



**429**  
**BUSINESS CENTER**



**125,893 SF AVAILABLE FOR LEASE IN ONE OF THE  
MOST ACTIVE SUBMARKETS IN CENTRAL FLORIDA**

409 Ocoee Apopka Road  
Ocoee, FL 34761



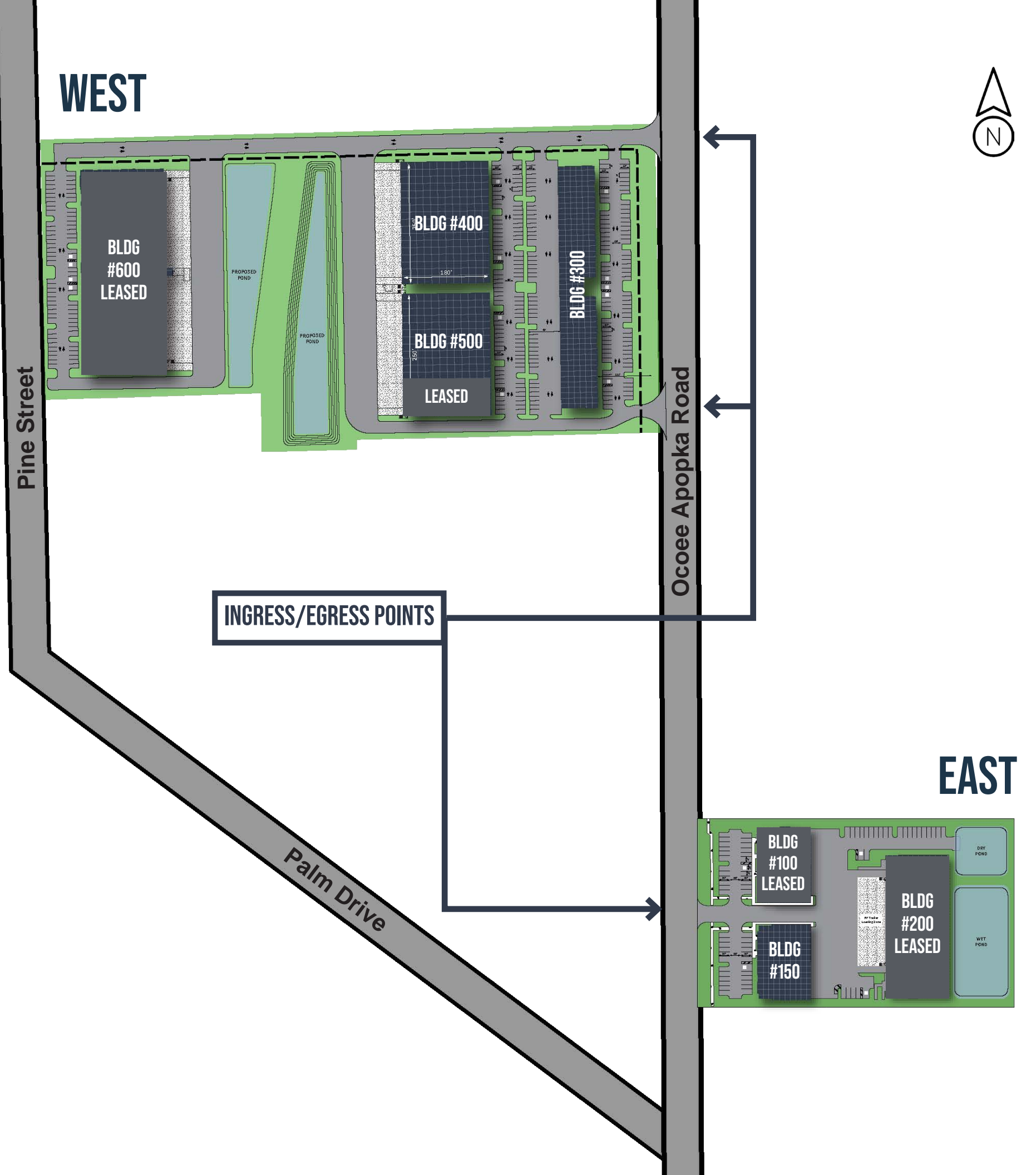
STONEMONT  
FINANCIAL GROUP

# PROJECT OVERVIEW

429 Business Center offers users first generation Class A warehouse space in northwest Orange County, one of the fastest growing submarkets in Central Florida. Bay sizes begin at 6,000 square feet with buildings providing front and rear load options. With **three minute access** to State Road 429 and access to Florida's Turnpike in less than six minutes, servicing the Central Florida market is fast and convenient. The site is also minutes from numerous amenities.

## PARK HIGHLIGHTS

- 259,253 SF total
  - 60,982 SF - East side
  - 198,271 SF - West side
- Tilt-wall construction
- ESFR sprinkler system
- 20'-32' clear height
- 65'-140' truck courts
- Rear-load and front-load configurations



# AERIAL PHOTOGRAPHY

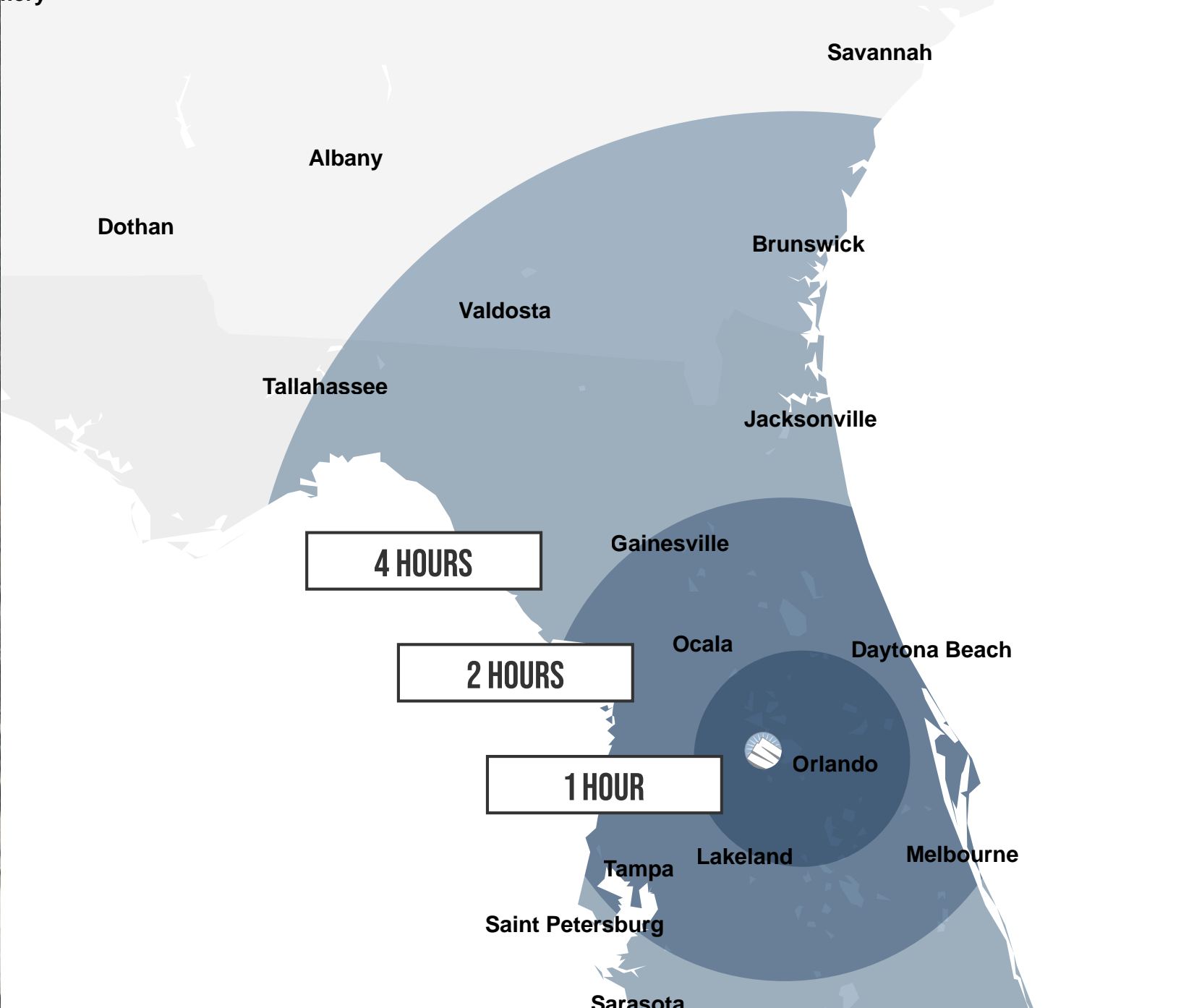
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## 429 EAST



## 429 WEST





## MARKET OVERVIEW

	30 MINUTES	60 MINUTES	120 MINUTES
<b>POPULATION STATS</b>			
2025 POPULATION	1,630,358	3,914,673	10,375,230
2030 POPULATION	1,727,189	4,245,317	11,140,029
<b>LABOR FORCE STATS</b>			
TOTAL BUSINESSES	78,631	144,627	388,639
TOTAL EMPLOYEES	848,545	1,535,426	3,928,605

Fort Myers  
West Palm Beach  
Fort Lauderdale  
Miami

# 429 EAST

## BUILDING 100

417 Ocoee Apopka Road

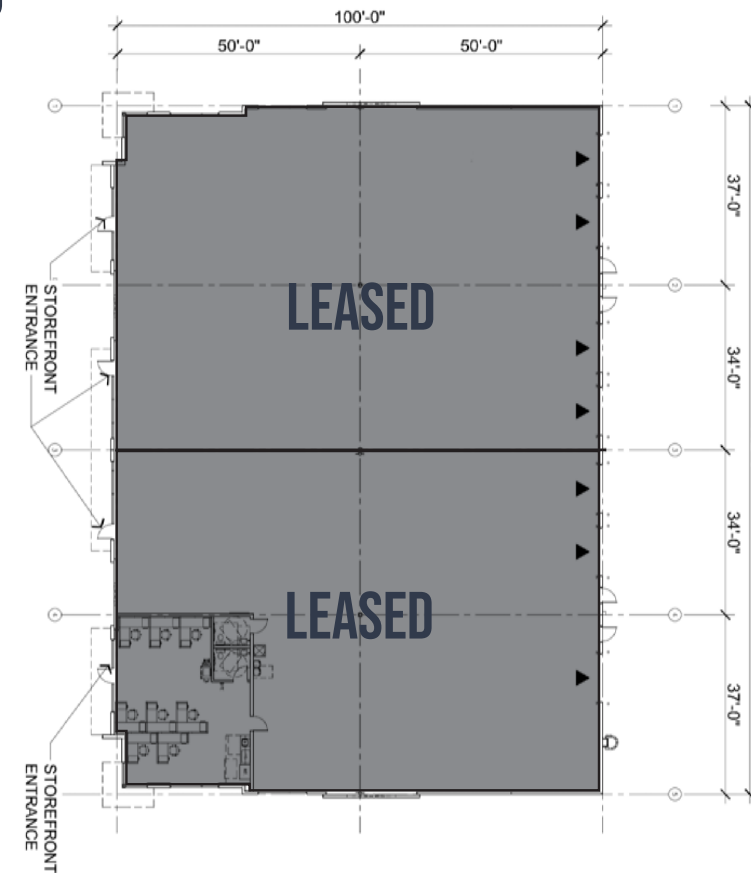
Building Size:	14,282 SF
Available SF:	100% LEASED!
Office Size:	1,013 SF spec
Clear Height:	20'
Loading:	Rear-load
Doors:	4 - 10' x 12' grade
Building Depth:	100'
Column Spacing:	50' x 34', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	140', shared
Car Parking:	24 spaces
Parking Ratio:	1.68/1,000 SF

## BUILDING 150

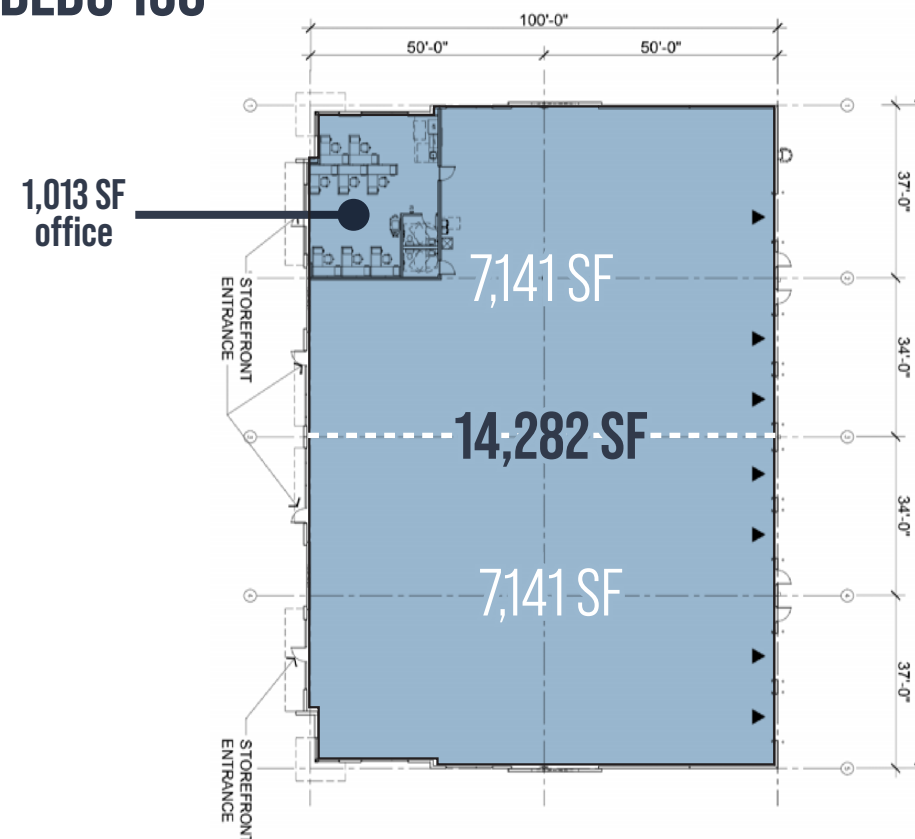
407 Ocoee Apopka Road

Building Size:	14,282 SF; divisible to 7,141 SF
Office Size:	1,013 SF spec
Clear Height:	20'
Loading:	Rear-load
Doors:	7 - 10' x 12' grade
Building Depth:	100'
Column Spacing:	50' x 34', typical
Power:	800 amps, 480/277 volt, 3 phase
Truck Court Depth:	140', shared
Car Parking:	24 spaces
Parking Ratio:	1.68/1,000 SF

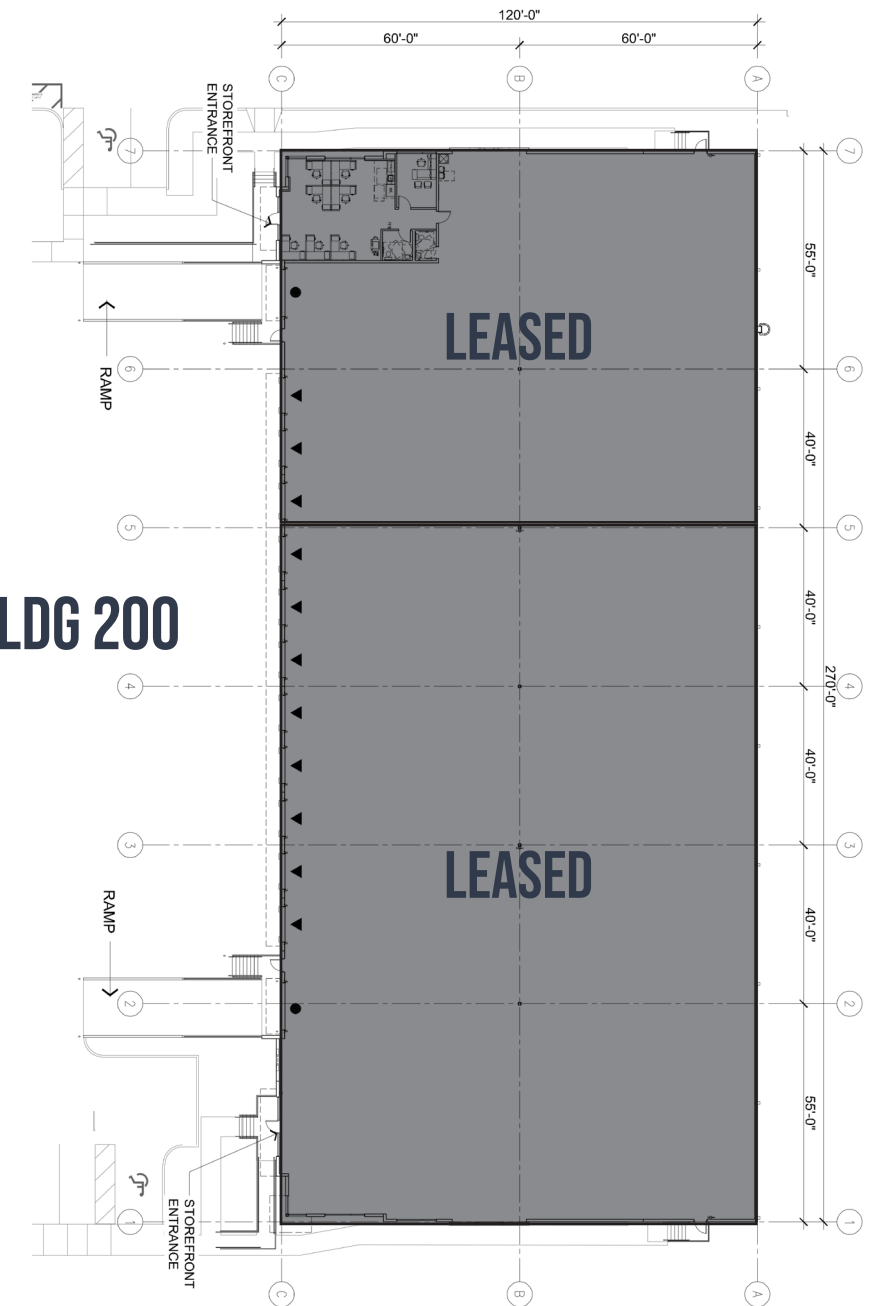
## BLDG 100



## BLDG 150



## BLDG 200



# 429 WEST

## BUILDING 300

**Building Size:** 36,429 SF; divisible to 8,553 SF  
**Office Size:** 592 SF spec  
**Clear Height:** 20'  
**Loading:** Rear  
**Doors:** 20 - 10' x 12' grade; 4 - 12' x 14' grade  
**Building Depth:** 75' typical  
**Column Spacing:** 35' x 40', typical  
**Power:** 1200 amps (2), 480/277 volt, 3 phase  
**Truck Court Depth:** 65'  
**Car Parking:** 92 spaces  
**Parking Ratio:** 2.53/1,000 SF

500 Ocoee Apopka Road | Q2 2025

## BUILDING 400

**Building Size:** 45,305 SF; divisible to 15,000 SF  
**Office Size:** 1,206 SF spec  
**Clear Height:** 30'  
**Loading:** Rear  
**Doors:** 16 - 9' x 10' dock; 2 - 12' x 14' grade  
**Building Depth:** 180'  
**Column Spacing:** 60' x 40', typical  
**Power:** 800 amps, 480/277 volt, 3 phase  
**Truck Court Depth:** 120'  
**Car Parking:** 52 spaces  
**Parking Ratio:** 1.16/1,000 SF

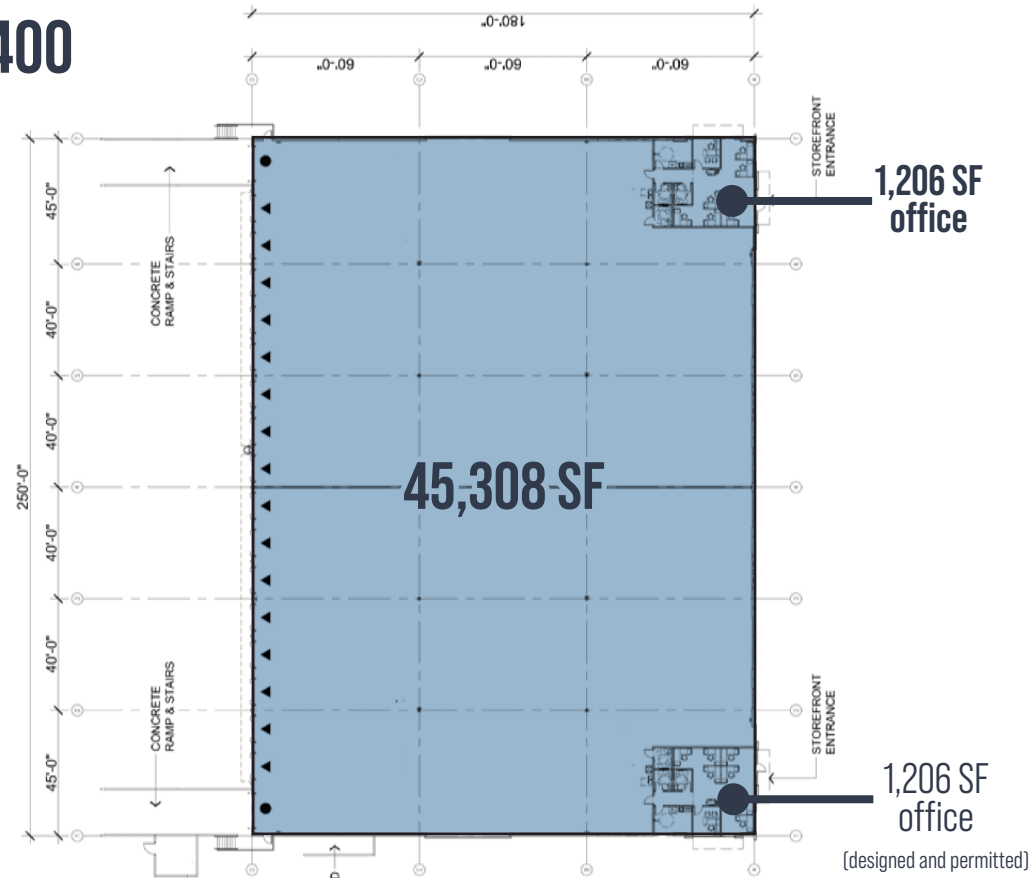
448 Corporate Park Dr | Q2 2025

## BUILDING 500

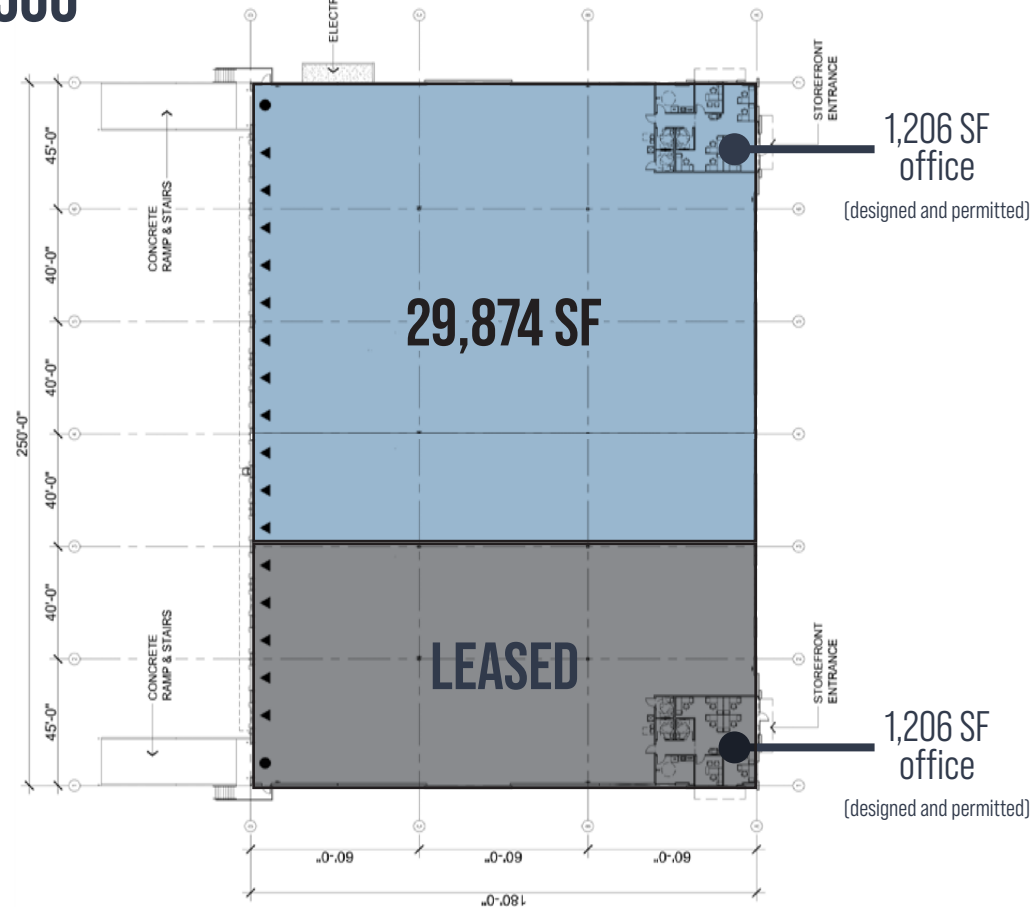
**Building Size:** 45,308 SF  
**Available:** 29,874 SF; divisible to 15,000 SF  
**Office Size:** 1,206 SF spec  
**Clear Height:** 30'  
**Loading:** Rear  
**Doors:** 16 - 9' x 10' dock; 2 - 12' x 14' grade  
**Building Depth:** 180'  
**Column Spacing:** 60' x 40', typical  
**Power:** 800 amps, 480/277 volt, 3 phase  
**Truck Court Depth:** 120'  
**Car Parking:** 49 spaces  
**Parking Ratio:** 1.09/1,000 SF

450 Corporate Park Dr | Q2 2025

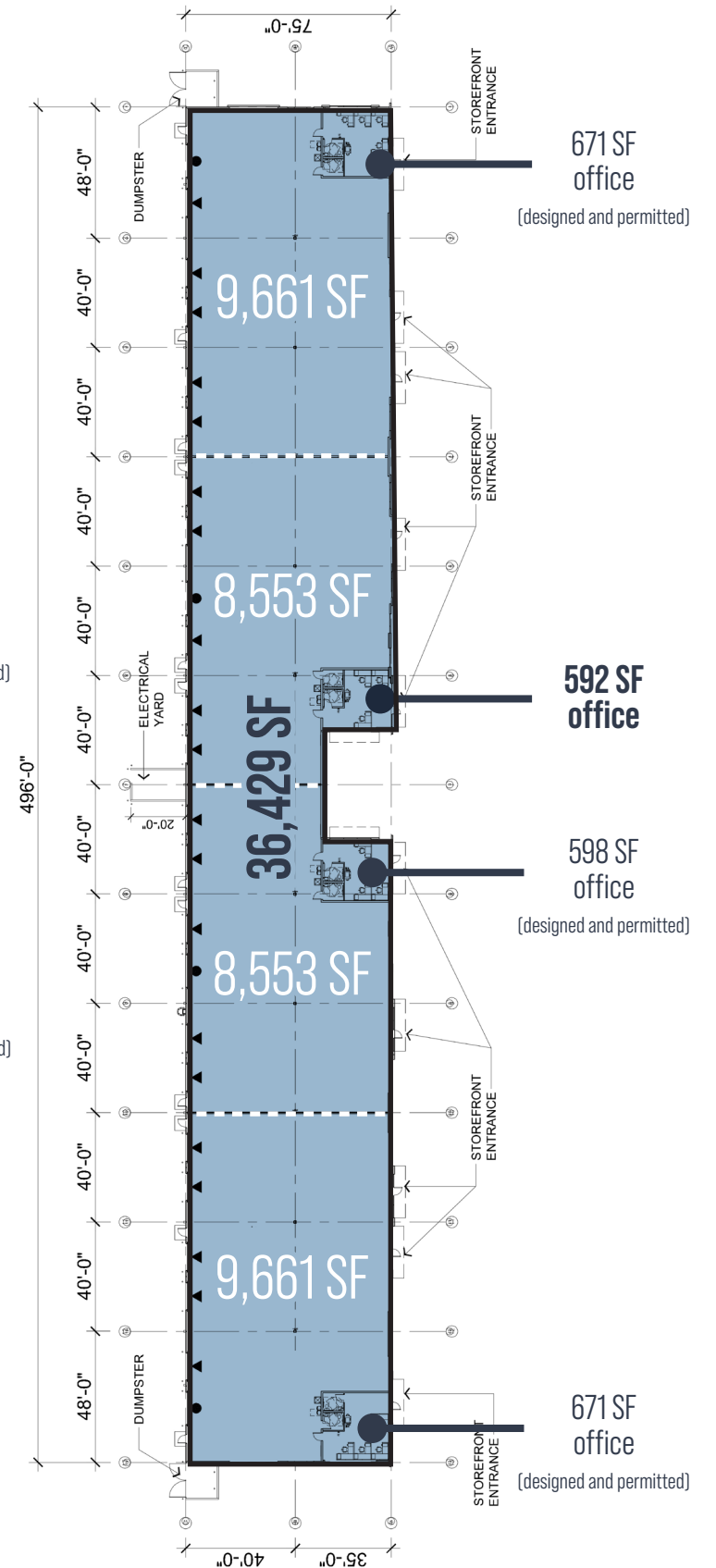
## BLDG 400



## BLDG 500



## BLDG 300



SR 429  
0.6 MILES

ORLANDO AIRPORT  
23.5 MILES

FL TURNPIKE  
3.3 MILES

TAMPA  
85.5 MILES

SR 408  
5.5 MILES

JACKSONVILLE  
151 MILES

I-4  
12.3 MILES

MIAMI  
240 MILES

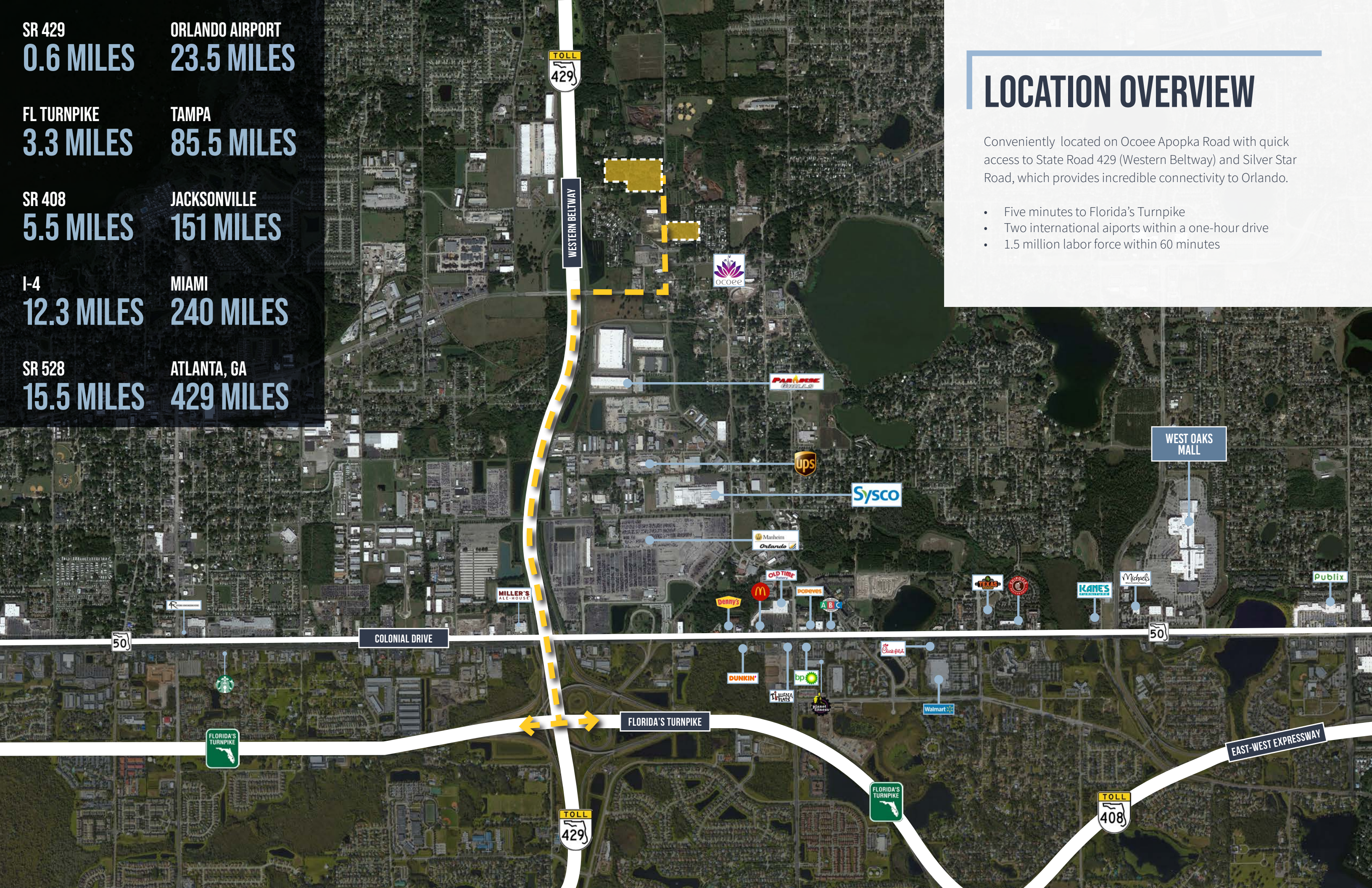
SR 528  
15.5 MILES

ATLANTA, GA  
429 MILES

# LOCATION OVERVIEW

Conveniently located on Ocoee Apopka Road with quick access to State Road 429 (Western Beltway) and Silver Star Road, which provides incredible connectivity to Orlando.

- Five minutes to Florida's Turnpike
- Two international airports within a one-hour drive
- 1.5 million labor force within 60 minutes



WESTERN BELTWAY



WEST OAKS MALL

COLONIAL DRIVE

FLORIDA'S TURNPIKE

EAST-WEST EXPRESSWAY





# 429 BUSINESS CENTER



STONEMONT  
FINANCIAL GROUP



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