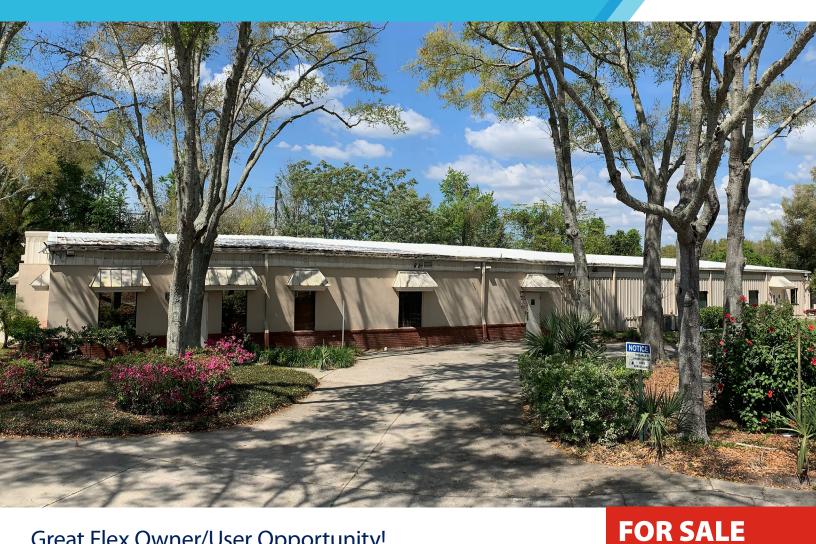
AVISON
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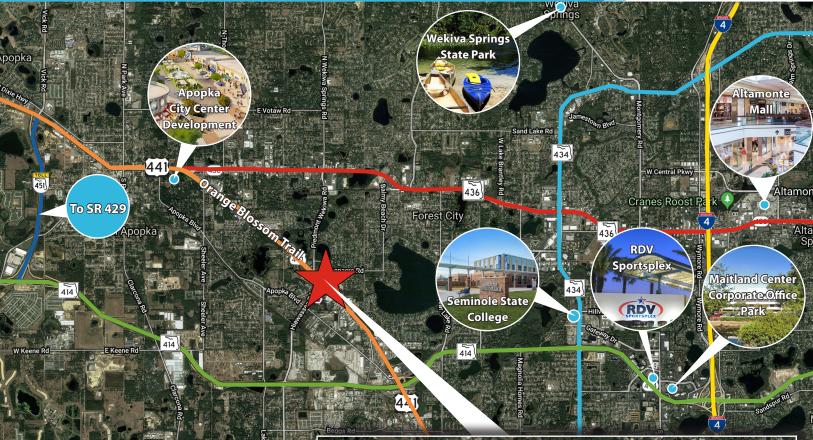
Great Flex Owner/User Opportunity! 14,160± sf Available

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

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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
1-4/434	< 6 miles



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1675 South Orange Blossom Trail

Apopka, FL 32703



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

Pricing

Sale Price: **\$1,695,000.00** Call for Additional Details

- Great visibility along US 441
- Fully built out office configuration
- Existing Data Room



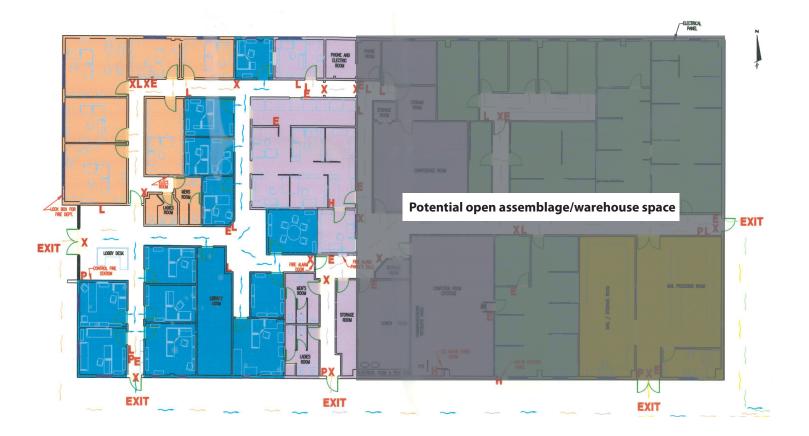
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Floor Plan

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