

INDUSTRIAL/FLEX BUILDING FOR SALE

550 HOLTS LAKE CT, AOPKA, FL 32703

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For Sale: \$1,500,000

± 6,750 SF Industrial Condo Building
Parcel IDs: 06-21-28-0161-00-101
06-21-28-0161-00-102
06-21-28-0161-00-103
06-21-28-0161-00-104



**NEW INTERIOR
BUILDOUT
COMPLETED IN 2022
FOR BOTH SUITES**



± 6,750 SF Industrial / Flex Building located within the 12-building Apopka Expressway Commerce Center

Extensive renovations completed in 2022 including interior buildout in both suites, new roof, new warehouse HVAC, and new office HVAC

Suite 101/102 includes a warehouse, 2 offices, open collaborative area, conference room, 3 public restrooms, 1 private restroom, kitchen, and 2 separate lobbies

Suite 103/104 includes a warehouse, 1 office, open collaborative area, 2 restrooms, and a lobby

Warehouse clear height is 15 ft with 12 ft roll-up door

Immediate access to SR 414 / SR 429 (36,000 AADT) and W Orange Blossom Trail (25,500 AADT)

Parking spaces are common courtesy within the center

Situated near major developments including the Mid Florida Logistics Center (2.4M SF Distribution Center), and the ± 17 Acre Coca-Cola Facility which is located across the street

Financing options may be available

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ Fax: 407.426.8542 ■

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EXECUTIVE SUMMARY

THE OPPORTUNITY

First Capital Property Group is delighted to introduce an exceptional investment opportunity at 550 Holts Lake Ct., a strategically located small bay Industrial/Flex building. Positioned at the epicenter of vast industrial developments housing major national corporations like Coca-Cola, Goya Foods, Amazon, Copart, and Chadwell, this property stands as a prime asset in a dynamic business landscape.

Nestled just minutes away from major transportation arteries, 550 Holts Lake Ct. offers unparalleled connectivity for efficient logistics and distribution operations. The property's strategic location ensures it plays a pivotal role in the regional industrial ecosystem.

With existing tenant income in place, investors can benefit from immediate returns on their investment. Moreover, the property's unique feature lies in the flexibility it offers – the current owner, who occupies only half of the building, is flexible with regard to departure timeframe upon closing. This presents an opportunity for new owners to take full possession, providing flexibility in space utilization or the potential for additional rental income.

The building boasts high-quality office buildout finishes, creating a professional and appealing workspace environment suitable for modern businesses. Additionally, the property benefits from an owner-friendly, low-cost association with condo fees at \$1.50 / SF (\$843.75 / month). This association takes responsibility for the roof and the exterior maintenance, contributing to cost-effectiveness and alleviating the burden on property owners.

In summary, 550 Holts Lake Ct. stands as a prime investment opportunity, combining a strategic location, existing tenant income, flexibility in occupancy, and cost-efficient ownership. This small bay industrial/Flex building is poised to deliver long-term value in the heart of a thriving industrial hub.



HIGHLIGHTS

Surge in Industrial Development Activity in Apopka is driven by the city's strategic location, as well as the growing demand for warehouse space in the area

Close Proximity to Major Highways and Transportation Hubs makes Apopka an attractive location for businesses looking to expand their operations

Growing Population and Strong Economy have created a need for more industrial space to support Apopka's local economy

Apopka is the Second-Largest City in Orange County after Orlando

Growth Rate of 18.5% in Apopka's population surpasses cities like Tampa and Orlando

1.2 Miles to SR 429 and the soon-to-be completed Wekiva Parkway, which will connect the city to major regional transportation corridors, I-4 and SR 417

2.7 Miles to Orlando Apopka Airport

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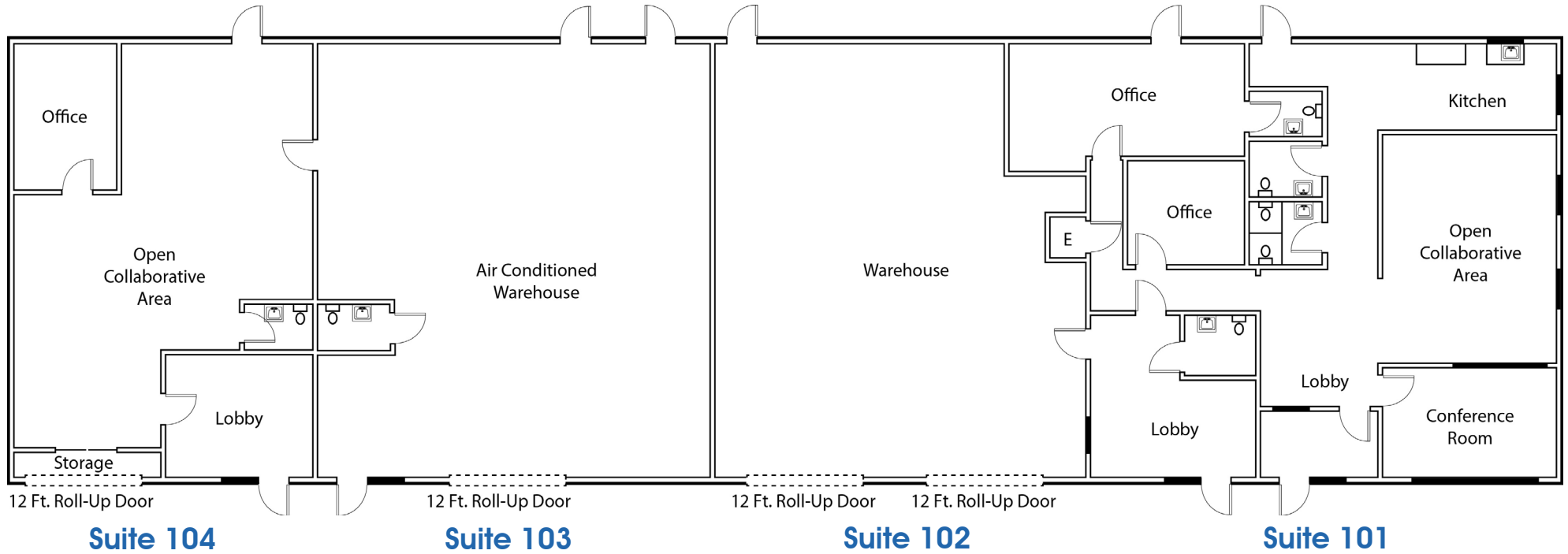
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FLOORPLAN

WAREHOUSE

Clear Height: 15'
Drive In Height: 12'



 **PRIME ELECTRICAL SERVICES, INC.**
OWNER / SELLER

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P G **Property Group, Inc.**
Commercial Real Estate Services

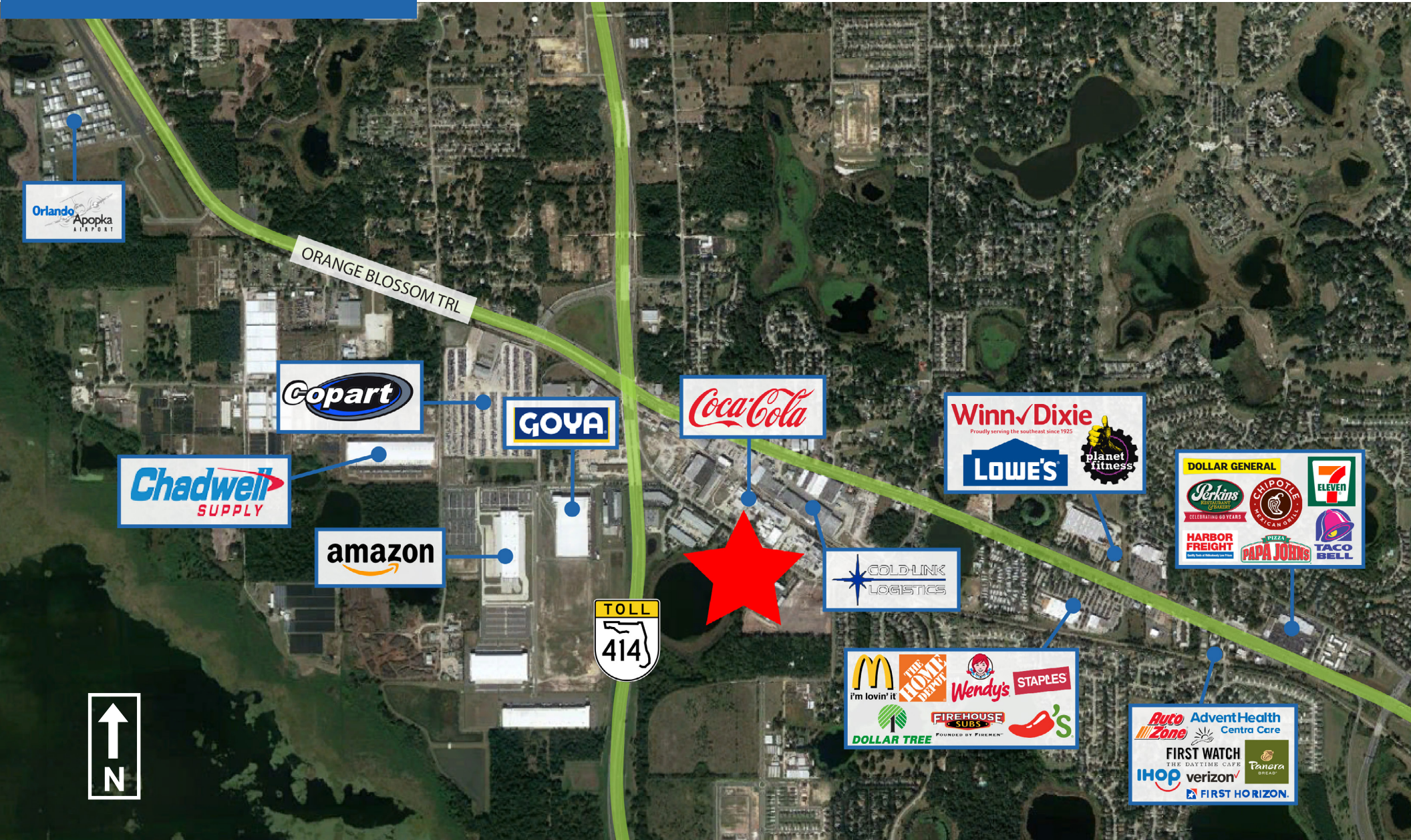
IMAGES



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THE NEIGHBORHOOD



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F	C	FIRST CAPITAL Property Group, Inc.
P	G	
		Commercial Real Estate Services

LOCATION



3 minutes
(1.2 miles)



**EMPLOYMENT
POPULATION**
± 17,183
(5 mile radius)



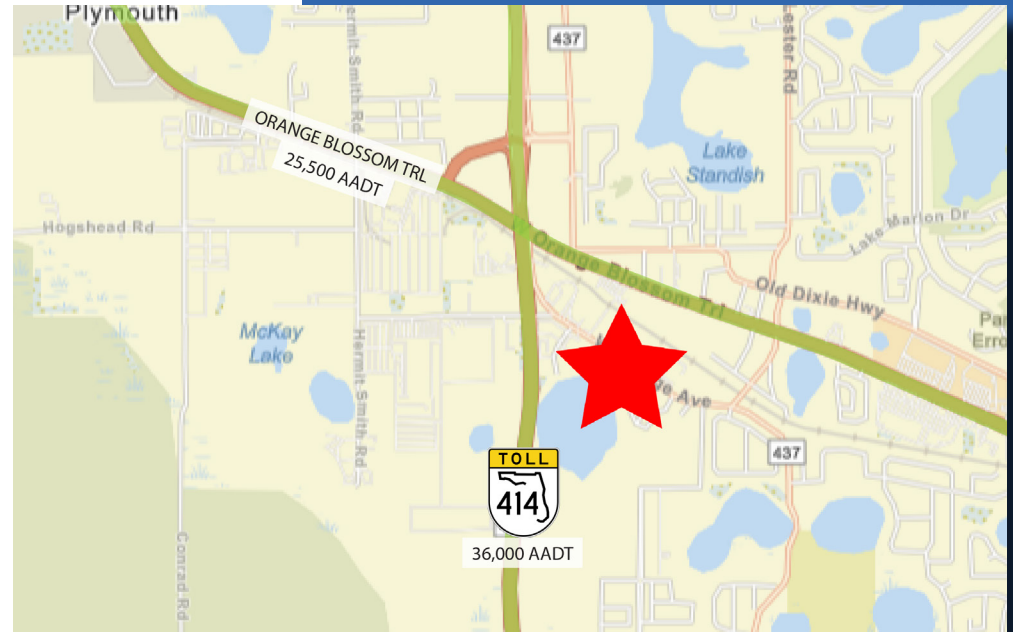
**DAYTIME
POPULATION**
± 32,089
(3 mile radius)



MEDIAN AGE
37.6
(1 mile radius)



**POPULATION
GROWTH**
1.52%
(1 mile radius)



Average Annual Daily Trips

2022

State Road 414	36,000
Orange Blossom Trl	25,000

		Total Population	Total Families	Total Households	Average Income
1 mile	2023	2,964	748	1,048	\$97,756
3 miles	2023	41,106	10,310	14,095	\$102,935
5 miles	2023	85,610	21,597	29,227	\$100,905

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