FOR SALE • HEAVY INDUSTRIAL OUTDOOR STORAGE

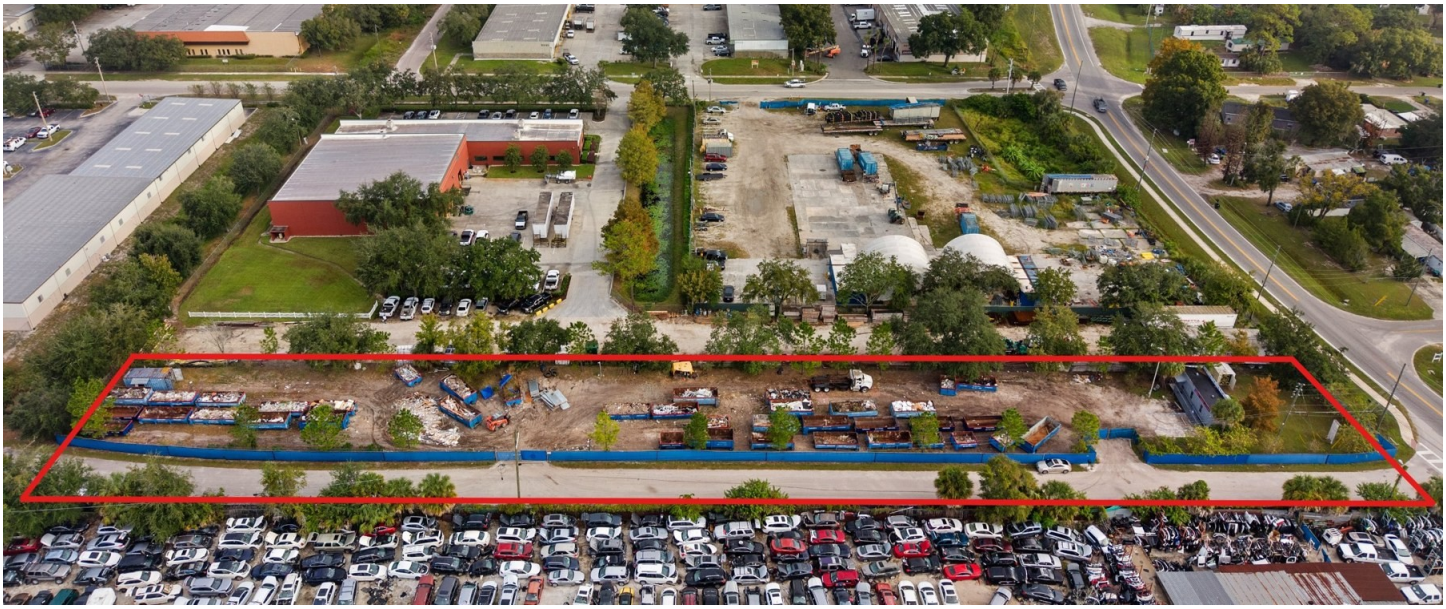
Fenced I-4 Heavy Industrial Yard

0.94± Usable Acres on a 1.39± Acre Parcel

2585 JMT Industrial Dr, Apopka, FL 32703

Rare I-4 zoning • Minutes to US 441 & SR 414 • Vacant, available immediately

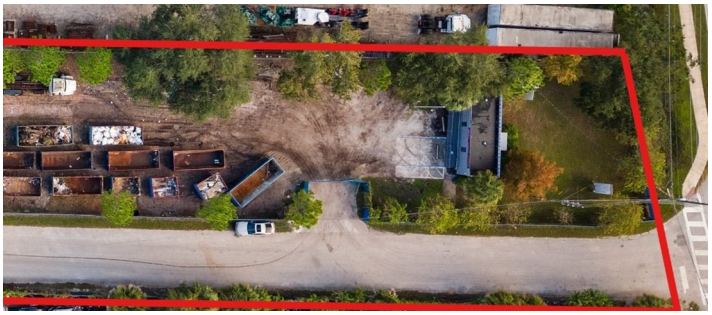
$949,000	0.94± AC	1.39± AC	I-4
SALE PRICE	FENCED & USABLE	TOTAL PARCEL	HEAVY INDUSTRIAL ZONING



PROPERTY HIGHLIGHTS

- **Rare I-4 Heavy Industrial Zoning —** Orange County's most intensive industrial district. I-4 is the only district that permits junk, salvage and scrap yards, chemical manufacturing, and bulk storage of petroleum and hazardous materials (subject to County conditions).
- **Fenced, Gated Yard —** 0.94± usable acres fully fenced, with two gated entrances off JMT Industrial Dr for easy truck and equipment circulation.
- **On-Site Modular Office —** 432± SF modular office (2018) for dispatch, scale house, or site management.
- **Utilities in Place —** Public water, septic, and 200-amp electric service.
- **Expressway Access —** Minutes to US 441, with SR 414 providing quick connections to I-4 and SR 429.
- **Vacant — Available Immediately —** Ready for an owner-user to move in and operate.
- **Built For —** Roll-off and waste haulers, scrap and recycling, salvage yards, heavy equipment storage, contractor and landscaping yards, truck and fleet parking, and vehicle storage and repair.





THE OPPORTUNITY

Heavy industrial I-4 sites are scarce anywhere in Orange County, and smaller fenced yards with utilities already in place almost never come to market. 2585 JMT Industrial Dr offers 0.94± acres of usable, gated yard in an established industrial corridor next to US 441 and SR 414 — vacant and available immediately for $949,000.

PROPERTY SUMMARY

Address	2585 JMT Industrial Dr, Apopka, FL 32703
Parcel ID	25-21-28-0000-00-019
Sale Price	$949,000 ($23.16±/usable SF • $15.69±/total land SF)
Total Parcel	1.39± acres (60,498± SF)
Usable Yard	0.94± acres (40,968± SF), fully fenced
Easement	19,531± SF access easement (JMT Industrial Dr)
Zoning	I-4 Heavy Industrial (Orange County, unincorporated)
Property Use	Industrial Storage Yard
Improvements	432± SF modular office • built 2018
Site Surface	Unpaved yard
Access	Two gates on JMT Industrial Dr
Frontage	100± ft Overland Rd
Utilities	Public water • septic • 200A electric
2026 Taxes	$2,583
Occupancy	Vacant — available immediately



I-4 ZONING

HEAVY INDUSTRIAL • FENCED & GATED

PERMITTED I-4 USES*	
Junk, salvage & scrap yards	**I-4 only**
Chemical manufacturing	**I-4 only**
Bulk petroleum & hazmat storage	**I-4 only**
Wholesale fuel storage	**I-4 only**
Concrete & asphalt plants	**Permitted**
Truck terminals & heavy repair	**Permitted**
Contractor & equipment yards	**Permitted**

**Subject to Orange County conditions; buyer to verify intended use.*

LOCATION & AREA OVERVIEW

Northwest Orange Industrial Corridor

The site sits at the Overland Rd entrance to JMT Industrial Dr in unincorporated Orange County, surrounded by auto salvage yards, contractor and equipment yards, and flex-industrial buildings — an established heavy-use pocket where intensive outdoor operations are already the neighborhood norm.

Expressway Connectivity

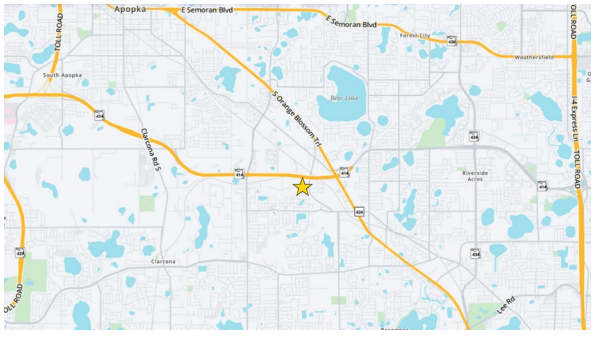
US 441 (Orange Blossom Trail) is minutes away, and SR 414 (John Land Apopka Expressway) links directly to I-4 and SR 429, giving fleets fast routes to downtown Orlando, Apopka, west Orange County, and the rest of Central Florida.

Orlando, Florida

Orlando continues to rank among the nation's fastest-growing metros. Steady population and construction growth keeps demand high for industrial outdoor storage, while new I-4 zoning is rarely granted — making existing heavy-industrial sites a scarce and lasting asset.

EXCLUSIVELY OFFERED BY

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