

# FULLY LEASED WAREHOUSE CAMPUS

2001 Rock Springs Rd., Apopka FL 32712



FOR SALE | \$3,000,000

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

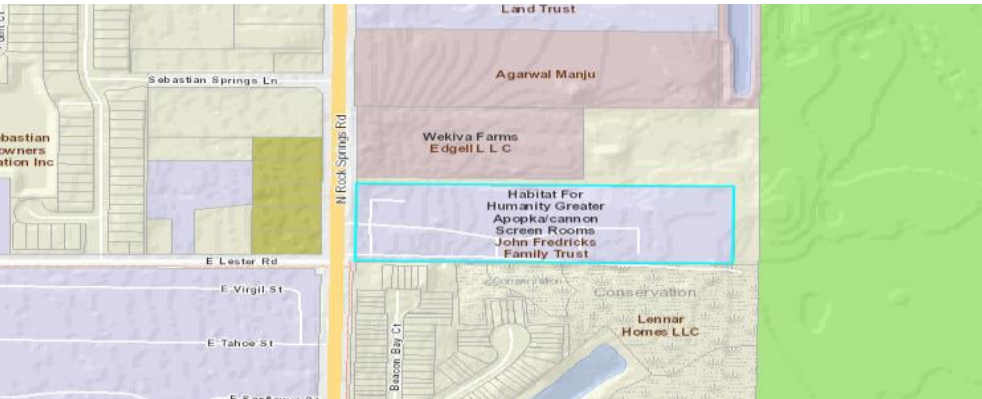
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# PROPERTY OVERVIEW

- This is an excellent opportunity to acquire a 9-acre industrial campus in Apopka, Florida.
- The property features three buildings totaling 24,780 sf. The size breakdown is as follows: 12,595 square feet, 3,345 square feet, and 8,840 square feet, respectively.
- The site boasts 333 feet of prominent frontage along Rock Springs Road. The surrounding area includes similar industrial properties and some residential homes.
- Additionally, the parcel is conveniently located 2.9 miles from Orange Blossom Trail and 4.1 miles from the upcoming 429 Connector Road.



<b>PRICE</b>	\$3,000,000
<b>ACREAGE</b>	9 AC
<b>FRONTAGE</b>	333'
<b>ZONING</b>	AG
<b>LAND USE</b>	Industrial Warehouse
<b>PARCEL ID</b>	27-2028-0000-00-070
<b>BUILDING "A" SIZE</b>	12,595 sf
<b>BUILDING TYPE</b>	Ind Open Storage
<b>YEAR BUILT</b>	1981
<b>BUILDING "B" SIZE</b>	3,345 sf
<b>BUILDING TYPE</b>	Industrial Warehouse
<b>YEAR BUILT</b>	1983
<b>BUILDING "C" SIZE</b>	8,840 sf
<b>BUILDING TYPE</b>	Industrial Warehouse
<b>YEAR BUILT</b>	1990

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# DEMOGRAPHICS

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	6,424	1 Mile	\$86,160	1 Mile	34.90
3 Mile	107,073	3 Mile	\$90,074	3 Mile	38.30
5 Mile	397,695	5 Mile	\$88,651	5 Mile	39.40

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	6,533	1 Mile	\$77,536	1 Mile	36
3 Mile	108,920	3 Mile	\$68,751	3 Mile	38
5 Mile	404,005	5 Mile	\$67,494	5 Mile	39

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# ZONING INFORMATION

## 3.2.3. AG: Agriculture District

- A. **Purpose.** The purpose of the AG: Agriculture District is to provide for lands that accommodate agricultural and nursery production, agricultural support uses, and low-density single-family detached dwellings in a rural setting. The district includes significant areas of open space, and a minimum lot area of two and one-half acres. District regulations discourage development that substantially interferes with agriculture production, nurseries, and the general rural character of the district.



- B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

## Article 4 Use Regulations

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## SECTION 4.1. GENERAL PROVISIONS

Sec. 4.2, Principal Uses, identifies land uses allowed as the principal uses in the various zoning districts and sets out the special standards that apply to a number of the allowable principal uses. Sec. 4.3 Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses, sets out general standards applicable to all accessory uses and structures, and sets out special standards that apply to particular accessory uses and structures. Sec. 4.4, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, sets out general standards applicable to all temporary uses and structures, and sets out special standards that apply to particular temporary uses and structures.

### 4.2.1. General

- A. **Purpose.** The purpose of this section is to authorize the establishment and continuation of land uses that are allowed as the primary use(s) of a parcel—i.e., principal uses. This section identifies the zoning districts in which such principal uses are allowed, identifies what type of permit or review is required to establish them, and sets out any special standards applicable to particular principal uses. This section is also intended to establish a hierarchy for organizing principal uses that reflects functional relationships among the various principal uses and that, in conjunction with Sec. 10.3.1, Principal Use Classification System, makes it easier to determine whether a particular proposed use is allowable as a principal use in a particular zoning district.
- B. **Organization and Applicability.** Sec. 4.2.2, Principal Use Table, contains Table 4.2.2.C: Principal Use Table, that lists allowable principal uses and shows whether each use is permitted or prohibited within the various zoning districts, as well as the type of permit or approval by which the use may be allowed. Sec. 4.2.3, Standards Specific to Principal Uses, sets forth standards applicable to specific principal uses regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this LDC.

# ZONING INFORMATION

## 4.2.2. Principal Use Table

### A. Structure of the Principal Use Table

1. **Organization and Classification of Principal Uses.** Table 4.2.2.C: Principal Use Table, organizes allowable principal uses with the following hierarchy of use classifications:
  - a. **Use Classifications.** Use classifications are very broad and general (e.g., Rural and Agricultural Uses, Residential Uses, Public, Civic, and Institutional Uses, Commercial Uses, and Industrial Uses).
  - b. **Use Categories.** Use categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or Drinking Establishments and Visitor Accommodation Uses.
  - c. **Use Types.** Use Types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, bank or other financial institution and consumer goods establishment use types within the Retail Sales and Service Use Category. Each use type is defined in Sec. 10.3.1, Principal Use Classification System. Classifying principal uses in this manner provides a systematic basis for determining whether a particular land use not expressly listed should be considered a form or example of a listed principal use, and for addressing future additions to the Principal Use Tables.
2. **Description of Use Classification System.** See Sec. 10.3.1, Principal Use Classification System, for a description of the use classification system and Sec. 10.3.2, Interpretation of Unlisted Uses and Zoning District Boundaries, for the procedures for using the system to interpret unlisted uses.

3. **Designation of Principal Uses in Table 4.2.2.C: Principal Use Table.** Table 4.2.2.C: Principal Use Table, uses the following abbreviations to designate whether and how a principal use is allowed in a particular zoning district:

P	A "P" under a base zoning district column indicates that the use is allowable as a principal use in the district, subject to any referenced use-specific standards and all other applicable regulations of this LDC.
S	An "S" under a base zoning district column indicates that the use is allowable as a principal use in the district only on approval of a special exception in accordance with Sec. 2.5.1.G, Special Exception Permit, and subject to any referenced use-specific standards and all other applicable regulations of this LDC.
A	An "A" under the planned development district indicates that the use may be allowed as a part of the PD Plan for a planned development in accordance with Sec. 2.5.1.F, Planned Development, and Sec. 3.7.2, Planned Development District, subject to any referenced use-specific standards and other applicable regulations of this LDC.
	A blank cell under a base or the planned development district column indicates that the use is prohibited as a principal use or special exception in the zoning district.

4. **Reference to Use-Specific Standards.** A particular use category or use type allowable as a principal use in a zoning district may be subject to additional standards that are specific to the particular use. The applicability of such use-specific standards is noted in the last column of Table 4.2.2.C: Principal Use Table, ("Use-Specific Standards") through a reference to standards in Sec. 4.2.3, Standards Specific to Principal Uses.

For more info visit: <https://library.municode.com/fl/apopka/codes/>

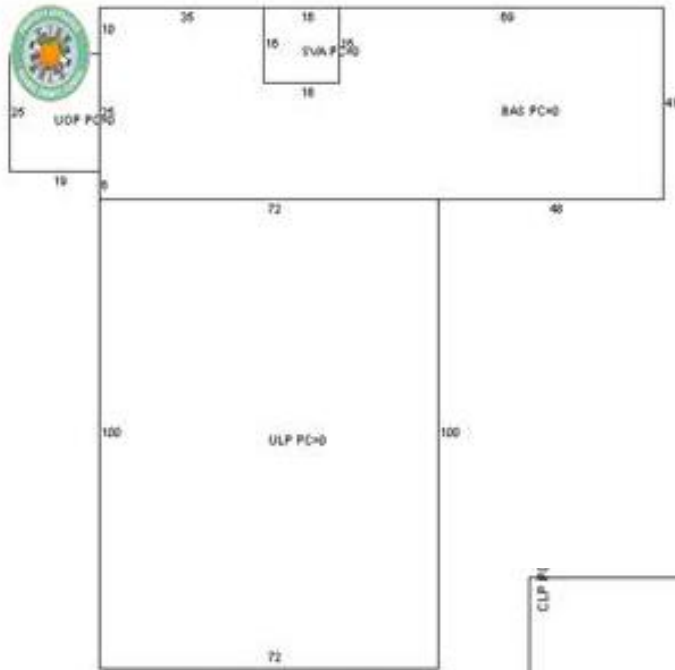
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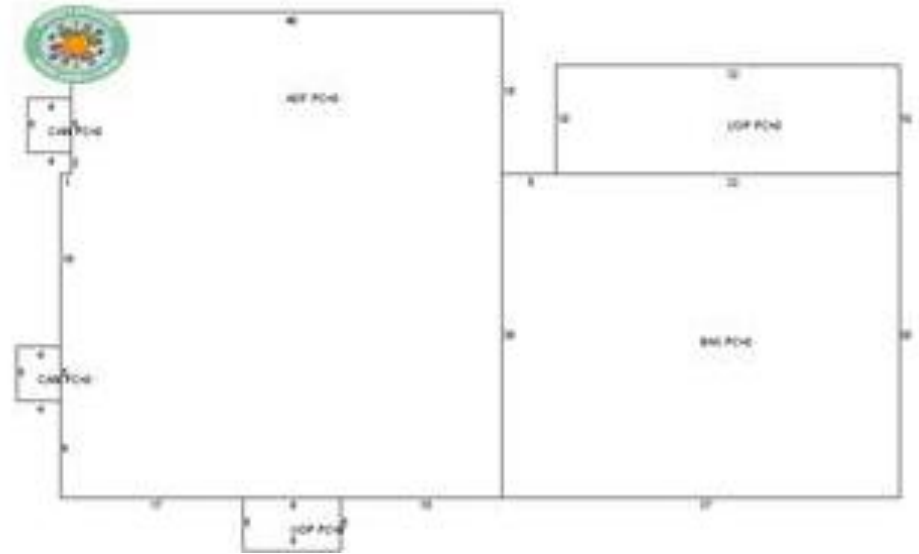
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# SITE PLAN

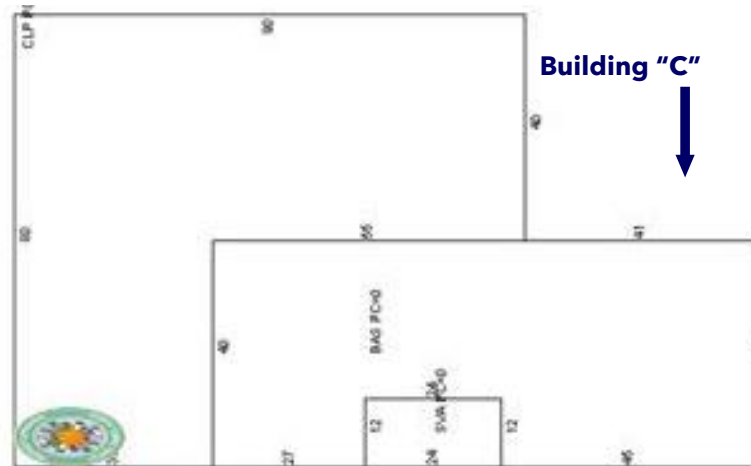


↑  
**Building "A"**

**Building "B"** →



**Building "C"**  
↓



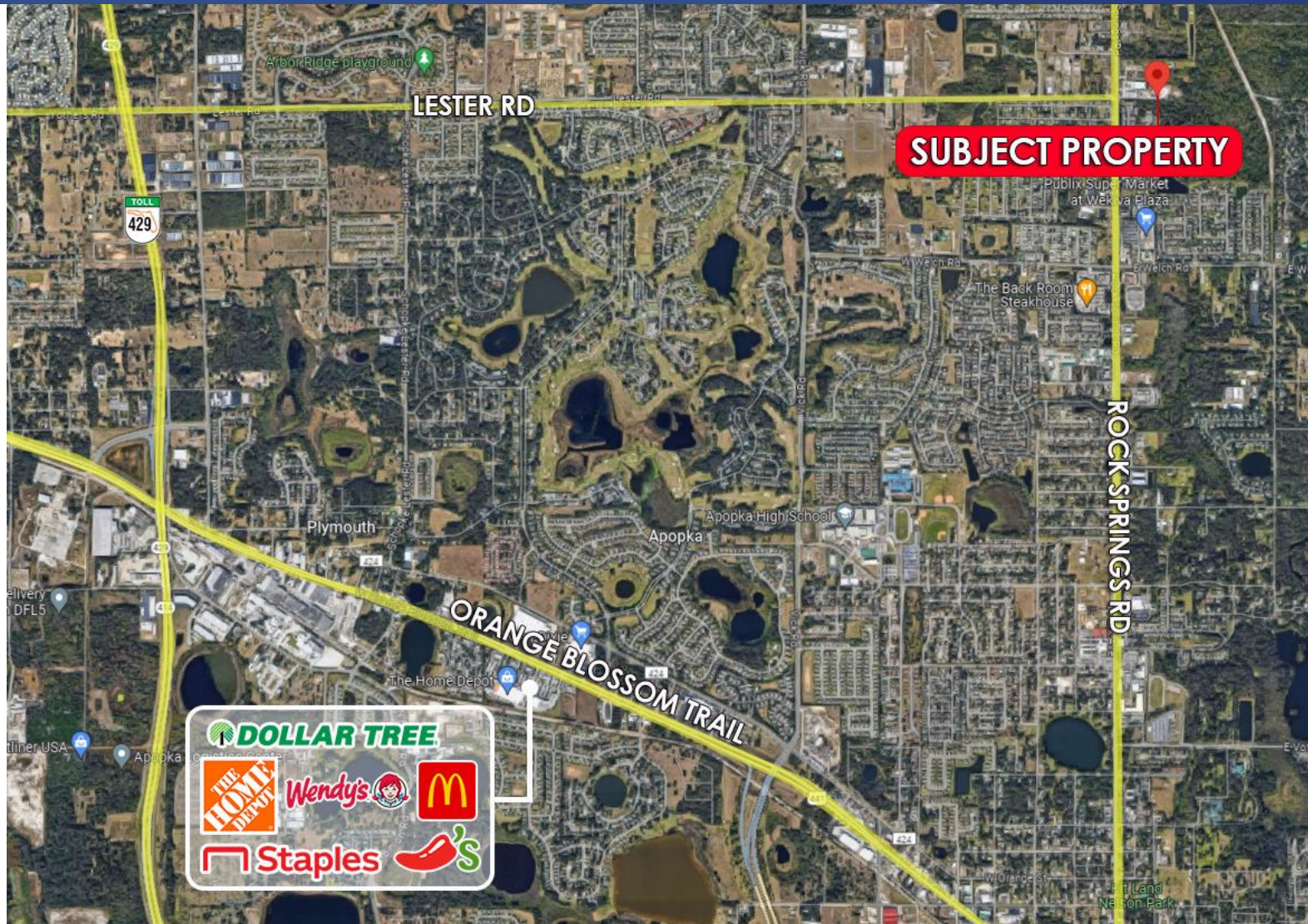
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# TRADE AREA MAP



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