



**COLDWELL BANKER  
COMMERCIAL**

HUBBARD HANSEN

CENTRAL FLORIDA

# **TRUCKING LOGISTICS CENTER INDUSTRIAL OUTDOOR STORAGE & CLASS A OFFICE SPACE**

# **FOR LEASE**

**8340 AMERICAN WAY GROVELAND FL 34736**



**23 ACRE IOS HUB | 3 OFFICE SPACE FACILITIES | 2 SERVICE FACILITIES  
ON SITE HOUSING | PAVED, LIT, SECURED PARKING  
MINUTES FROM MAJOR LOGISTIC ROUTES FL TURNPIKE, US-27 & FL SR 19**

# TABLE OF CONTENTS

**03 PROPERTY OVERVIEW**

**04 LOCATION INFORMATION**

**05 SITE PLAN**

**06 DRIVE TIME MAPS**

**08 INFRASTRUCTURE & TRANSPORTATION PROJECTS**

**09 LEASING HIGHLIGHTS**

**10 LEASING CONTACTS**

**BOB PROPER**  
561-718-7588

**ANTHONY TUEROS**  
954-516-9211

**ALYSSA RODRIGUEZ**  
407-802-7798



**COLDWELL BANKER  
COMMERCIAL**

HUBBARD HANSEN

# PROPERTY OVERVIEW

The property features approximately 20 acres of usable yard area, including extensive paved storage and circulation space, secure fencing, site lighting, and multiple points of access. In addition to the outdoor storage component, the site includes approximately 46,003 square feet of existing improvements consisting of office space, warehouse facilities, maintenance buildings, and operational support structures, allowing tenants to establish operations immediately with minimal site preparation.

Zoned Light Industrial (LM), the property supports a wide range of industrial uses and provides the infrastructure necessary for businesses requiring outdoor storage, fleet parking, equipment staging, truck maintenance, warehousing, and logistics operations. With its combination of scale, existing improvements, flexible layout, and strategic location, 8340 American Way represents one of the most unique industrial outdoor storage opportunities currently available in Central Florida.



**BOB PROPER**  
**561-718-7588**

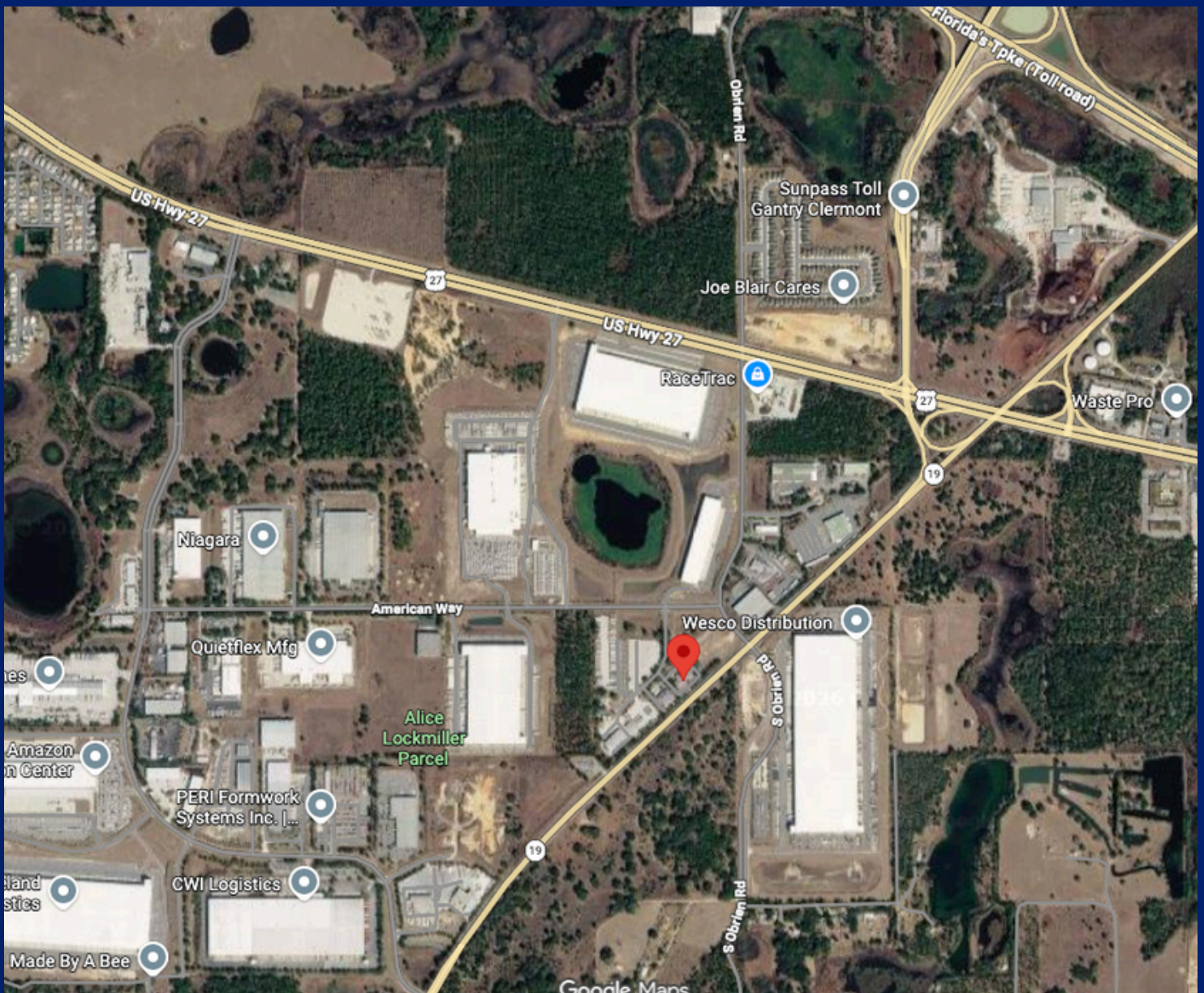
**ANTHONY TUEROS**  
**954-516-9211**

**ALYSSA RODRIGUEZ**  
**407-802-7798**



# LOCATION INFORMATION

Positioned within Central Florida's rapidly growing logistics and industrial corridor, 8340 American Way offers a rare opportunity to lease a large-scale industrial outdoor storage facility with exceptional access to major transportation routes throughout the Orlando and Tampa markets. Located within the Greater Orlando MSA and surrounded by major industrial and distribution users, the property is ideally suited for trucking, logistics, fleet operations, contractors, equipment storage, outdoor storage, distribution, and industrial service companies seeking a strategic Central Florida location.



# SITE PLAN | BUILDING SUMMARY



## BUILDING SCHEDULE

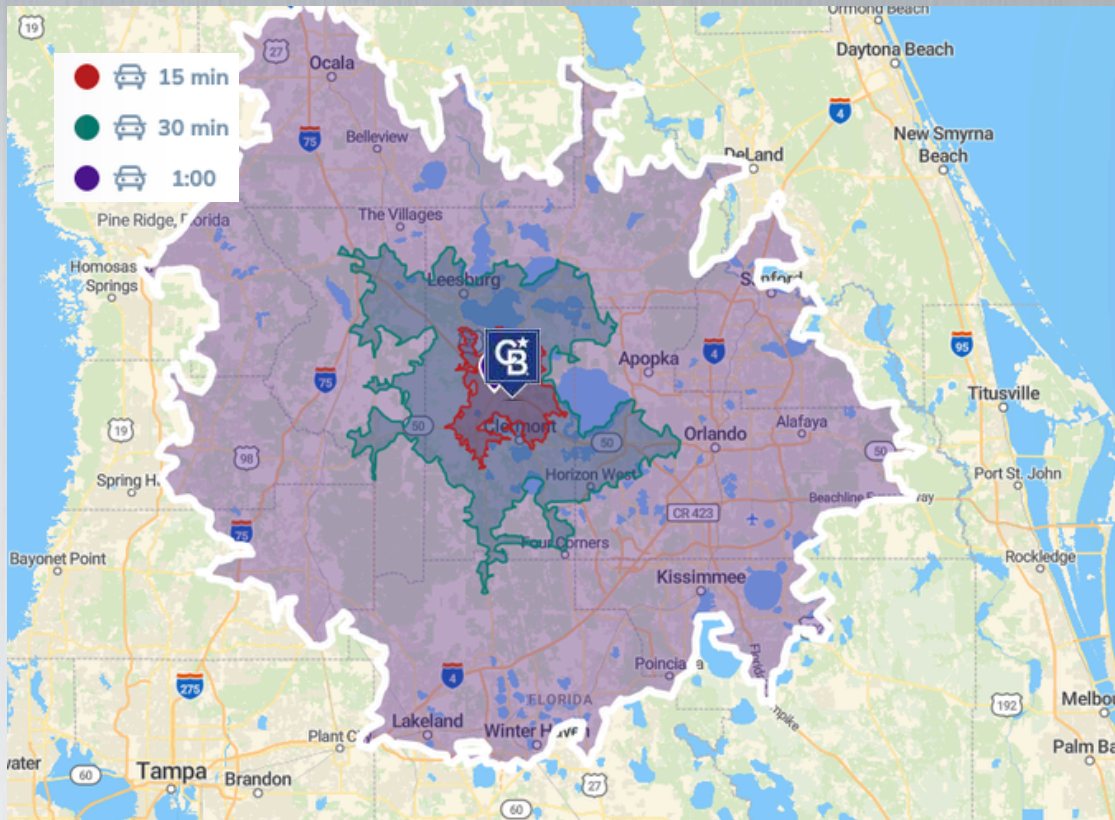
	BUILDING	SIZE (SF)
A	Main Office	13,599
B	Ancillary Office	9,670
C	Guard House	1,910
D	Dock-High Warehouse Grade	4,950
E	Level Mechanical Shop	13,560
F	On-Site Housing	2,314
	<b>TOTAL</b>	<b>46,003</b>

**BOB PROPER**  
561-718-7588

**ANTHONY TUEROS**  
954-516-9211

**ALYSSA RODRIGUEZ**  
407-802-7798

# DRIVE TIME MAP



- ±3 Minutes to US-27
- Immediate Access to FL-19
- Convenient Connectivity to the Florida Turnpike - approx 4 Minutes
- ±15 Minutes to Clermont
- ±30 Minutes to Leesburg
- ±45 Minutes to Orlando
- ±60 Minutes to Lakeland & Ocala
- Access to the Orlando & Tampa Metropolitan Statistical Areas (MSAs)
- Centrally Located Within Central Florida's Regional Freight & Distribution Network

## REGIONAL ACCESS AND CONNECTIVITY

Strategically positioned within Central Florida's expanding logistics corridor, 8340 American Way provides efficient access to the region's key transportation infrastructure and major industrial markets. The property is located approximately 3 minutes from US-27 and offers convenient connectivity to the Florida Turnpike, supporting seamless distribution throughout Central Florida and beyond.

Approximate drive times include 15 minutes to Clermont, 30 minutes to Leesburg, 45 minutes to the Orlando metropolitan area, and approximately 60 minutes to both Lakeland and Ocala. This central location places tenants within reach of a substantial labor pool, major consumer markets, and numerous distribution, manufacturing, and industrial hubs throughout the region.

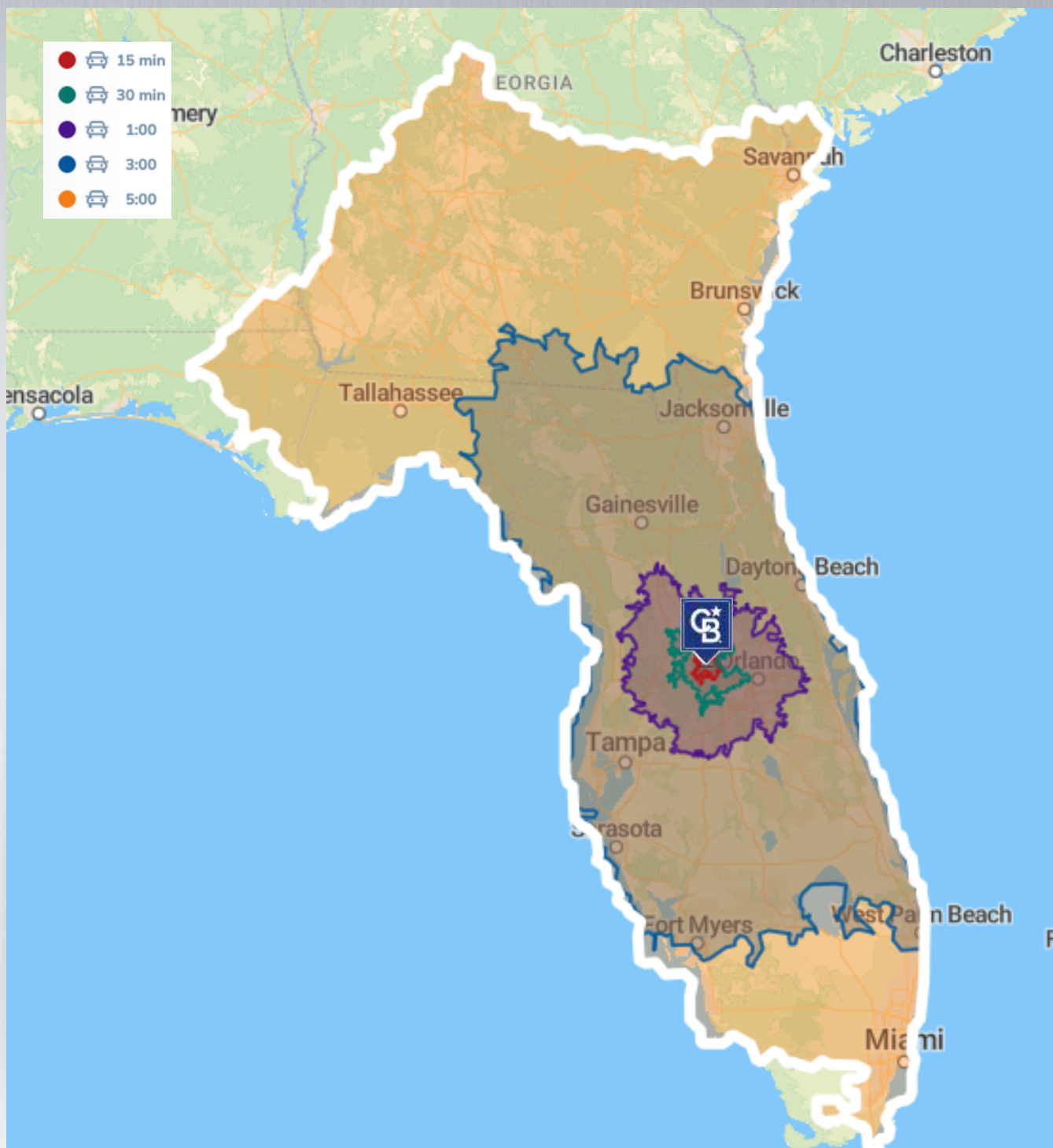
For companies requiring strategic access to customers, suppliers, and transportation networks, 8340 American Way offers a well-positioned operating location capable of supporting trucking, logistics, fleet management, industrial services, equipment storage, and regional distribution operations.

**BOB PROPER**  
**561-718-7588**

**ANTHONY TUEROS**  
**954-516-9211**

**ALYSSA RODRIGUEZ**  
**407-802-7798**

# DRIVE TIME MAP



**BOB PROPER**  
561-718-7588

**ANTHONY TUEROS**  
954-516-9211

**ALYSSA RODRIGUEZ**  
407-802-7798



**COLDWELL BANKER  
COMMERCIAL**

HUBBARD HANSEN



# LEASING HIGHLIGHTS

## **PURPOSE-BUILT FOR TRUCKING, LOGISTICS & INDUSTRIAL OPERATIONS**

The property features a fully secured industrial facility designed to accommodate trucking, fleet, logistics, contractor, equipment, and outdoor storage users. Existing infrastructure includes office space, maintenance facilities, expansive paved yard areas, and ample space for trailer, equipment, and fleet parking.

## **FLEXIBLE LEASING CONFIGURATIONS AVAILABLE**

Multiple leasing options can accommodate a variety of operational needs, from a single-user headquarters facility to customized configurations for transportation, fleet management, equipment rental, contractor services, warehousing, and industrial outdoor storage operations.

## **SECURE INDUSTRIAL SITE WITH EXTENSIVE YARD CAPACITY**

The property offers a combination of improved industrial facilities and substantial outdoor storage capacity, providing tenants with the ability to efficiently manage vehicle fleets, trailers, equipment, materials, and operational support functions from a single location.

## **STRATEGIC CENTRAL FLORIDA LOGISTICS LOCATION**

Located just minutes from US-27, FL-19, and the Florida Turnpike, the property provides exceptional access throughout Central Florida and efficient connectivity to Orlando, Tampa, Ocala, Lakeland, and surrounding distribution markets.

## **ACCESS TO FLORIDA'S GROWING FREIGHT CORRIDORS**

Positioned within one of Central Florida's fastest-growing industrial and logistics corridors, the property benefits from ongoing infrastructure investments including Florida Turnpike expansion projects, improved regional highway connectivity, and access to the Orlando and Tampa Metropolitan Statistical Areas.

## **IDEAL FOR A VARIETY OF INDUSTRIAL USERS**

Suitable for trucking companies, logistics providers, fleet operators, contractors, utility companies, construction firms, equipment rental businesses, industrial service providers, and users requiring a combination of office, maintenance, warehouse, and outdoor storage capabilities.

**BOB PROPER**  
**561-718-7588**

**ANTHONY TUEROS**  
**954-516-9211**

**ALYSSA RODRIGUEZ**  
**407-802-7798**



# COLDWELL BANKER COMMERCIAL

HUBBARD  
HANSEN

## LEASING CONTACTS

**BOB PROPER**

561-718-7588

[bobproper777@gmail.com](mailto:bobproper777@gmail.com)

**ANTHONY TUEROS**

954-516-9211

[anthonytueros@gmail.com](mailto:anthonytueros@gmail.com)

**ALYSSA RODRIGUEZ**

407-802-7798

[arodsellsrealestate@gmail.com](mailto:arodsellsrealestate@gmail.com)