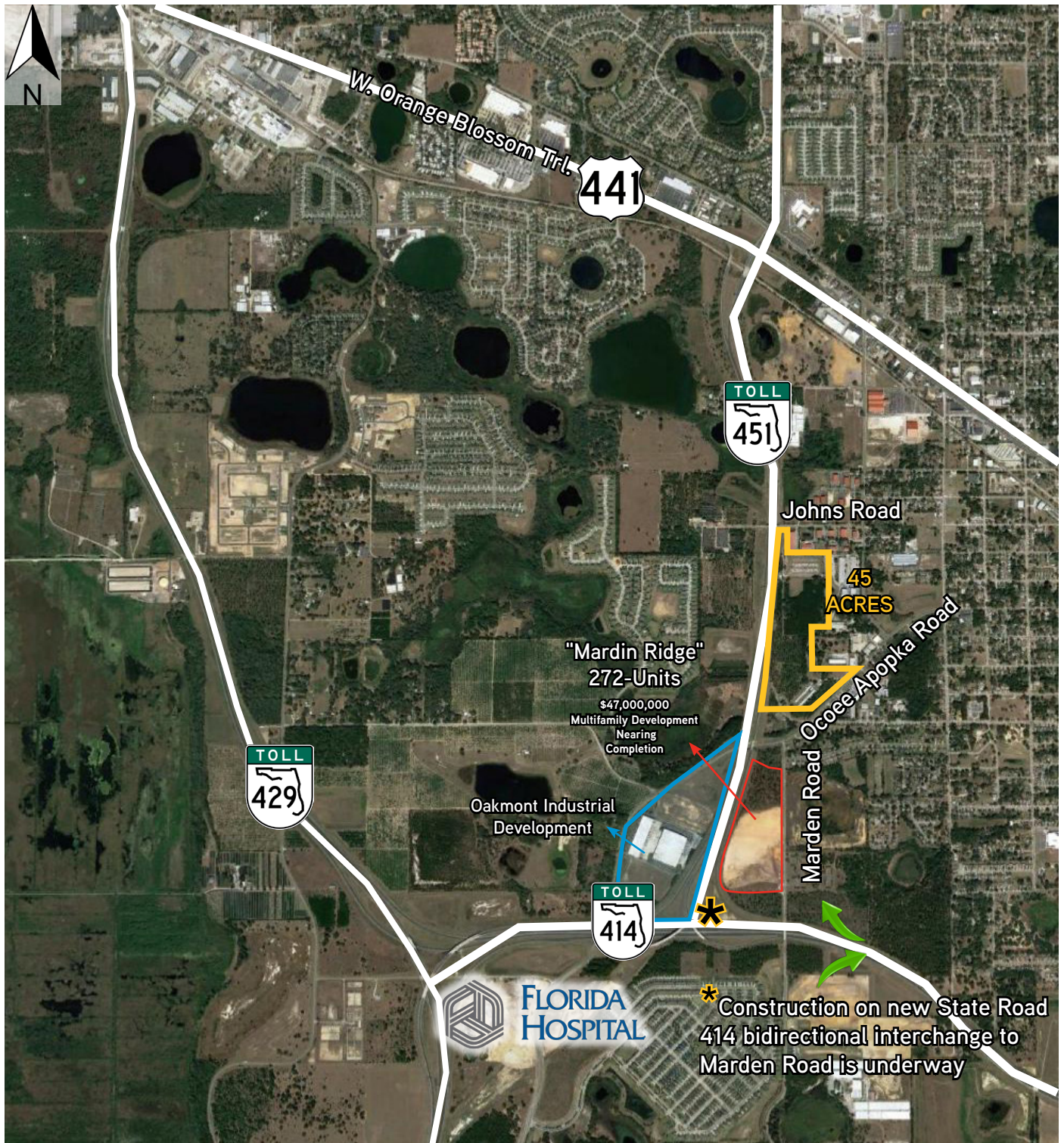
ZONING

- I-1 (Light Industrial) Zoning
- Highest and best uses can be obtained, including industrial, office and distribution

OPPORTUNITIES

- Multi-tenant development opportunity in a high-traffic area
- Market is ready for additional product as Oakmont reached 100% occupancy in two of its buildings. Oakmont is currently building a 180,000 SF built-to-suit for QDC

PARCEL OVERVIEW

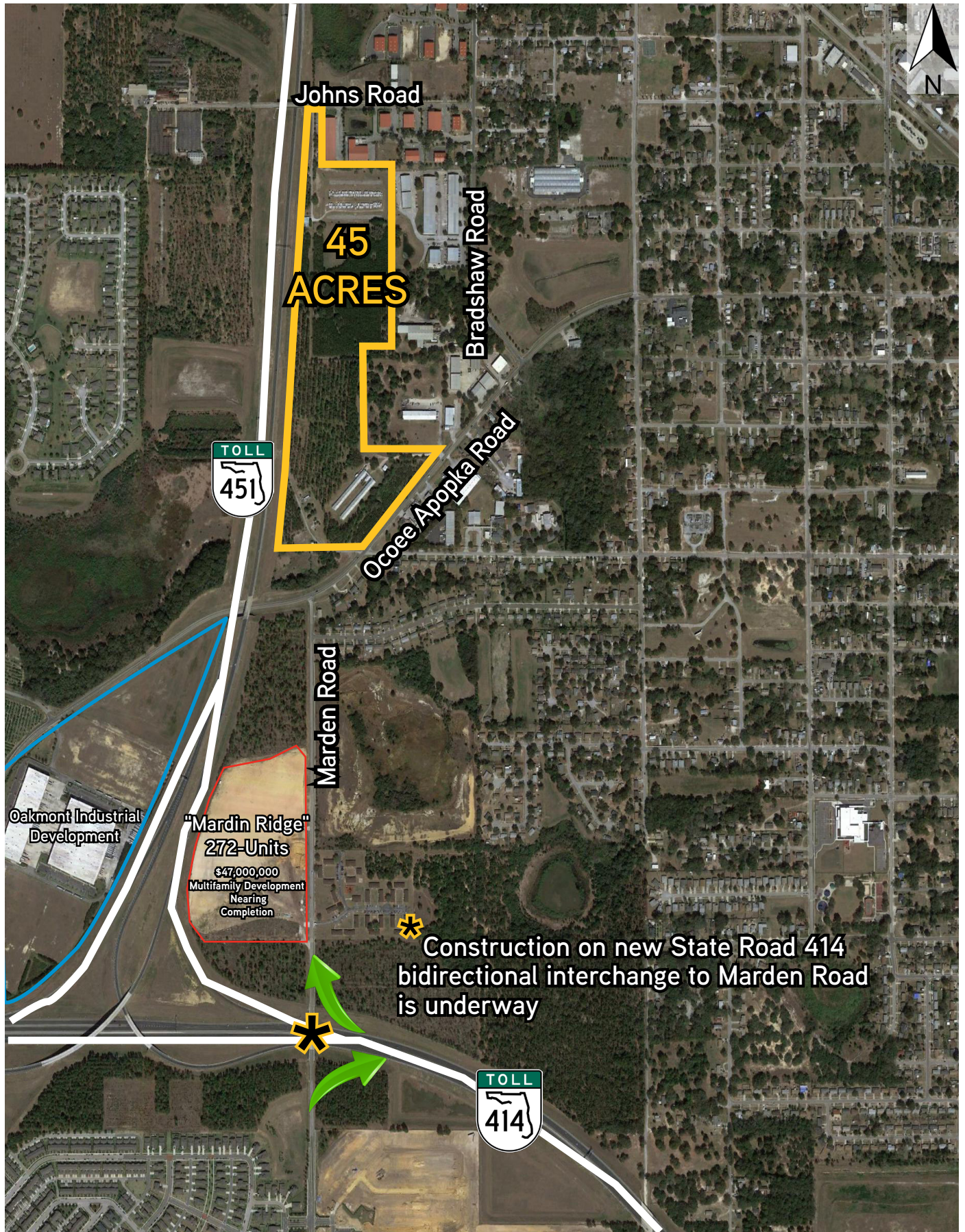


30 MINUTES TO DOWNTOWN ORLANDO

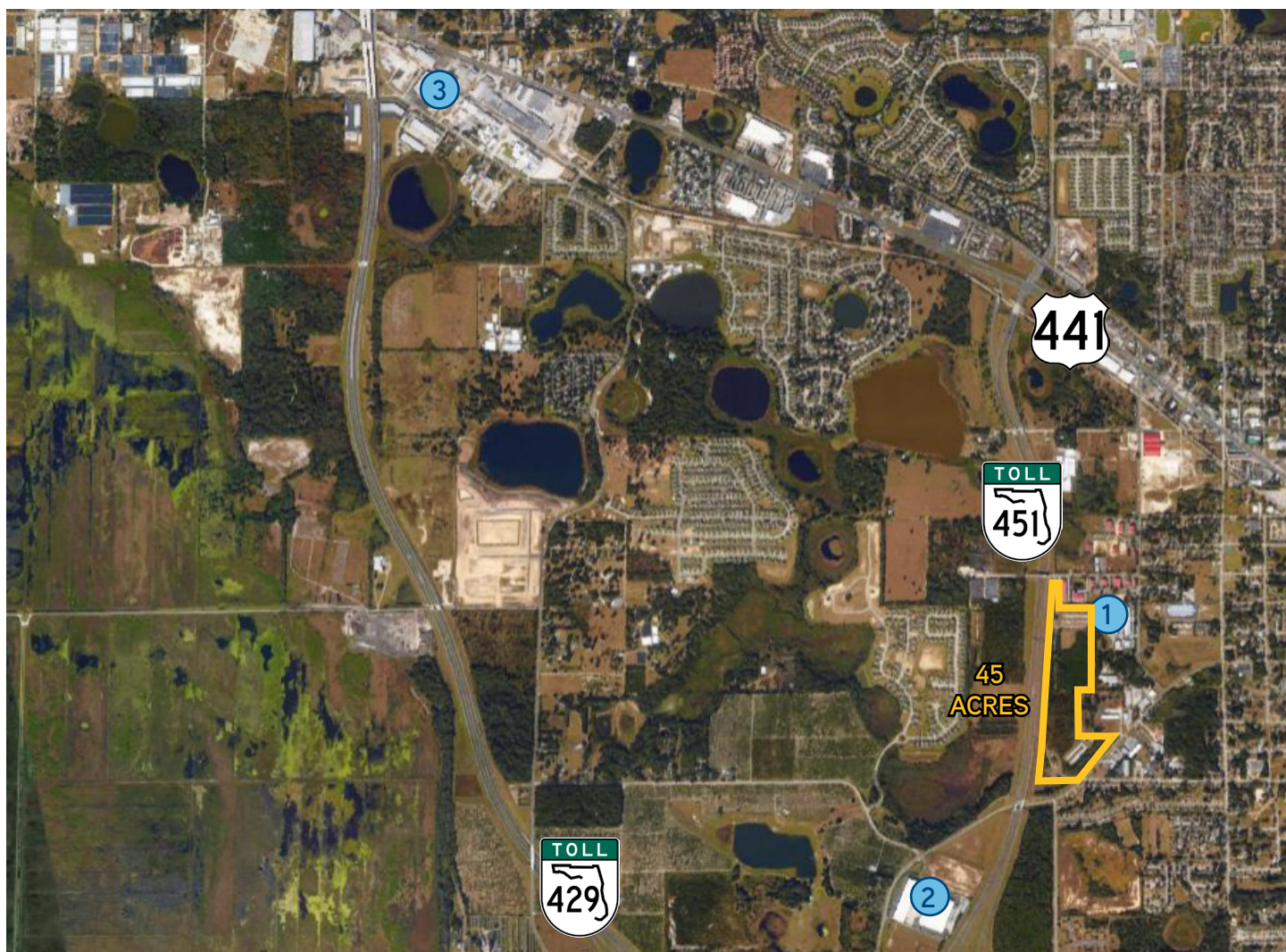


30 MINUTES TO LAKE MARY

PARCEL OVERVIEW



MARKET ANALYSIS



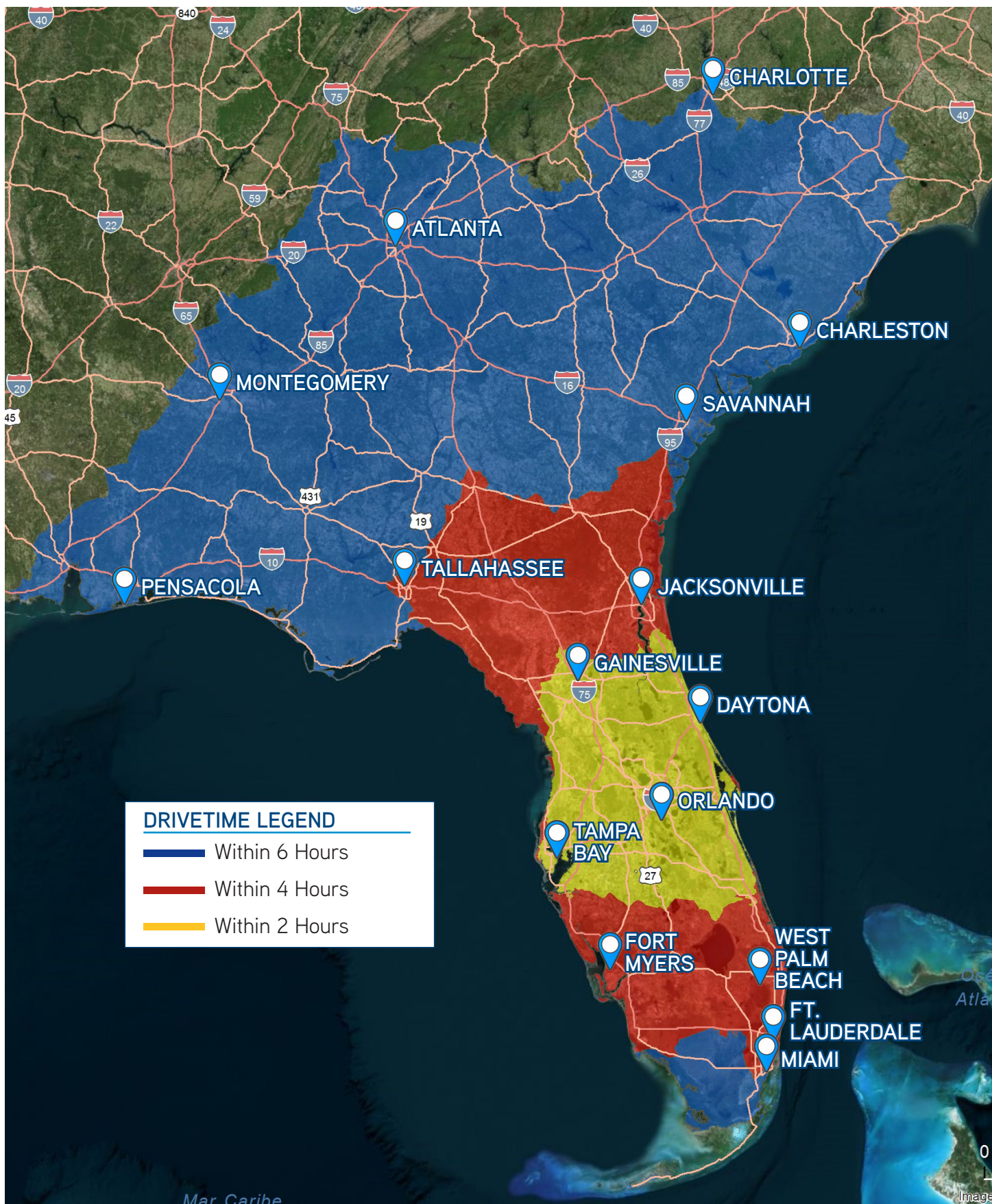
	NAME	YEAR BUILT	SQUARE FEET
1	Cooper Industrial Park	2008	300,000±
2	Oakmont Northwest Distribution*	2009-Present	646,436±
3	Mid-Florida Warehouses	1971	1,000,000±

*149,156 SF are speculative/under construction.

The Northwest Orange County industrial market is a growing sub-market for industrial development. The completion of SR 429 is opening this market up as a true regional distribution hub. The submarket has available land at a reasonable basis compared to Orlando's established industrial submarkets (Silver Star, Airport, South Orlando).

Southwest of the subject property, Oakmont's 646,000 SF Northwest Distribution park is nearing completion with one final speculative building under construction (149,156 SF). The northeast adjacent Cooper Industrial Park has a low vacancy rate, and attracts smaller local users compared to Oakmont's institutional users. As users and developers search for additional product in this submarket, the subject property is one of the next logical sites to develop.

DRIVETIME MAP



Census Block Population Density — Labor Pool

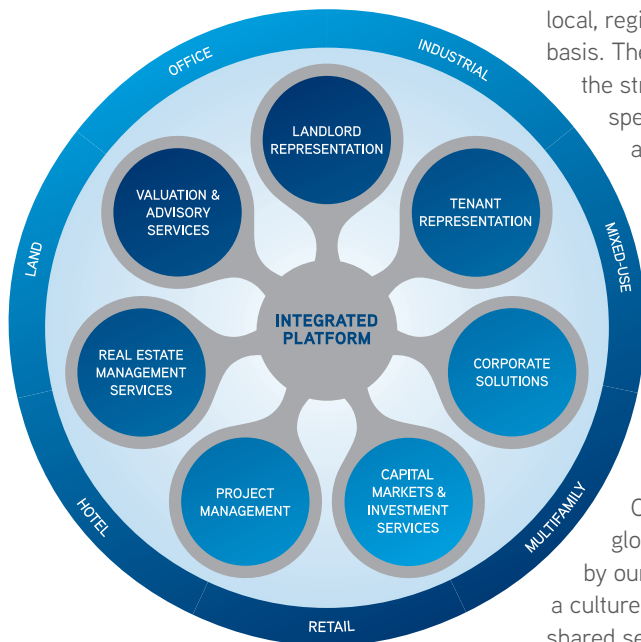




AT A GLANCE

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* Square footage includes office, industrial and retail property under management. Residential property is excluded from this total. All statistics are for 2015



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TREVOR HALL, JR.
407.362.6173
trevor.hall@colliers.com

DUSTIN BOWSETT
407.362.6155
dustin.bowersett@colliers.com

RICHARD T. DAVIS, JR.
407.362.6122
rich.davis@colliers.com

Colliers International | Central Florida
255 S. Orange Avenue, Suite 1300
Orlando, FL 32801 | United States
407.843.1723
www.colliers.com

