



1675 South Orange Blossom Trail
Apopka, FL 32703



Great Flex Owner/User Opportunity!

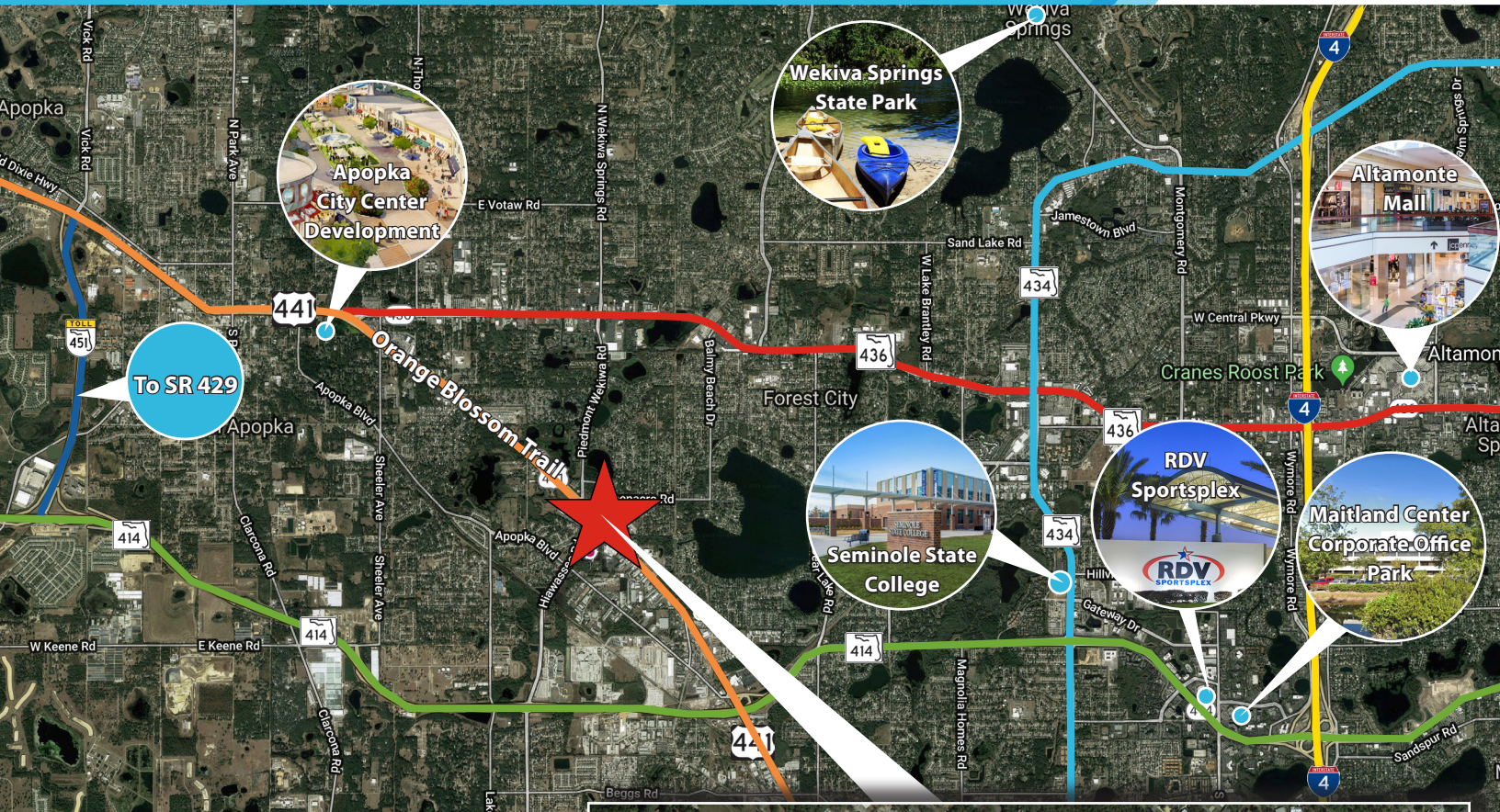
14,160± sf Available

FOR SALE

South Apopka **flex**/warehouse converted to 100% office on a 1.26± acre parcel. Located just north of the U.S. 441 (OBT) and Piedmont Wekiwa Road intersection. This building has easy accessibility to major area roadways such as U.S. 441 (OBT), SR 436, Maitland Blvd. (SR 414), SR 429 Expressway (Western Beltway), and I-4. This property is ideal for office space or conversion back to office/flex/warehouse.

Lawson Dann
Senior Vice President
407.342.4698
lawson.dann@avisonyoung.com

Patrick Morrison
Associate
407.440.6649
patrick.morrison@avisonyoung.com



Prime Location

- Apopka Proper Trade Area
- Close proximity to all of North Orlando’s major roadways and distribution arteries
- 4.0 miles to the SR 429 and SR 451 Expressway
- 5.7 miles to I-4/Maitland Center Corporate Park
- Minutes to outstanding Wekiva Area neighborhoods and schools



Easy Access	
SR 414	< 2 miles
SR 436	< 2 miles
SR 451/SR 429	< 4 miles
I-4/434	< 6 miles

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Property Specifics

Location:	1675 S Orange Blossom Trail, Apopka, FL 32703
Access:	US 441, SR 436, SR 414, and SR 429
Parcel ID:	24-21-28-0000-00-058
Total sf:	14,160± sf
Total ac:	1.26± ac
Year Built:	1984
Municipality:	City of Apopka
Utilities:	Septic Tank

Highlights

- Ideal owner/user opportunity
- Easy access to major thoroughfares
- Convenient to retail and restaurants
- Great visibility along US 441
- Fully built out office configuration
- Existing Data Room

Pricing

Sale Price: **\$1,695,000.00**

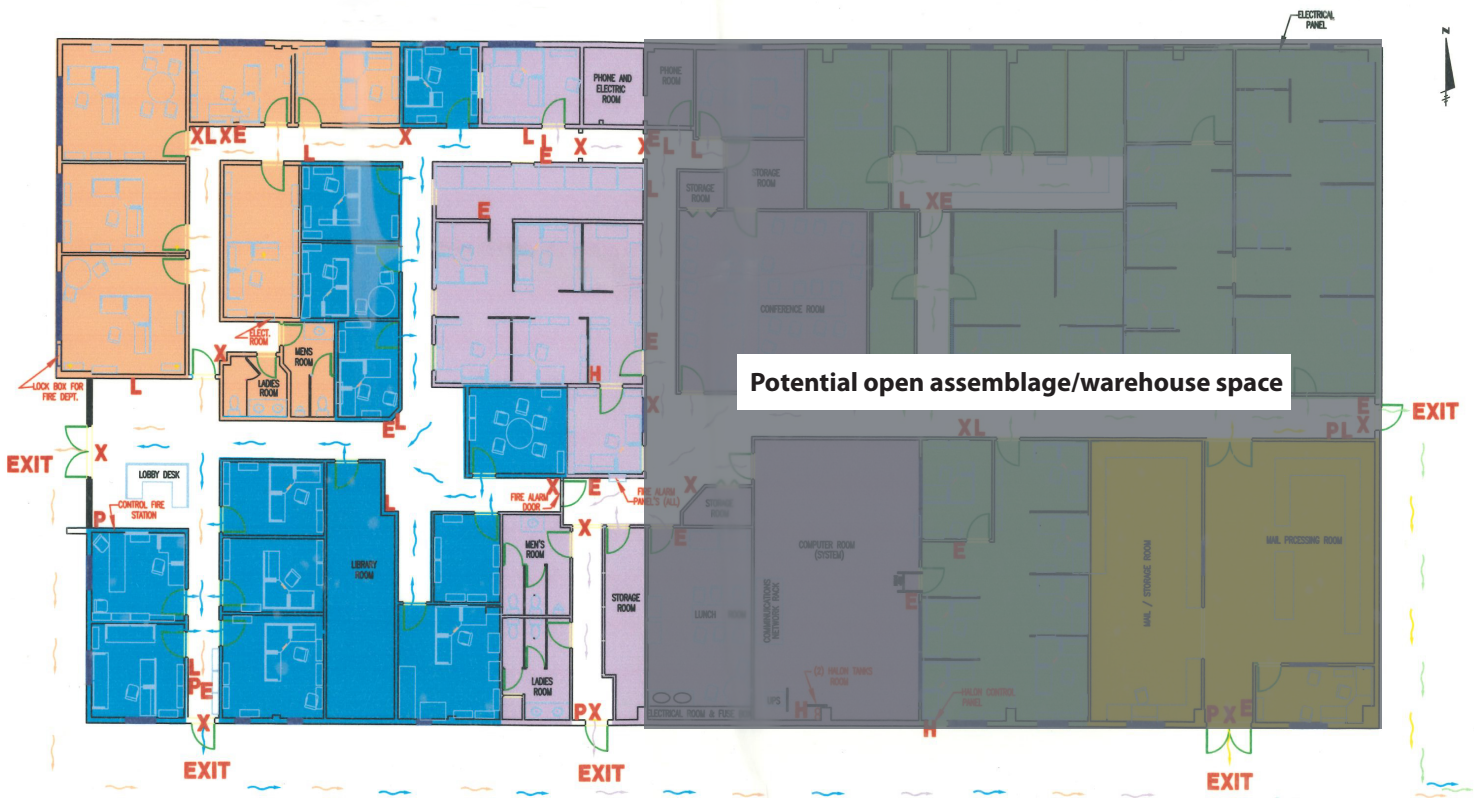
Call for Additional Details



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Floor Plan



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