

**FOR SALE/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](http://www.grovelandcentrallogistics.com)

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# SPECIFICATIONS



**Building Size**  
877,635 SF



**Loading Doors**  
178 (9' x 10')



**Zoning**  
Industrial



**Dimensions**  
1514' x 570'



**Drive in Door**  
4 (12' x 14')  
Motor operated



**Power**  
3000 Amps (3-Phase)



**Construction**  
Tilt Wall



**Employee Parking**  
469 spaces



**Floor Slab**  
6" Reinforced  
(4,000 psi)



**Design**  
Cross Dock



**Trailer Spaces**  
242



**Warehouse Lighting**  
25 FC on 15' whips



**Column Spacing**  
56' x 50'



**Sprinkler**  
ESFR



**Roof**  
PVC (60 Mill)



**Office Space**  
3,058 SF



**Truck Court Depth**  
190'



**Speed Bay:**  
60'

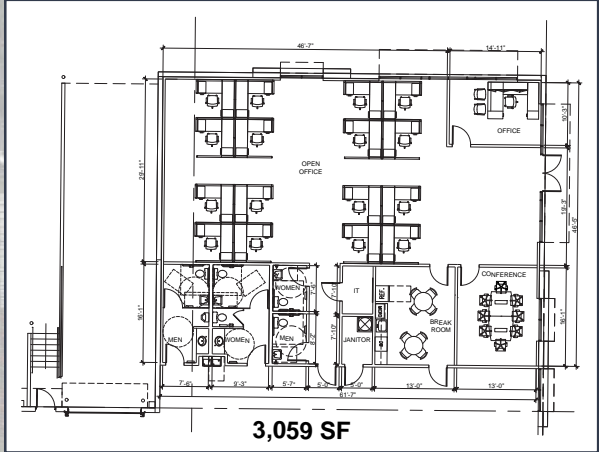


**Ceiling Height**  
40'

# SITE PLAN



ACCESS TO US HWY 27 AND FLORIDA'S TURNPIKE



# PROPERTY PHOTOS

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**3,058 SF office**



**LED warehouse lights**

# PROPERTY PHOTOS



**Breakroom**



**Conference room**



**190' truck court | 242 trailer parks**

# MARKET HIGHLIGHTS



- Immediate access to Florida's Turnpike and US Highway 27
- Less than 30 minutes to all major Orlando highways
- Excellent location in Christopher C Ford Commerce Park
- Construction plans in place to widen Florida's Turnpike from O'Brien Road to the US 27 North, adding a new New SB Turnpike ramp to US 27 South and new US 27 South to NB Turnpike ramp, providing additional capacity to meet future traffic demand.

- 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




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## 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

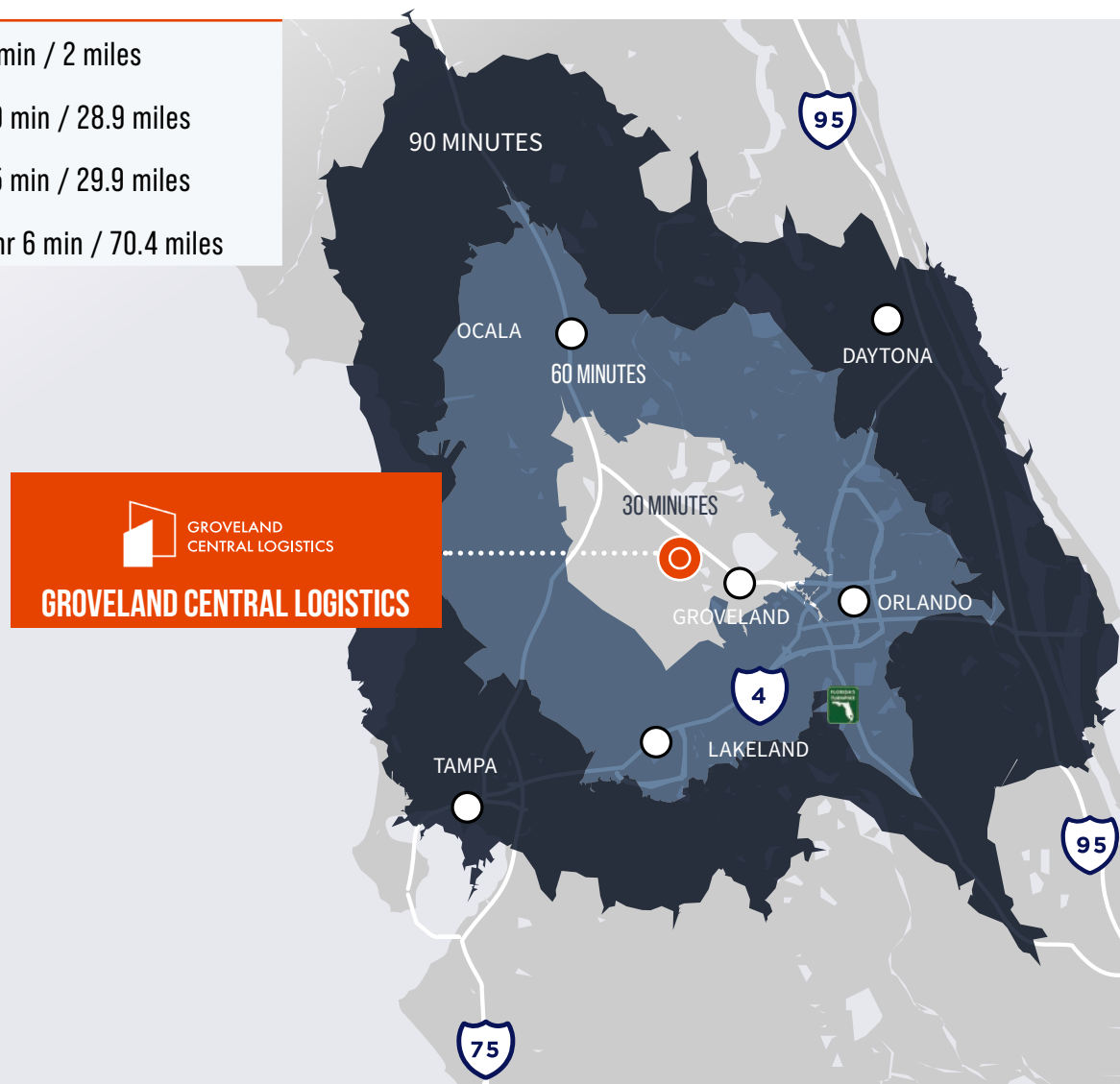
Orlando Int'l Airport	→ 41 min / 39.9 miles
Tampa Int'l Airport	→ 1 hr 32 min / 84.3 miles
Port Canaveral	→ 1 hr 19 min / 83.1 miles
Port of Tampa	→ 1 hr 31 min / 80.3 miles
Port of Jacksonville	→ 2 hrs 38 min / 174 miles
Port of Everglades	→ 3 hrs 39 min / 236 miles
Port of Miami	→ 4 hrs 15 min / 259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