

FOR SALE

50.24 AC

±228,595 SF Under Air

555

BORDER LAKE
DRIVE

Rare Office Campus
Owner/User Opportunity

555 LAKE BORDER DR, APOPKA, FL 32703



Colin Chou
850.218.1902
colin@4acre.com

Nicholas Fouraker CCIM
407.601.1466
nick@4acre.com



PROPERTY OVERVIEW

4 Acre Commercial is please to present a second generation Corporate Campus at 555 Lake Border Ln in Apopka, FL. A picturesque office location offering exceptional accessibility, functionality, and future potential. Situated on Lake Border in a highly visible and well-connected corridor, this property provides the perfect setting for a corporate headquarters, service business, or growing enterprise seeking a strategic, high-quality home base.

The site combines strong infrastructure, ample parking, and flexible building layouts that can easily adapt to office, showroom, light industrial, or mixed-use operations. Its proximity to major highways, business centers, and surrounding amenities makes it ideal for companies looking to balance convenience and professionalism. Existing amenities on site include an onsite cafeteria, multiple loading docks, multiple means of access from 436 and a guard station.

The property's lake-adjacent setting provides an uncommon blend of practicality and appeal – offering scenic surroundings that enhance the work environment and strengthen brand image. Whether you're expanding your operations, relocating your headquarters, or investing for future growth, this address offers a rare combination of location, flexibility, and upside potential.

Additionally, with over 5.5 acres of undeveloped land fronting 436, there is additional room for expansion if needed in the future.

HIGHLIGHTS

- High-quality campus style construction with flexible office layouts suitable for executive offices, open workspaces, and conference rooms.
- Ample natural light and scenic surroundings with access to balconies and covered patio space.
- Highly amenitized building designed for a corporate headquarter
- Abundant on-site parking (817 total) for staff and visitors.
- Easy access for deliveries and service vehicles. (2 loading docks on either side of the building
- ADA-compliant entry and elevator access
- Convenient access to major highways like TR429 and I-4 via 436 and 441.

DETAILS

Sale Price:	Offered without a Published Price
Property Size:	50.24 AC
Building Size:	228,595 SF Under Air 268,195 SF Gross
Parcel ID:	12-21-28-0000-00-028
Zoning:	O (Office) FLU (Office)
Year Built	1982
Parking:	4/1,000 (843 Spaces)
Signage:	Monument/Building

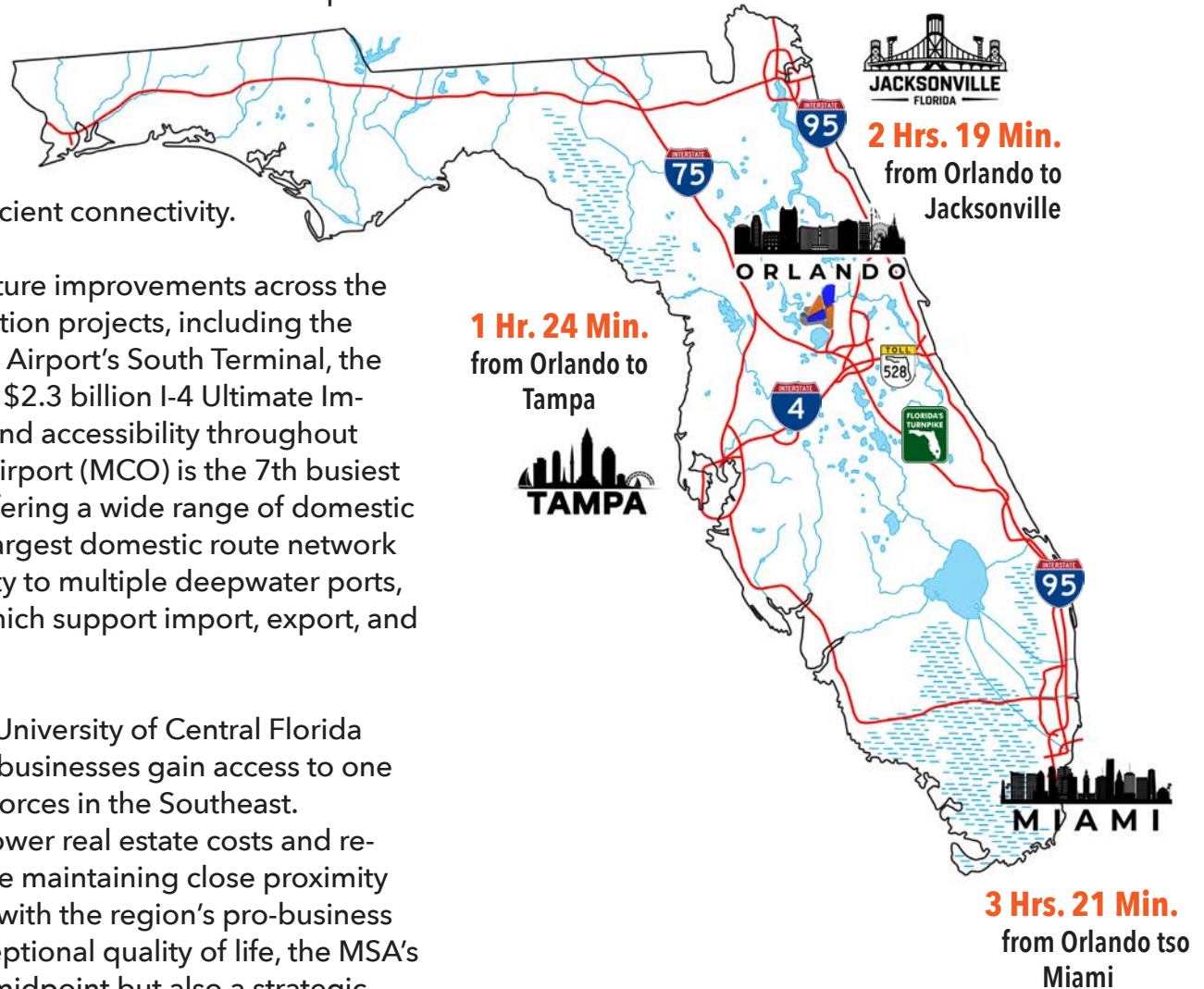
WHY CENTRAL FLORIDA?

Located in the center of the state, the Orlando MSA offers a unique advantage that few other metros in the state can match. The MSA offers businesses convenient access to every major market – from Miami to Jacksonville and Tampa to the Space Coast –

all within just a few hours' drive. This makes it an ideal headquarters for companies that serve customers or clients across the state, particularly those in logistics, distribution, and service-based industries that rely on fast and efficient connectivity.

Currently, \$12 billion in transportation infrastructure improvements across the MSA are planned or underway. Major transportation projects, including the \$2.15 billion expansion of Orlando International Airport's South Terminal, the \$2.7 billion Intermodal Terminal Facility, and the \$2.3 billion I-4 Ultimate Improvement Project, are enhancing connectivity and accessibility throughout the region. Additionally, Orlando International Airport (MCO) is the 7th busiest airport in the country and busiest in the state, offering a wide range of domestic and international flights it ranks also as the 9th largest domestic route network in the U.S.. Businesses also benefit from proximity to multiple deepwater ports, including Port Canaveral and Port Tampa Bay, which support import, export, and supply chain operations.

With strong educational institutions such as the University of Central Florida producing a steady stream of skilled graduates, businesses gain access to one of the fastest-growing and most educated workforces in the Southeast. Being located in the middle of the state offers lower real estate costs and reduced exposure to coastal weather risks, all while maintaining close proximity to Florida's major economic centers. Combined with the region's pro-business environment, rapid population growth, and exceptional quality of life, the MSA's central location makes it not only a geographic midpoint but also a strategic launchpad for companies looking to grow and thrive in Florida and beyond.



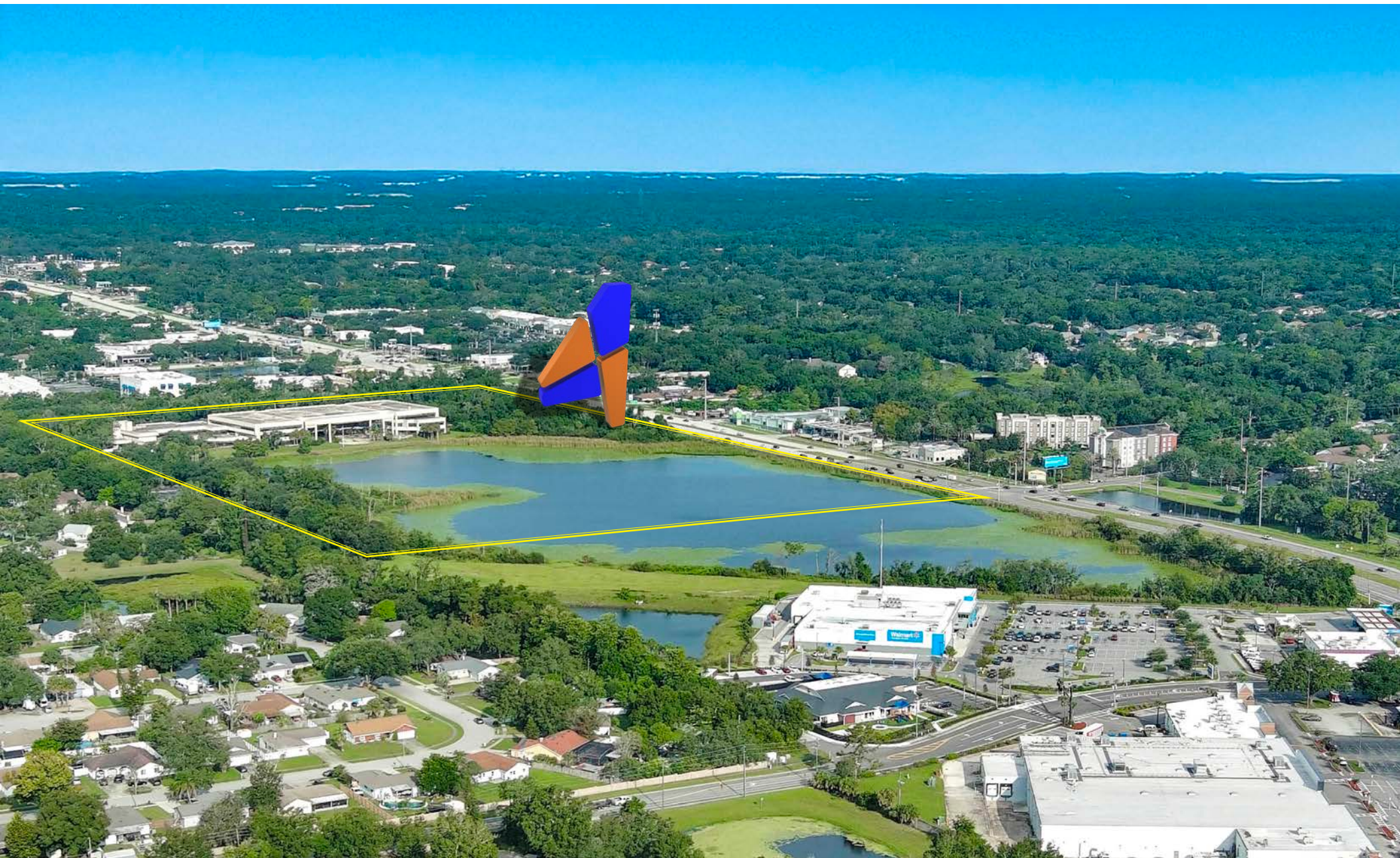
PROPERTY LOCATION



SITE PLAN | 50.24 ACRES



PROPERTY AERIAL



4 ACRE COMMERCIAL | CONTACT COLIN CHOU AT 850.218.1902 OR NICK FOURAKER AT 407.601.1466



BUILDING AERIAL



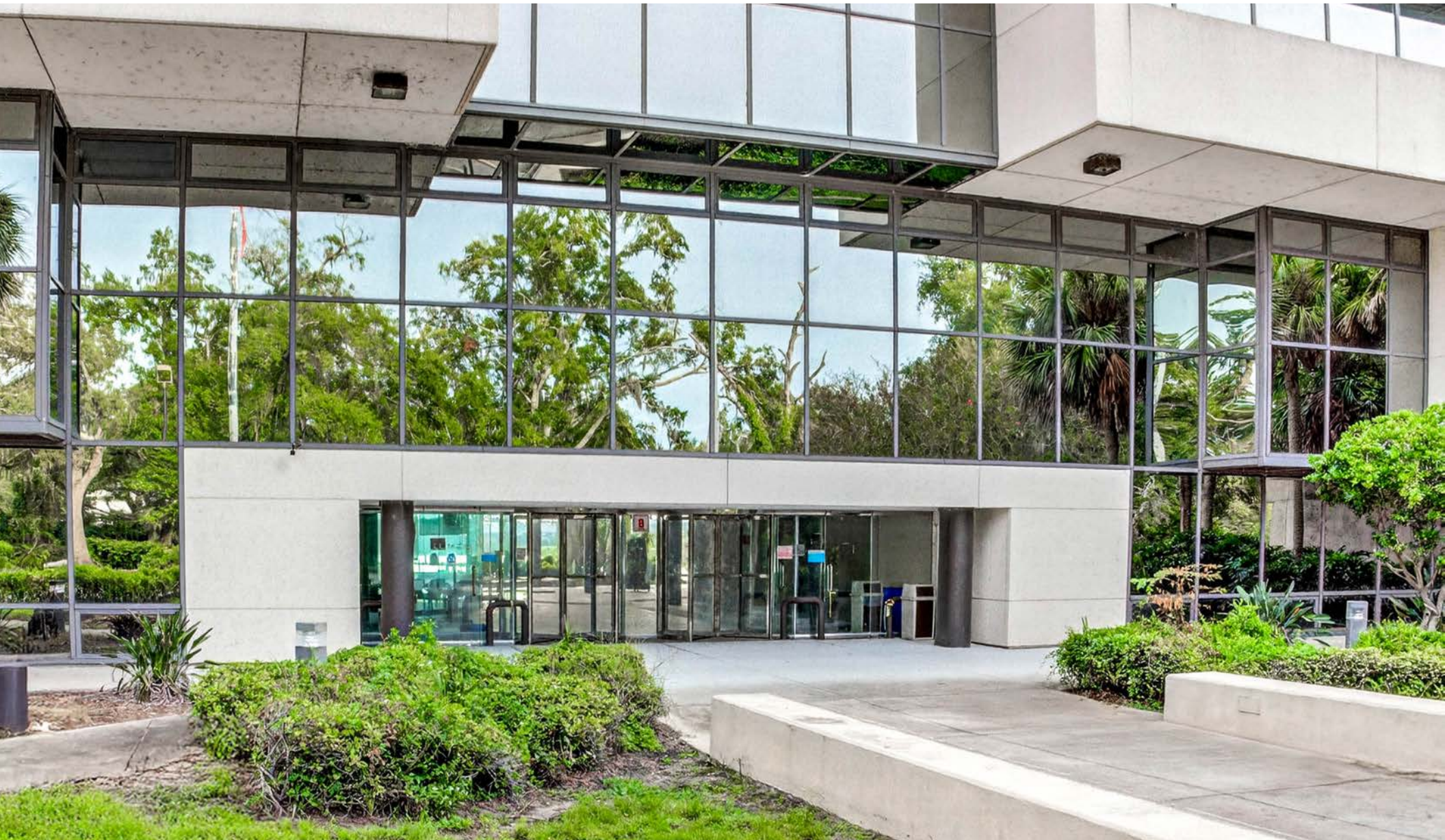
BUILDING AERIAL



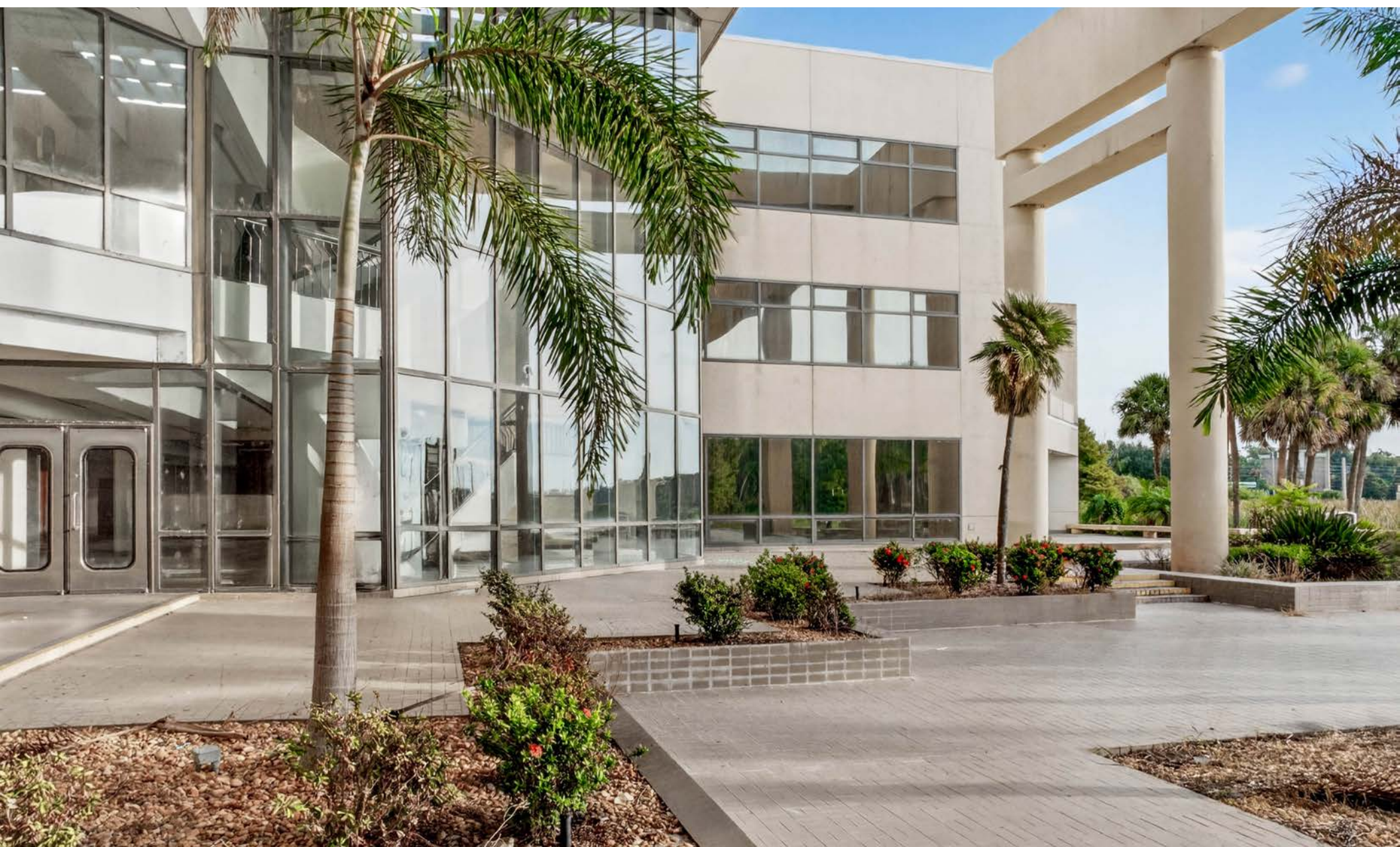
FRONT ELEVATION



FRONT ENTRANCE



ATRIUM ELEVATION



ATRIUM ELEVATION



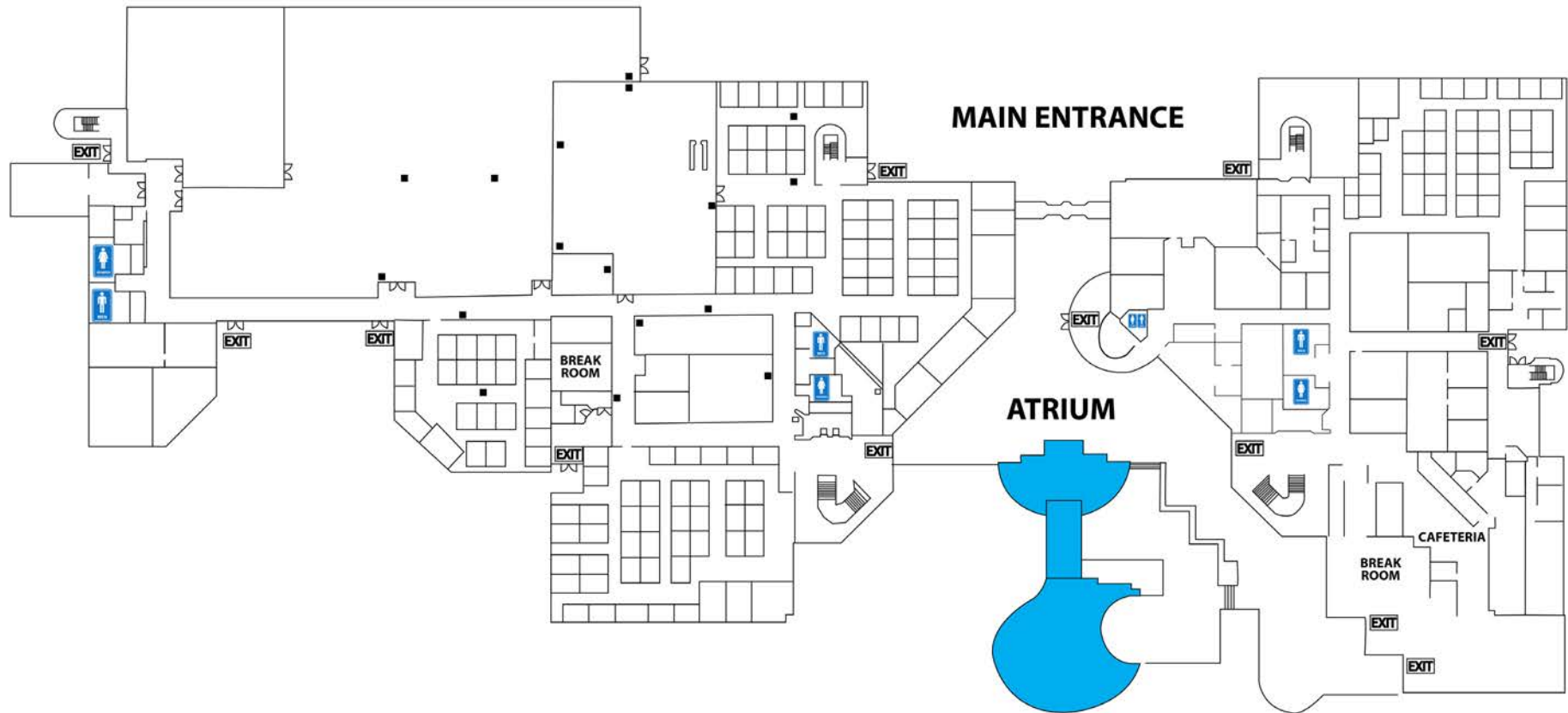
ATRIUM LAKE VIEW



LOADING DOCKS



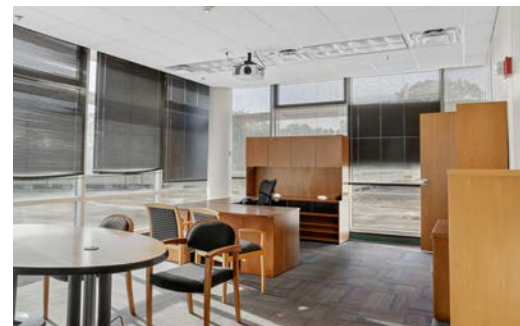
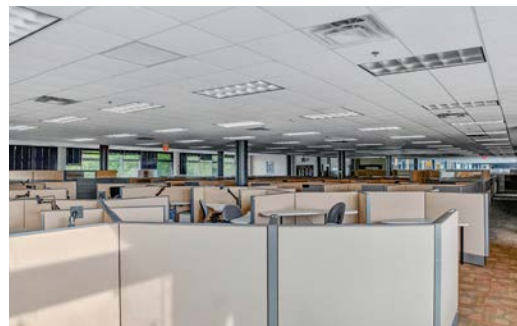
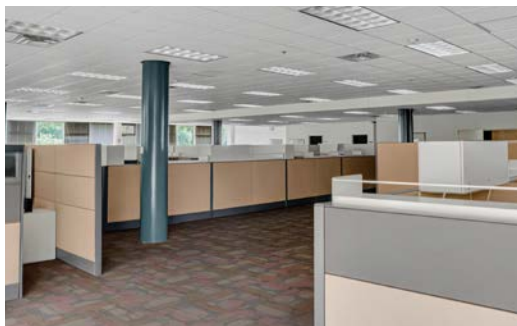
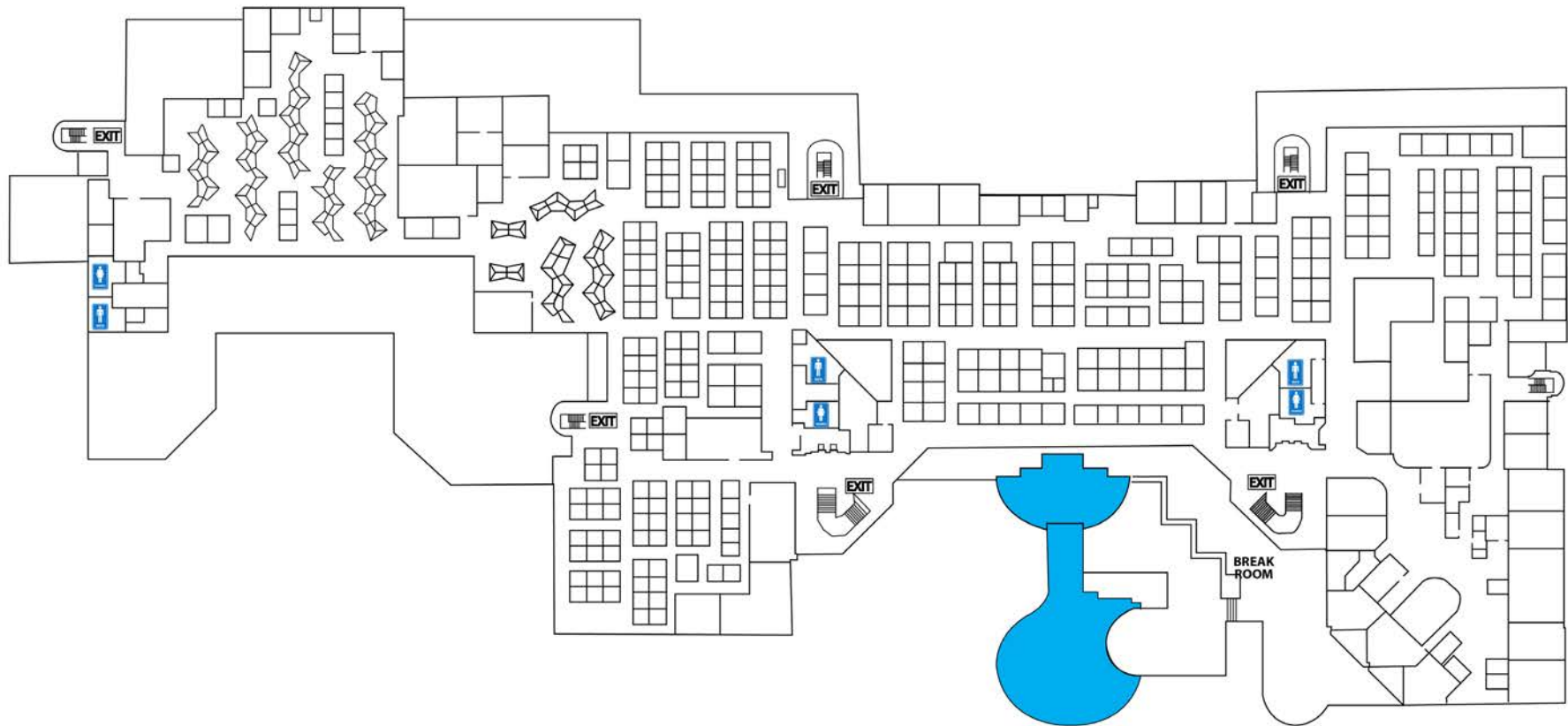
FLOOR PLAN | FIRST FLOOR



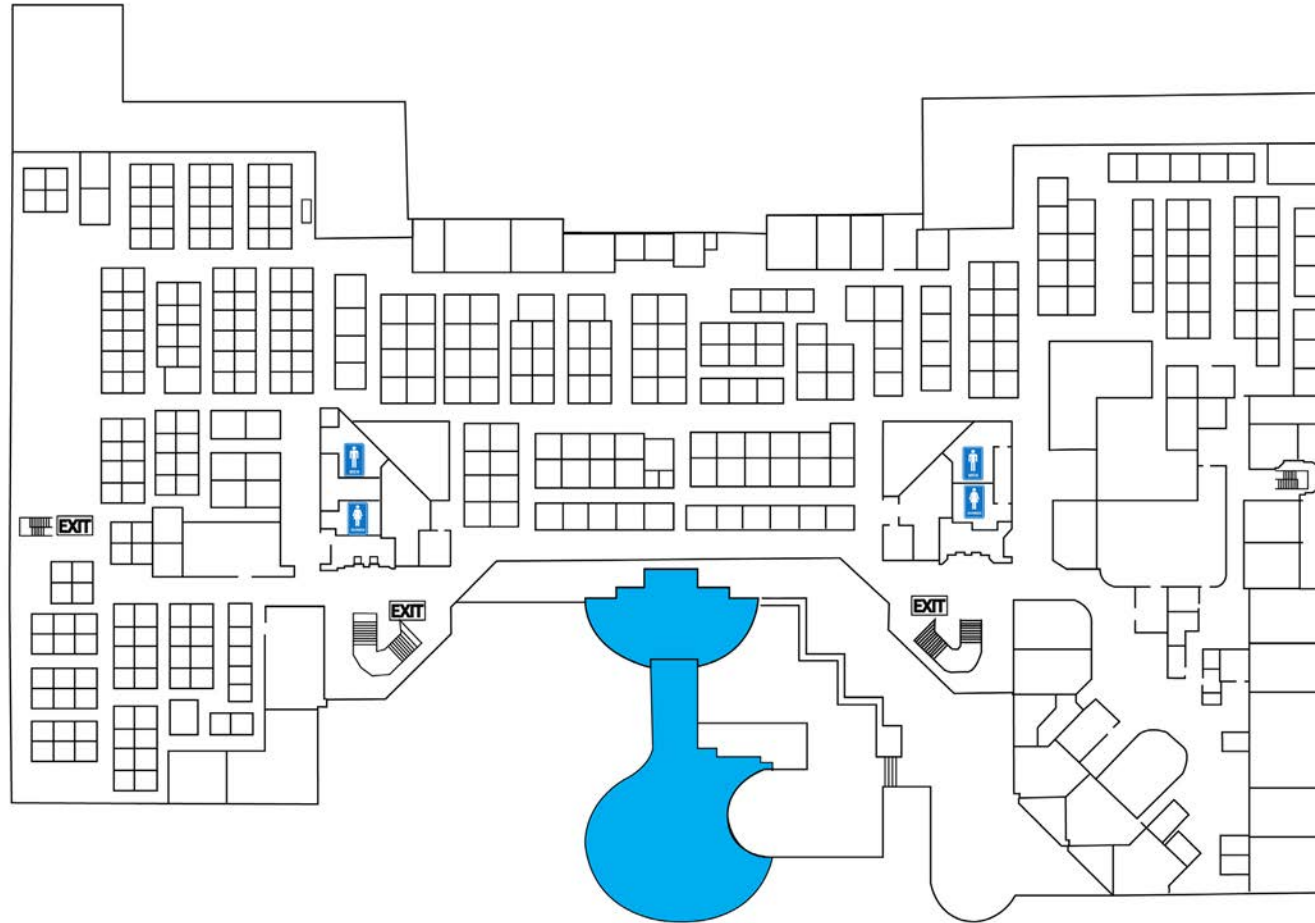
FIRST FLOOR INTERIORS

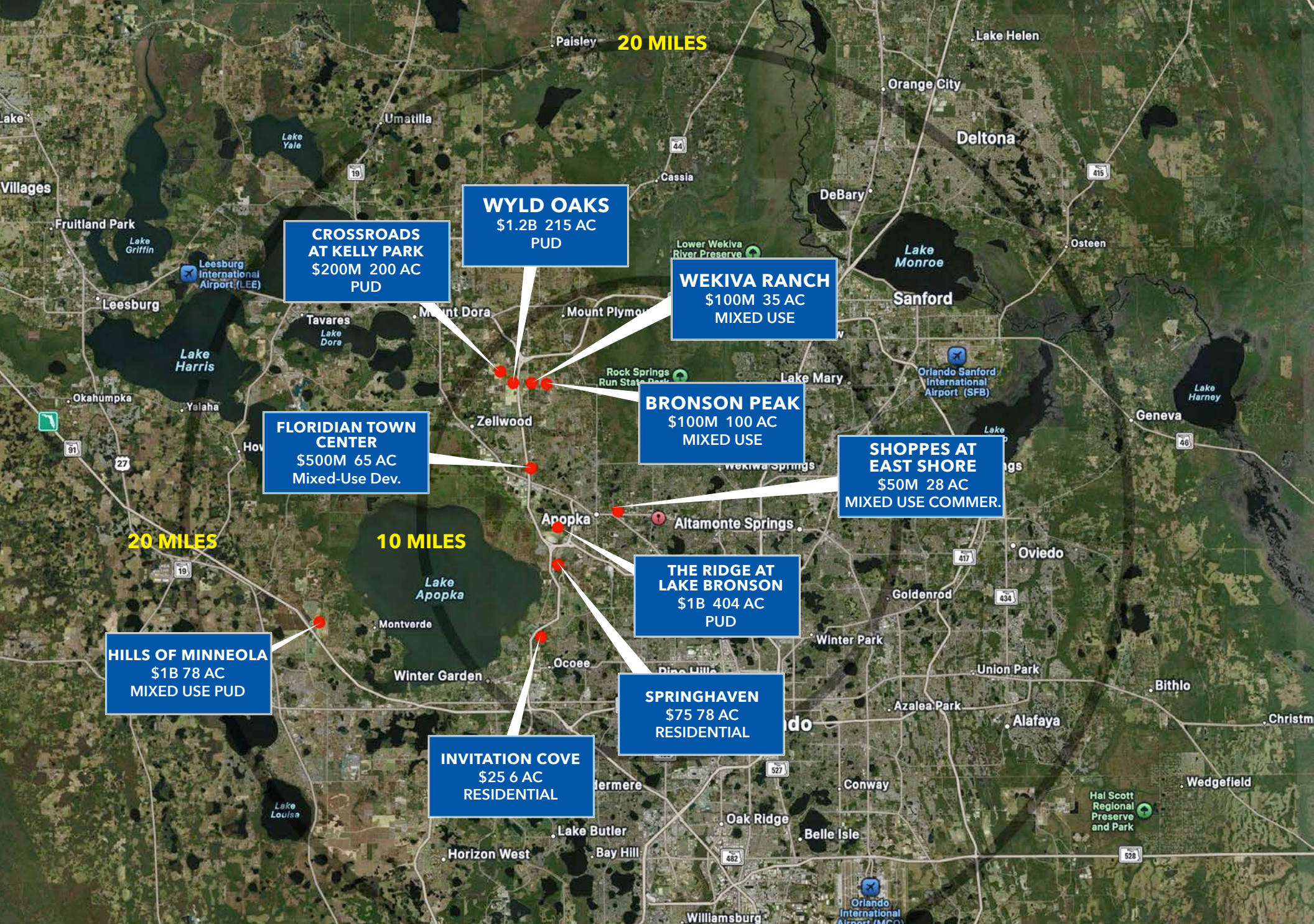


FLOOR PLAN | SECOND FLOOR

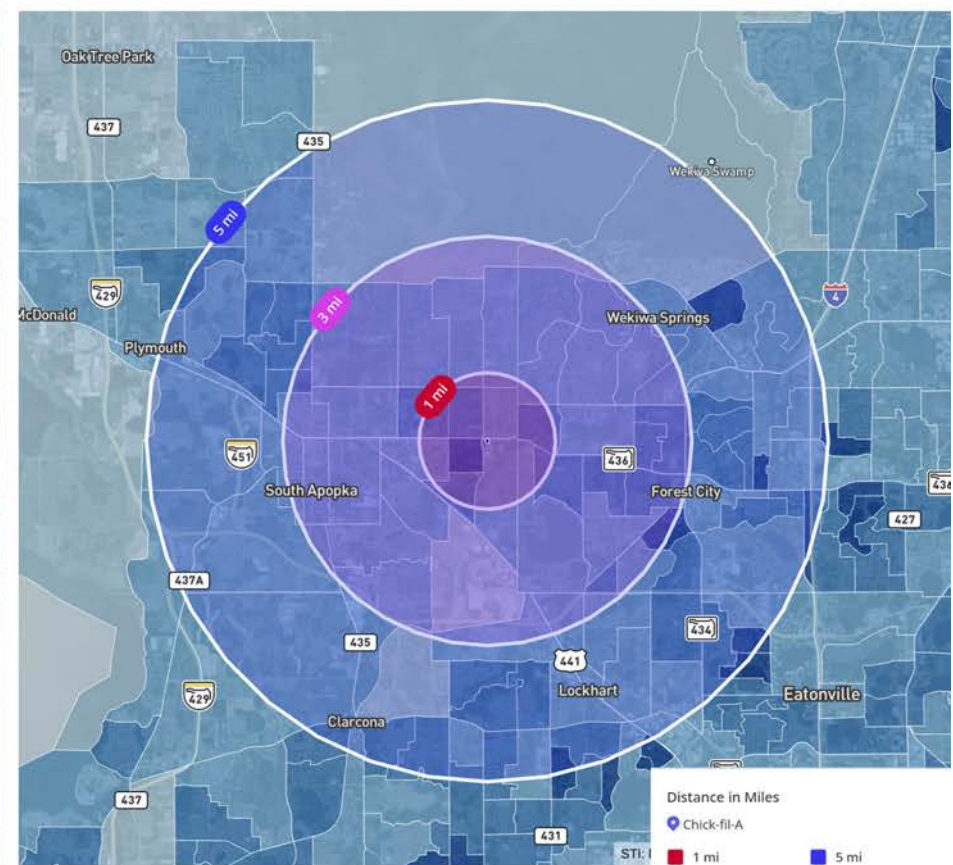
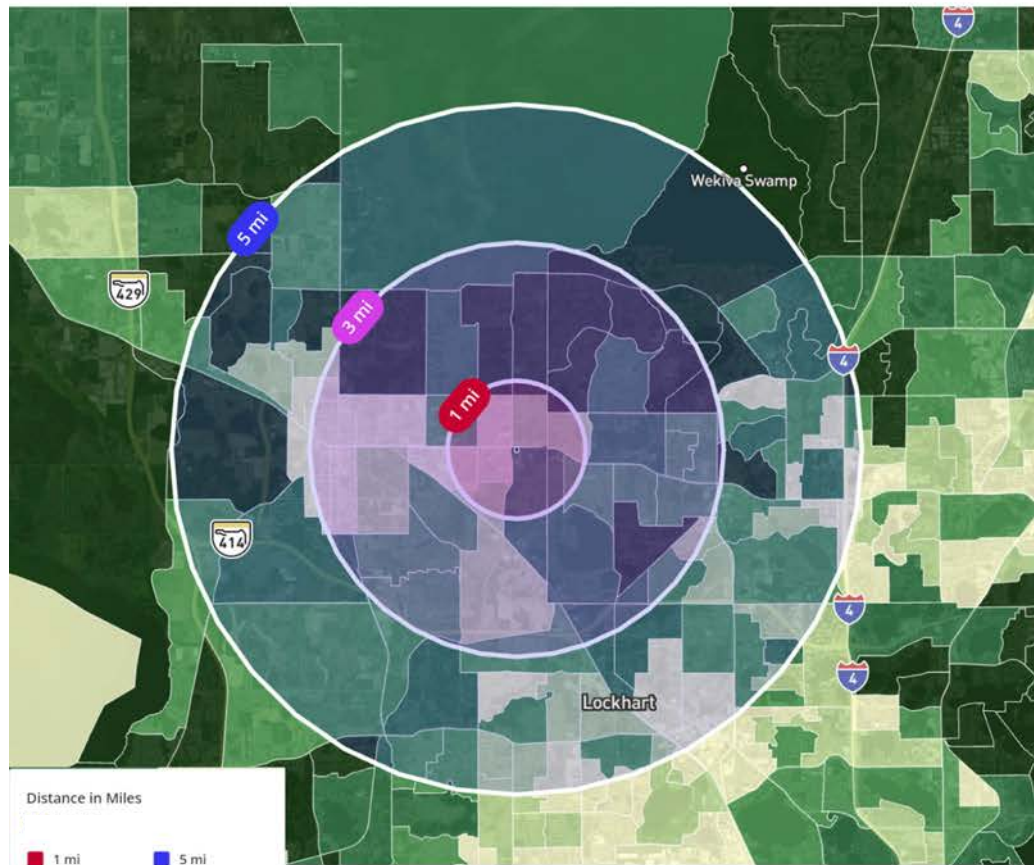


FLOOR PLAN | THIRD FLOOR





LOCATION & DEMOGRAPHICS



Radius	Population	HH Income	Businesses	Employees
1-Mile	12,557	\$74,560	620	4,931
3-Mile	73,531	\$94,163	3,524	27,728
5-Mile	196,835	\$85,047	9,894	78,916

ACCESSORY BUILDINGS





Nicholas Fouraker, CCIM

nick@4acre.com

407.601.1466

Colin Chou

colin@4acre.com

850.218.1902

4 Acre Commercial Real Estate (4 Acre) does not represent or warranty the accuracy of the information contained herein. Such information has been given to 4 Acre by the owner of the property or obtained from other sources deemed reliable. 4 Acre has no reason to doubt its accuracy, but does not guarantee it. The reviewer(s) of this document is encouraged to perform their own research for their own purposes to verify the dependability of the information being reviewed. All information should be verified by reviewer(s) prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. This information represents the proprietary work product of 4 Acre Realty, LLC and may not be copied, reproduced, modified, distributed, published, transmitted, or otherwise disclosed without the express written consent of 4 Acre Realty, LLC.