

INDUSTRIAL | SUBLEASE

19925 Independence Blvd Groveland, FL 34736

CBRE

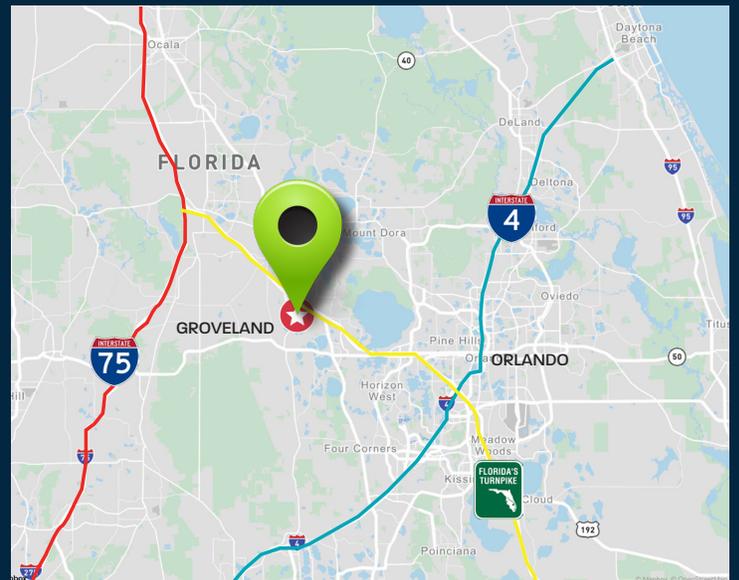


±191,899 SF Industrial Warehouse

PROPERTY FEATURES

- + Ideal for businesses seeking a well-connected and functional industrial space at the center of the state.
- + Strategic position offers easy connectivity to key cities such as Orlando, Tampa, and Jacksonville.
- + Features modern amenities to support efficient operations.
- + Equipped with robust security measures for a safe operational environment.
- + Highly Competitive Pricing.

Sublease Expiration: May 31, 2027



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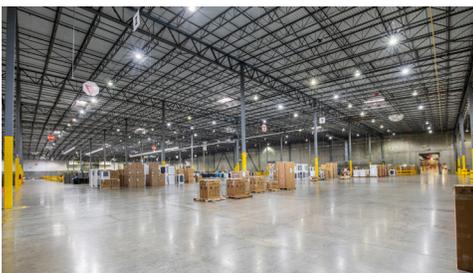
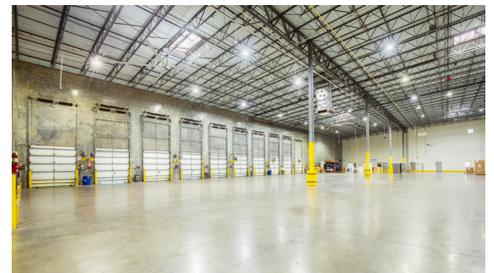
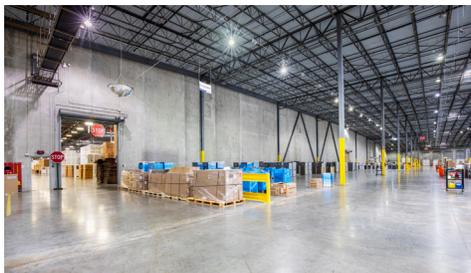
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PROPERTY HIGHLIGHTS

Ideal Central Florida Location for Statewide Distribution

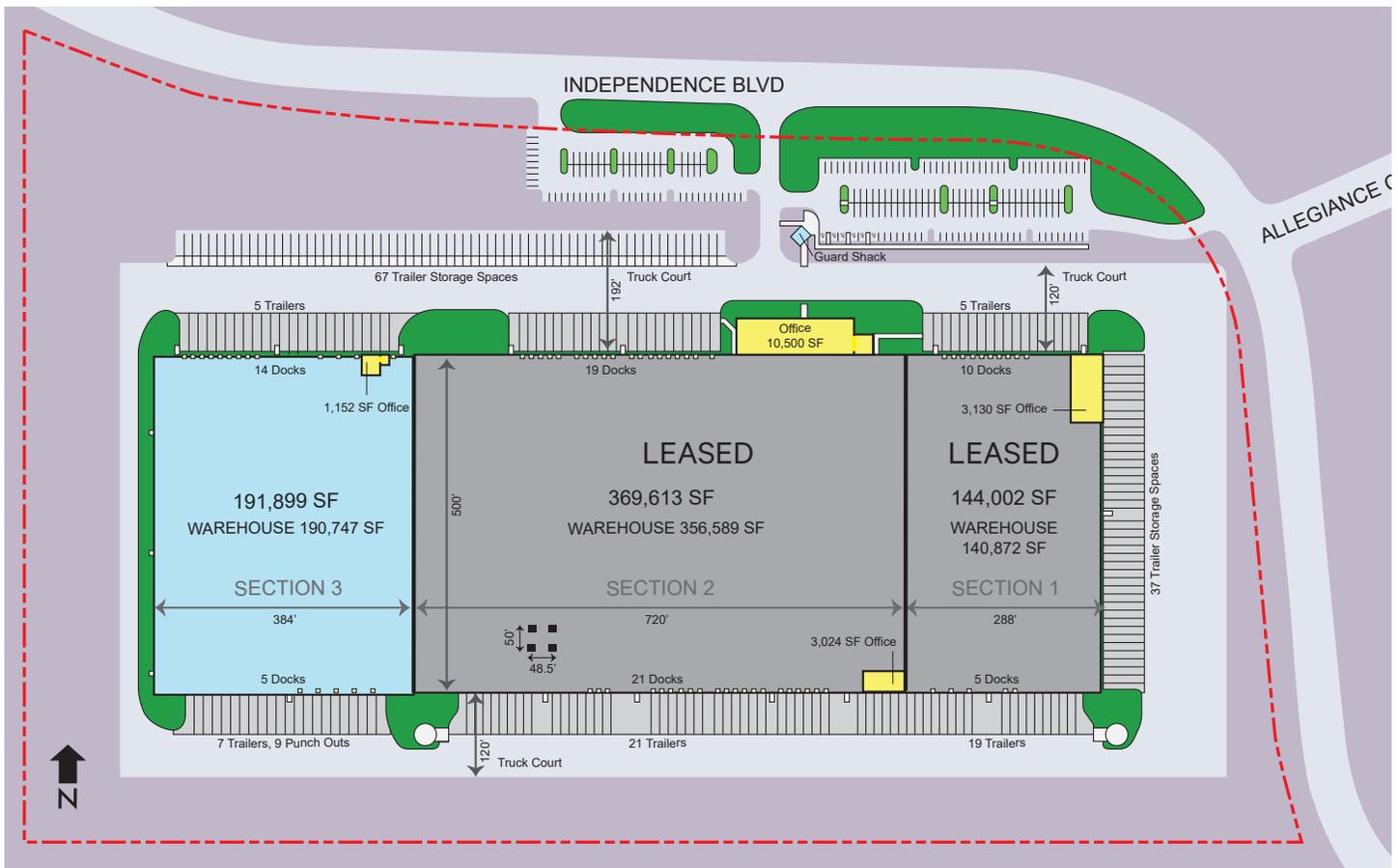
- + State Of The Art Building
- + Perimeter Security Fencing with Laser Penetration Warning and Exterior Lighting
- + Security Cameras & Systems
- + Column Spacing: 48' 5" X 50'
- + Clear Height: 30' on Eaves / 35' in Center
- + Cross Dock Loading
- + Concrete, Tilt Wall Construction
- + Power: 3 Phase / 1,600 amp
- + Parking Spaces: (296)
- + Year Built 1999
- + Trailer Storage: (21) Trailers
- + Zoning: HM - Heavy Industrial
- + Multi Tenant Capability
- + Fire Protection (ESFR)
- + Public Water & Sewer
- + Trash Compactors



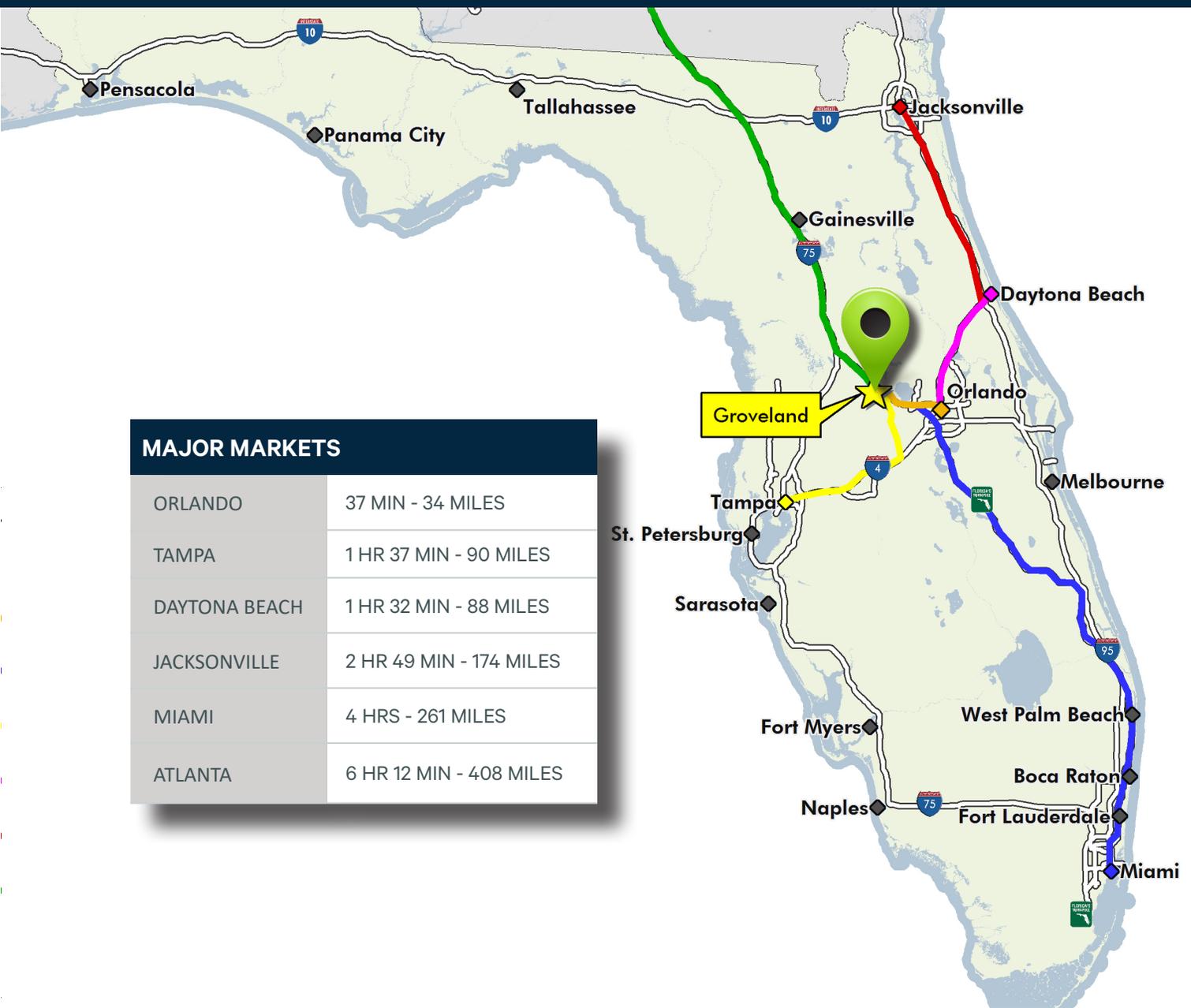
AVAILABLE SPACE

UNIT III

Total Available	191,899 SF
Office	1,152 SF
Warehouse	190,747 SF
Clear Height	35'
Building Dimension	500' x 83'
Column Spacing	50' x 48'
Dock Doors	22
Trailer Parking	21 Spaces
Shared Truck Court	67 Spaces
HVLS Fans	5
Sprinkler System	ESFR



Service Capability to Orlando, Tampa, Miami, Daytona, Jacksonville and Atlanta



Central Florida's Industrial & Investment Team

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