

FOR LEASE

7453 Republic Drive, Groveland, FL 34736



GROVELAND
CENTRAL LOGISTICS



GROVELAND CENTRAL LOGISTICS

877,635 S.F. OF CLASS A INDUSTRIAL SPACE

www.grovelandcentrallogistics.com

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SPECIFICATIONS



Building Size
877,635 SF



Loading Doors
180 (9' x 10')



Roof
PVC (60 Mill)



Dimensions
1514' x 570'



Drive in Door
4 (12' x 14')



Zoning
Industrial



Construction
Tilt Wall



Employee Parking
473 spaces



Utilities
TBD



Design
Cross Dock



Trailer Spaces
242



Power
3000 Amps (3-Phase)



Column Spacing
56' x 50'



Sprinkler
ESFR



Floor Slab
6" Reinforced
(4,000 psi)



Speed Bay:
60'



Warehouse Lighting
LED



Ceiling Height
40'

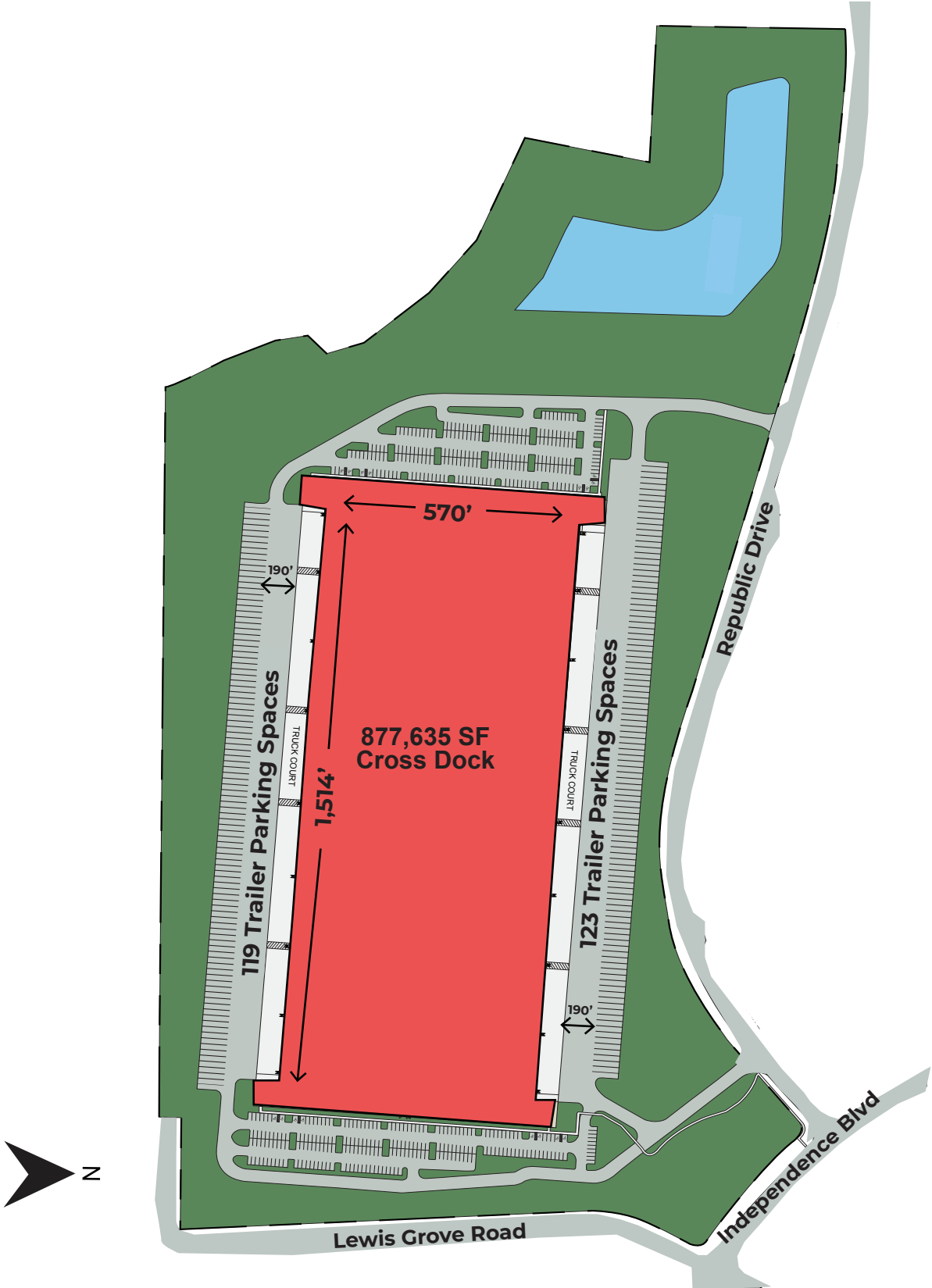


Truck Court Depth
190'

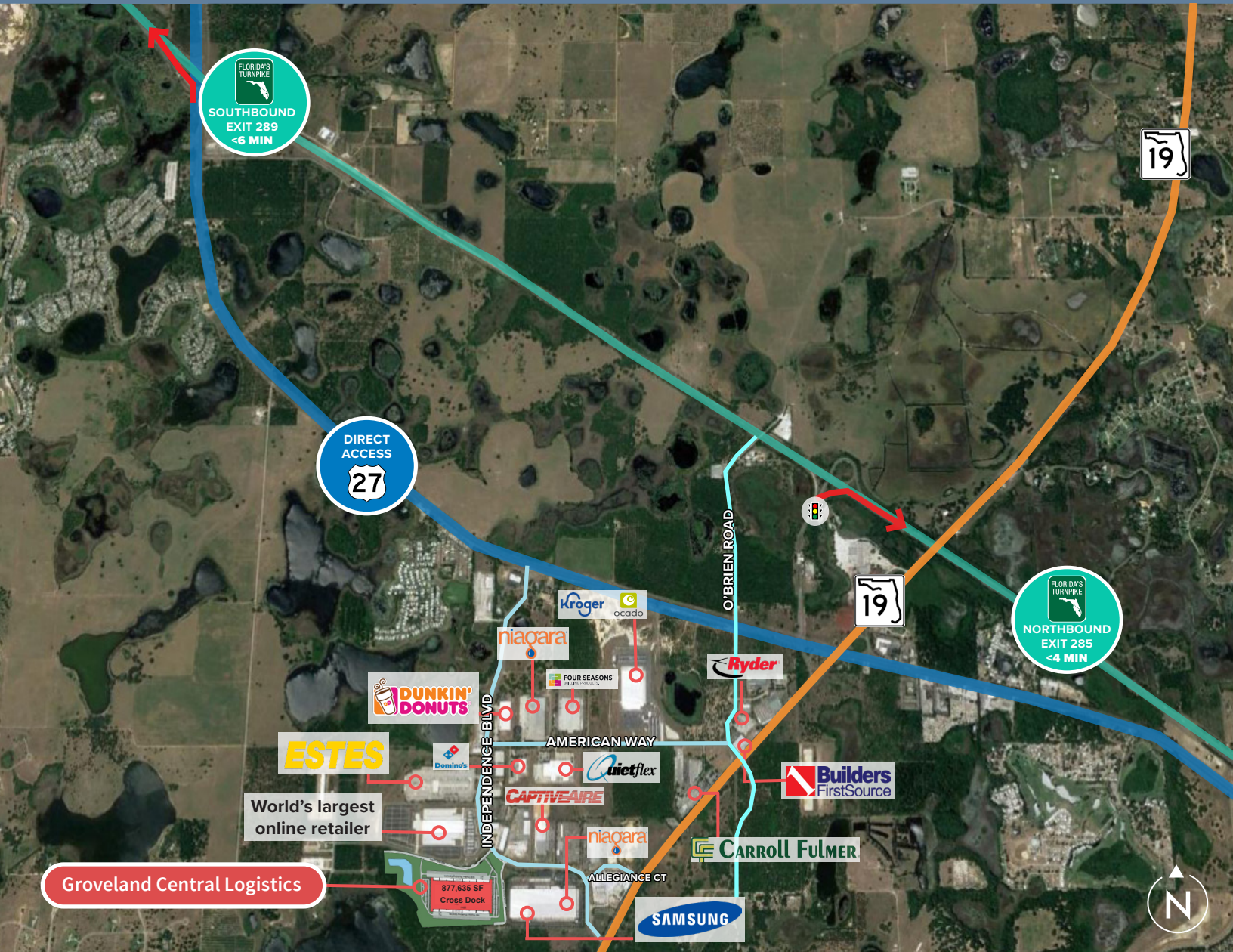


Office Space
Build to Suit

SITE PLAN



CORPORATE NEIGHBORS



MARKET HIGHLIGHTS

- Immediate access to Florida's Turnpike and US Highway 27
- Less than 30 minutes to all major Orlando highways
- Excellent location adjacent to Christopher C Ford Commerce Park
- Class A construction and amenities for Groveland's newest industrial development
- Reach over 9 million people within a 2-hour drive
- Explosive growth in Lake County with addition of Kroger and the world's largest on-line retailer's distribution buildings.

LOCATED IN FLORIDA'S EPICENTER



KEY DEMOGRAPHICS

	1 HOUR	2 HOURS	4 HOURS
POPULATION	3,595,810	9,476,740	19,845,571
HOUSEHOLDS	1,366,853	3,738,704	7,811,339
HOUSEHOLD INCOME	\$77,389	\$77,148	\$80,306

KEY DRIVE TIMES TO

MAJOR TRANSPORTATION HUBS

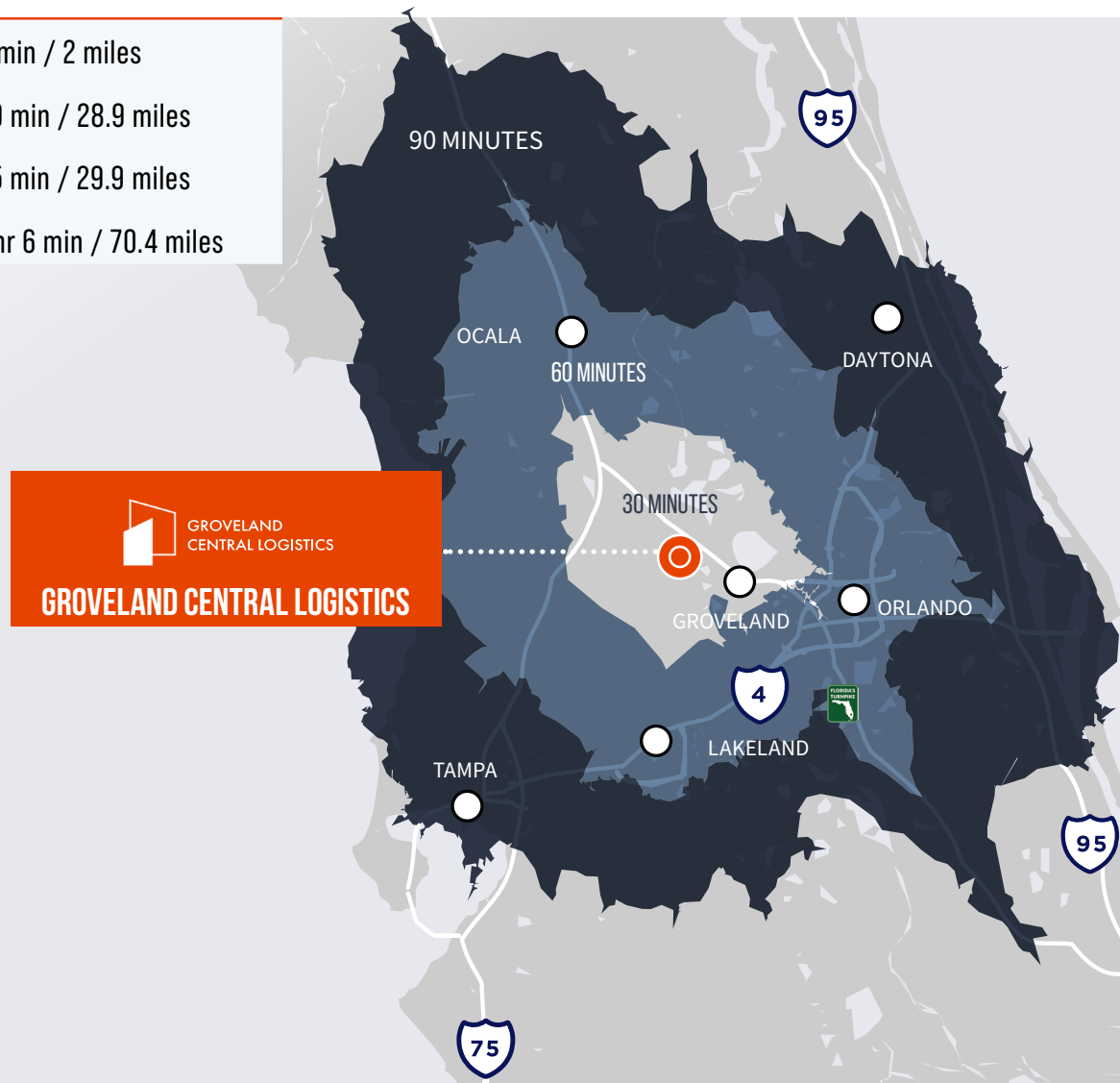
Orlando Int'l Airport	→ 41 min / 39.9 miles
Tampa Int'l Airport	→ 1 hr 32 min / 84.3 miles
Port Canaveral	→ 1 hr 19 min / 83.1 miles
Port of Tampa	→ 1 hr 31 min / 80.3 miles
Port of Jacksonville	→ 2 hrs 38 min / 174 miles
Port of Everglades	→ 3 hrs 39 min / 236 miles
Port of Miami	→ 4 hrs 15 min / 259 miles
CSX Intermodal	→ 47 min / 44 Miles

MAJOR CITIES

Orlando	→ 36 min / 34.6 miles
Tampa	→ 1 hr 25 min / 77.5 miles
Jacksonville	→ 2 hrs 33 min / 171 miles
Miami	→ 3 hrs 50 min / 256 miles
Savannah	→ 4 hrs 32 min / 282 miles
Atlanta	→ 6 hrs 22 min / 409 miles

MAJOR HIGHWAYS

Florida's Turnpike	→ 5 min / 2 miles
I-4	→ 29 min / 28.9 miles
I-75	→ 35 min / 29.9 miles
I-95	→ 1 hr 6 min / 70.4 miles



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