

# NORTHWEST DISTRIBUTION CENTER

OCOEE APOPKA ROAD AT SR 429 ■ APOPKA, FLORIDA

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Phase I - 317,280 SF  
Future Development/BTS - 25.29 acres



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For more information  
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Developed by:

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# NORTHWEST DISTRIBUTION CENTER

1401 & 1451 OCOEE APOPKA ROAD AT SR 429 ■ APOPKA, FLORIDA

**LOCATION:** Ocoee Apopka Road at SR 429 and Maitland Blvd. Extension

**CONSTRUCTION:** Concrete tilt-up  
**PROJECT/SITE SIZE:** Up to 686,000 square feet on 45 acres  
**TRUCK COURT:** 130' typical  
 210' shared full-concrete truck court

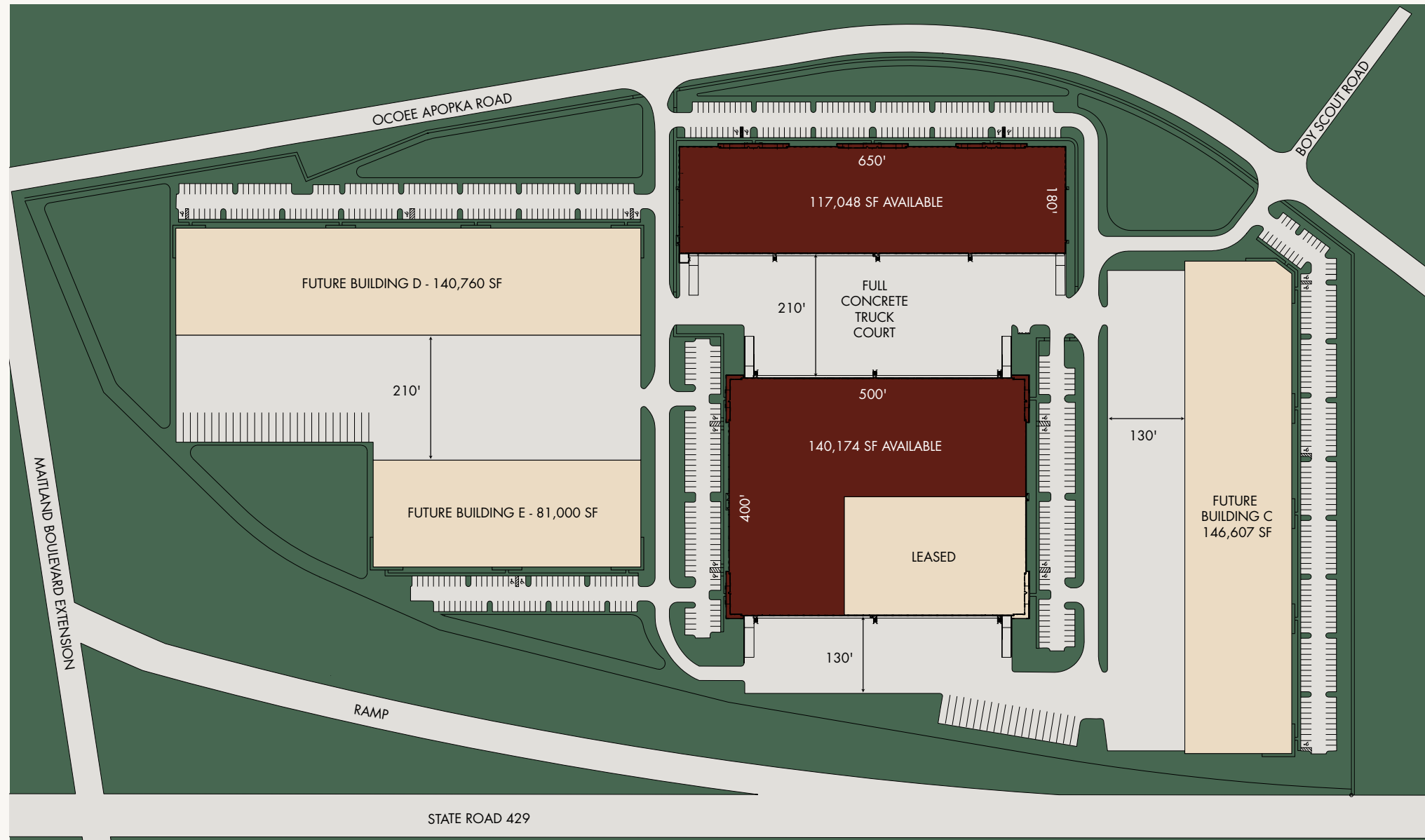
**WAREHOUSE FLOORS:**

- 6" concrete with vapor barrier throughout
- 6" reinforced concrete with vapor barrier and caulked joints in loading bays

**FIRE PROTECTION:** ESFR fire sprinkler system  
**ROOF:** Mechanically fastened TPO  
**WAREHOUSE FINISHES:** White roof deck, columns painted yellow to 10' AFF, interior walls painted white, Ashford formula sealer/hardener on warehouse floors

## BUILDING A

- 117,048 SF Available
- Rear load - 180' depth
- 28' clear height
- Parking - 1.06 per 1,000 SF
- 44 total loading doors (1 per 2,660 SF)
  - 42 - 9' x 10' dock doors
  - 2 - 12'-16' ramp doors
- Ramps are 60' with 20' landings
- 40' x 45' typical column spacing
- 1,800 AMP, 277/480V, 3-phase power, 4 wire
- 1 skylight per 7,316 SF
- FF 61, FL 37 floor tolerance



## BUILDING B

- 140,174 SF Available
- Cross dock - 400' depth
- 32' clear height
- Parking - .87 per 1,000 SF
- 44 total loading doors (1 per 3,457 SF)
  - 41 - 9' x 10' dock doors
  - 3 - 12' x 16' ramp doors
- Ramps are 60' with 20' landings
- 50' x 50' column spacing;
- 1,000 AMP, 277/480V, 3-phase power, 4 wire
- 1 skylight per 6,674 SF
- FF 63, FL 33 floor tolerance

## BUILDING FEATURES

Developed by:  
**OAKMONT**  
 INDUSTRIAL GROUP

## BUILDING FEATURES

  
 SOUTHERN COMMERCIAL  
 REAL ESTATE ADVISORS, LLC