

# ORLANDO ZELLWOOD INDUSTRIAL 47.6± ACRE DEVELOPMENT SITE

Jones Avenue, Zellwood FL

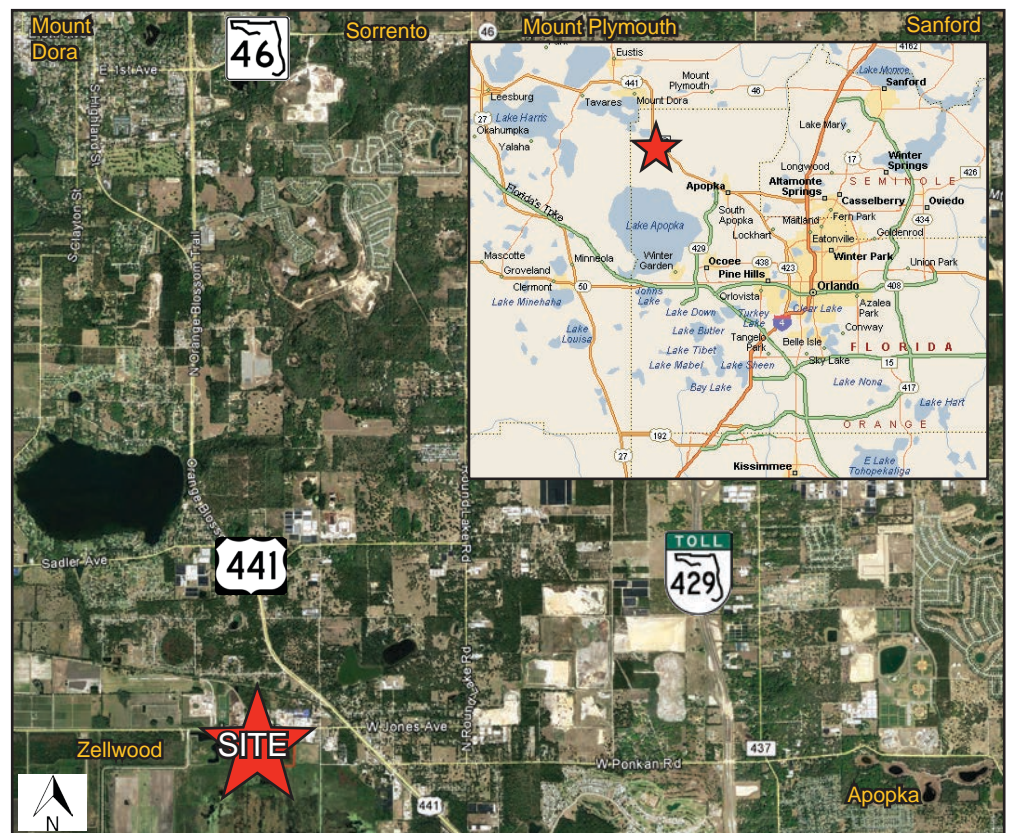
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ORANGE COUNTY, FL



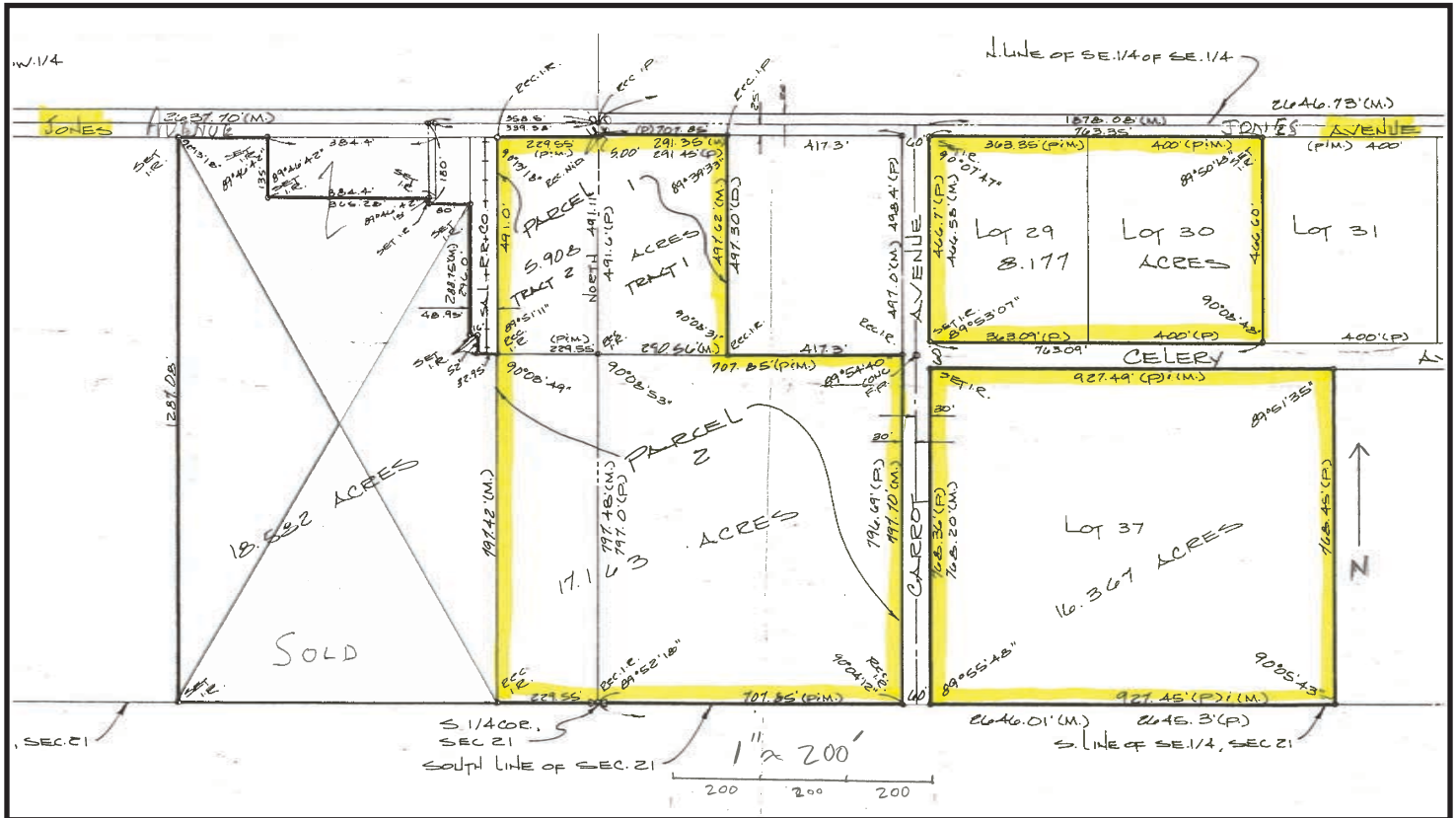
## Property Highlights

- **Zoning:** IND-4 Heavy Industrial (Orange County)
- **Electric:** Duke Energy  
**Water:** City of Apopka
- **Location:** Jones Avenue in Zellwood is 20± miles northwest of Downtown Orlando
- **Access Roads:** Half mile from US 441, and quick access to Orlando's West Beltway (three miles to SR 429)





## Property Layout



## Orlando Industrial Assets

- The Zellwood area contains some of the last vacant Industrial 4 zoning in Orange County.
- Businesses nearby utilize this with outside storage and handling of a variety of products.
- The portions below Celery Avenue are mostly jurisdictional land, which we feel will be an asset during permitting of the two frontage parcels.
- Tenants of industrial space, especially those who need heavy I-4 zoning, may need to expand and can relocate to this area, making this land a development for investment opportunity. There are also potential buyers for build-to-suits while capital and low interest rates are available. Industrial investment sales have reached record high pricing on a per-square-foot basis.

## Contact Us

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