

# LEWIS GROVE ROAD

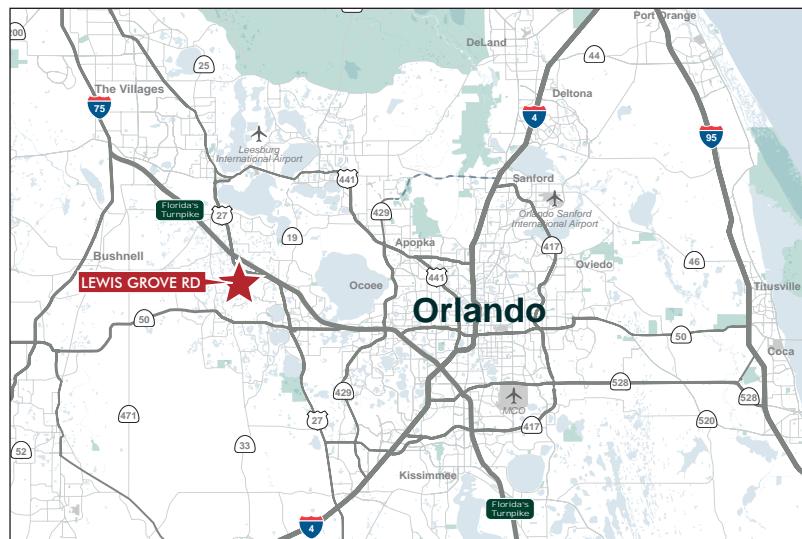
ADJACENT TO CHRISTOPHER C. FORD INDUSTRIAL PARK | GROVELAND, FL

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



## 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.



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## 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
FL TURNPLIKE	2.9 miles
I-75	24.5 miles
I-4	27.8 miles

Orlando	32 miles
Tampa	77 miles
Jacksonville	144 miles
Miami	256 miles

Orlando Int'l Airport	40 miles
Lakeland Linder Int'l	55 miles
Tampa Int'l Airport	84 miles

Port Tampa	78 miles
Port Canaveral	83 miles
JAXPORT	148 miles

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