

LEWIS GROVE ROAD

ADJACENT TO CHRISTOPHER C. FORD INDUSTRIAL PARK | GROVELAND, FL

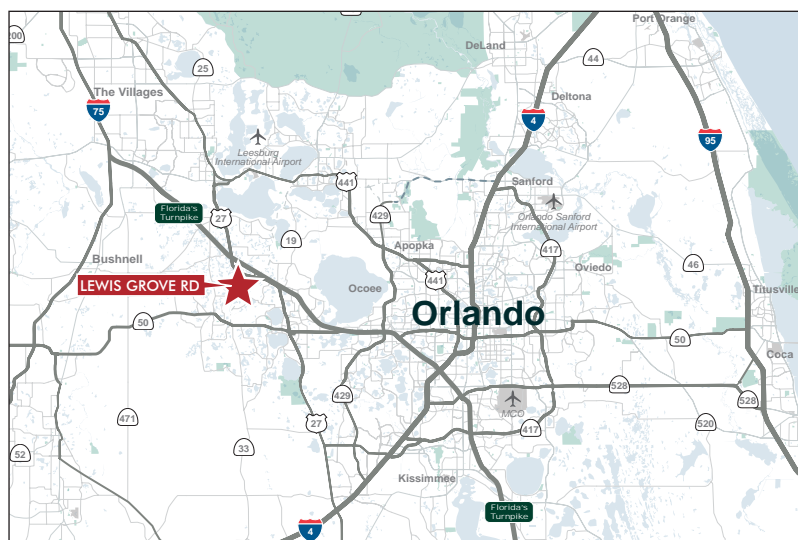
±22.5 ACRES INDUSTRIAL LAND OFFERING | PROPOSED 201,760 SF WAREHOUSE



LOCATION	LAKE COUNTY
SIZE	±22.5 Acres
ZONING	LM (Light manufacturing)
PURPOSED BUILDING	±201,760 SF
SALE PRICE	Please call for pricing

PROPERTY HIGHLIGHTS

- ▶ This parcel is adjacent to **Christopher C. Ford Industrial Park**, which is nearing full build-out - making this one of the last remaining development opportunities in the area. The Christopher C. Ford Commerce Park corridor is strategically positioned along U.S. Highway 27 at the crossroads of State Road 19 and Florida's Turnpike. As Lake County's largest established industrial park, it has attracted more than a dozen manufacturing and distribution companies that benefit from its prime location and excellent connectivity.
- ▶ Companies such as Carroll Fulmer Trucking, Dunkin' Donuts Distribution, Niagara Water Bottling Company, Domino's Distribution Kroger robotic customer fulfillment center and Amazon's last-mile delivery station.
- ▶ **Strategic Location for Last-Mile Distribution:** Groveland's proximity to growing residential areas and direct access to Florida's Turnpike position the site well for last-mile logistics, supporting demand from e-commerce and regional distribution users.
- ▶ **Development-Ready Site:** Existing development plans are in place, significantly reducing entitlement timelines and accelerating the path to construction.



DAVID MURPHY,
Vice Chairman
407 404 5020
david.murphy@cbre.com

MONICA WONUS
Senior Vice President
407 489 8753
monica.wonus@cbre.com

JEFF GRAY
Senior Associate
407 506 6016
jeff.gray1@cbre.com

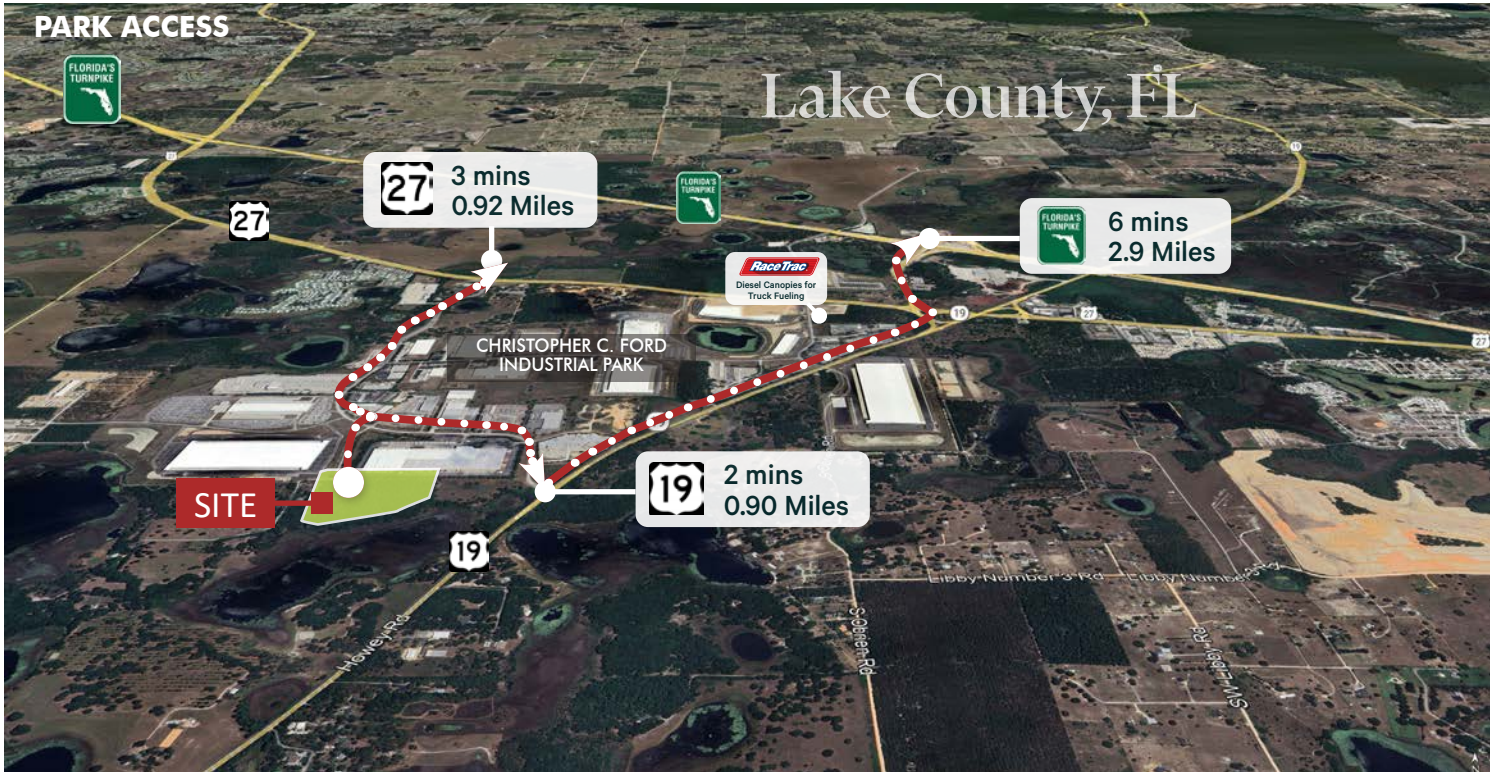
LEE EARLE
Client Services
407 404 5095
lee.earle@cbre.com



WHY GROVELAND?

Lake County’s commitment to economic viability and sustainability is evident through its tireless efforts to foster a pro-business climate, as well as its willingness to invest in companies for the benefit of residents and the local economy. Incentives are available to qualifying relocating and expanding companies on a case-by-case basis with job creation, quality of wages and capital investment being the significant deciding factors.

Lake County’s central location in the state makes it easy to access Florida’s interstates, highways, seaports and international airports. Companies in Lake County are able to service businesses state-wide, nationally and internationally. Lake County offers small town character, down-home southern hospitality, plenty of sunshine and is really close to world renowned theme parks and amenities of Orlando. Lake County is not just an attractive destination for tourists, but the low cost of living and the abundance of recreational activities makes it a great place to live and work.



DRIVE TIMES

US HWY 27	0.92 miles	Orlando	32 miles	Orlando Int'l Airport	40 miles	Port Tampa	78 miles
FL TURNPLIKE	2.9 miles	Tampa	77 miles	Lakeland Linder Int'l	55 miles	Port Canaveral	83 miles
I-75	24.5 miles	Jacksonville	144 miles	Tampa Int'l Airport	84 miles	JAXPORT	148 miles
I-4	27.8 miles	Miami	256 miles				

DAVID MURPHY,
Vice Chairman
407 404 5020
david.murphy@cbre.com

MONICA WONUS
Senior Vice President
407 489 8753
monica.wonus@cbre.com

JEFF GRAY
Senior Associate
407 506 6016
jeff.gray1@cbre.com

LEE EARLE
Client Services
407 404 5095
lee.earle@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.