

# FOR SALE

50,500 SF ON 19.89 ACRES RAIL-SERVED  
BUILDING MATERIALS/MANUFACTURING FACILITY

**GR**   
Properties  
Commercial and Industrial Real Estate

2320 N. ORANGE BLOSSOM TRAIL (HWY 441) APOPKA, FL 32703



**Sale Price \$3,500,000**

## Property Details:

- Six Grade-Level Buildings totaling 50,500 SF
  - 3,600 SF Office
  - 27,000 SF Warehouse
  - 5,400 SF Warehouse
  - 900 SF Warehouse
  - 6,000 SF Covered Open Storage
  - 7,600 SF Covered Open Storage
- On 19.89 Acres Zoned I-2/I-3
- 6 Acres Paved
- Rail-Served
- Heavy Power
- Built in 2005



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### **Property Overview:**

2320 N. Orange Blossom Trail, Apopka is comprised of Six (6) grade-level metal buildings built in 2005 in very good condition.

Located 2.1 miles west of the Western Beltway (Hwy 429) on Hwy 441, the property has good access to Orlando via the Beltway, Hwy 414 (Maitland Blvd) and Hwy 441.

The buildings are situated on a 19.89 acre, fenced parcel zoned I-2/I-3 and of which approximately 6.0 acres is paved.

The property is rail-served with heavy power.

All buildings have exterior perimeter lighting.





## Property Specifications

2320 N. Orange Blossom Trail, Apopka FL 32703

Orange County

Total Size: 50,500 SF

Land Size: 19.89 Acres

Bldg 1: Office is 60' x 60' = 3,600 SF

Bldg 2: Partly Enclosed Warehouse

150' x 180' = 27,000 SF

15'6" at eaves; 23'3" at peak

3800 amps, 277/480 V, 3-phase

T-5 lighting and metal halide

2 entrances 20'w x 21'h

2 entrances 20'w x 15'h

Mostly clear span

Not sprinklered

Bldg 3: Fully Enclosed Warehouse

90' x 60' = 5,400 SF

14' to 18' clear height

600 amps, 277/480 V, 3-phase

T-5 lighting

4 sliding doors 22'w x 12'h

Clear Span

Not sprinklered

Bldg 4: Fully Enclosed Warehouse

30' x 30' = 900 SF

12' to 14' clear height

(1) 10'w x 12'h roll-up door

Bldg 5: Covered Open Storage

150' x 40' = 6,000 SF

16'8" clear height

No power or interior lighting

One row of columns at 25' intervals

Bldg 6: Covered Open Storage

180' x 40' = 7,600 SF

16'8" clear height

No power or interior lighting

One row of columns at 30' intervals

Year Built: 2005

Electrical Provider: Duke Energy

Water Provider: City of Apopka

Property is on Septic System

Zoned: I-2/I-3 Orange County

Property Taxes: \$25,805.02 (2016)

Parcel ID: 26-20-27-0000-00-023

Sale Price: \$3,500,000

For more information contact:

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