



# LAKE COUNTY LOGISTICS CENTER

20229 O'Brien Road, Groveland, FL 34736

## READY FOR OCCUPANCY

**Building 100: 569,400 s.f.**

**Building 200: 125,120 s.f.**

FOR LEASING INFORMATION, PLEASE CONTACT:

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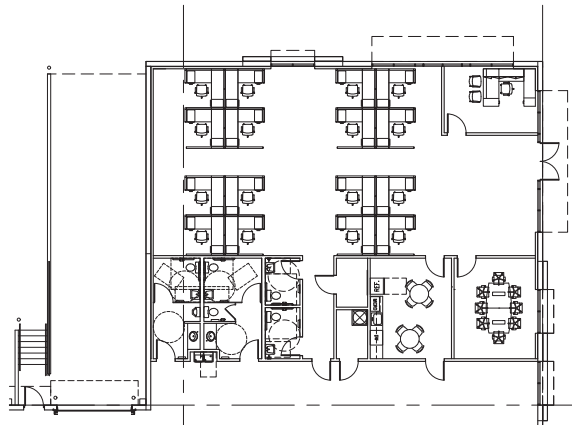


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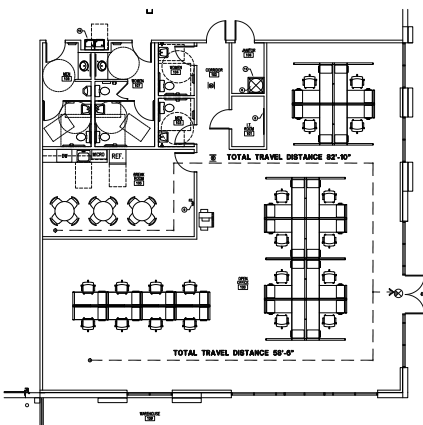




Building 100 Office Plan



Building 200 Office Plan

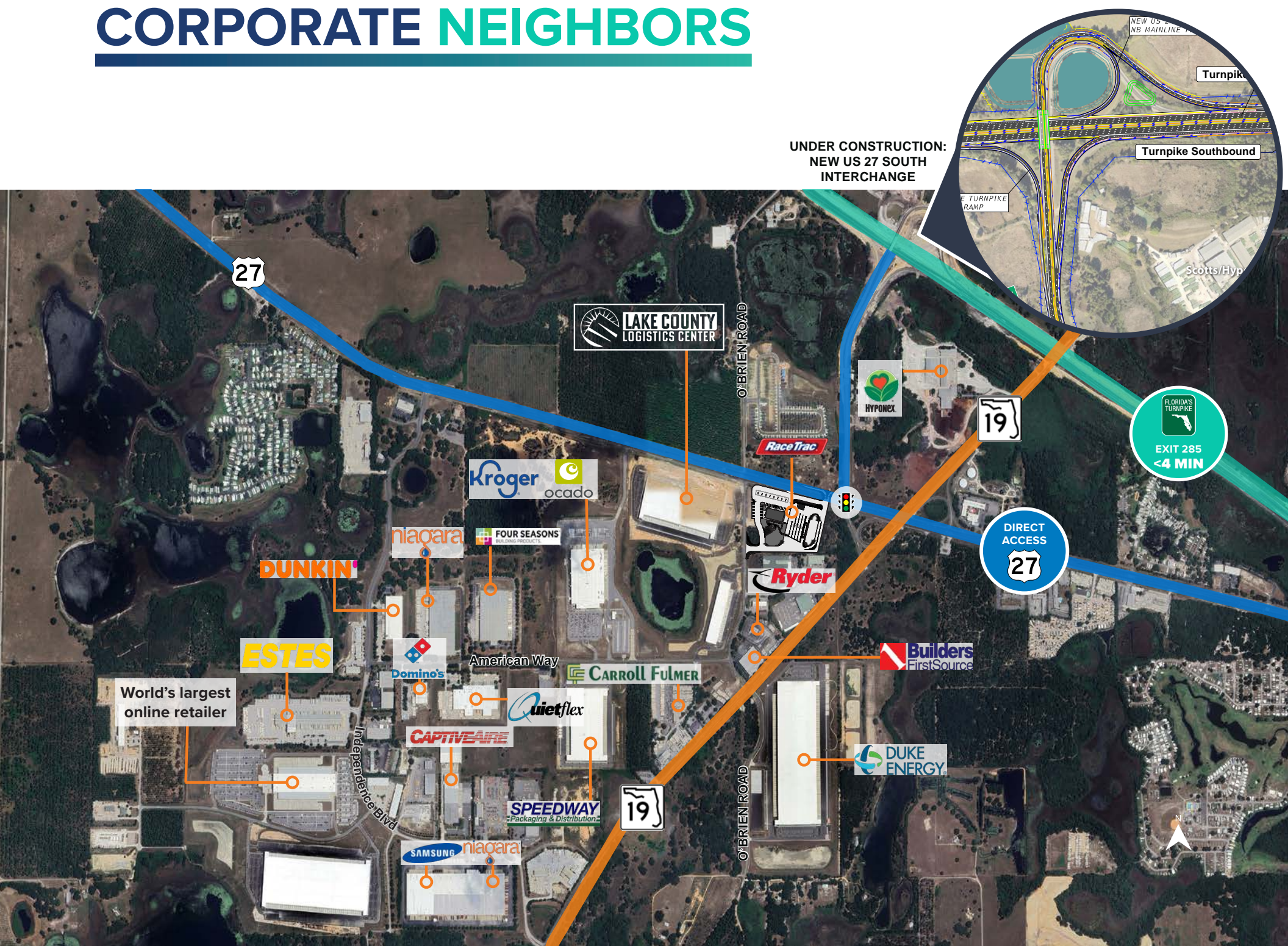


# SITE PLAN OVERVIEW

|                         | BUILDING 100  | BUILDING 200              |
|-------------------------|---|---------------------------|
| BUILDING SIZE           | 569,400 sq. ft.                                     | 125,120 sq. ft.           |
| BUILDING DIMENSIONS     | 1,115' X 510'                                       | 782' X 160'               |
| DESIGN                  | Cross Dock  | Front Load                |
| OFFICE AREA             | 2,892 SF  | 3,166 SF                  |
| CONSTRUCTION            | Tilt-wall   | Tilt-wall                 |
| SLAB                    | 7" Reinforced 4,000 PSI                             | 6" Reinforced 4,000 PSI   |
| CLEAR HEIGHT            | 36'   | 32'                       |
| DOCK DOORS              | 123 (9' x 10')                                      | 42 (9' x 10')             |
| DRIVE INS               | 4 (12' x 14')                                       | 2 (12' x 14')             |
| COLUMN SPACING          | 56' x 54'   | 54' x 50'                 |
| SPEED BAY DEPTH         | 60'   | 60'                       |
| SPRINKLERS              | ESFR  | ESFR                      |
| POWER                   | 3,200 Amps 480V / 3 Phase<br>(Two 1,600 amp panels) | 1,600 Amps 480V / 3 Phase |
| TRUCK COURT DEPTH       | 190'  | 130' - 185'               |
| EMPLOYEE PARKING SPACES | 281   | 102                       |
| TRAILER PARKING SPACES  | 159   | In-Dock                   |
| UTILITIES               | City of Groveland                                   | City of Groveland         |



# CORPORATE NEIGHBORS



# LABOR SUPPLY AND WORKFORCE

WITHIN A 45 MINUTE RADIUS

## 2023 LABOR FORCE

|                                | 25-54   | 55-64   | 65+     | MALE AGE 16+ | FEMALE AGE 16+ |
|--------------------------------|---------|---------|---------|--------------|----------------|
| POPULATION                     | 661,596 | 211,598 | 373,152 | 692,041      | 729,719        |
| EMPLOYED                       | 537,287 | 133,866 | 63,257  | 445,356      | 389,401        |
| UNEMPLOYED                     | 17,449  | 3,235   | 1,615   | 14,456       | 15,042         |
| UNEMPLOYMENT RATE              | 3.1%    | 2.4%    | 2.5%    | 3.1%         | 3.7%           |
| LABOR FORCE PARTICIPATION RATE | 83.8%   | 64.8%   | 17.4%   | 66.4%        | 55.4%          |
| EMPLOYMENT POPULATION RATIO    | 81.2%   | 63.3%   | 17.0%   | 64.4%        | 53.4%          |

## OCCUPATION




|              | EMPLOYED | PERCENT | US PERCENT |
|--------------|----------|---------|------------|
| WHITE COLLAR | 510,319  | 61.1%   | 62.3%      |
| BLUE COLLAR  | 163,599  | 19.6%   | 21.5%      |
| SERVICES     | 160,838  | 19.3%   | 16.2%      |





# STRATEGIC LOCATION






## 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 cities

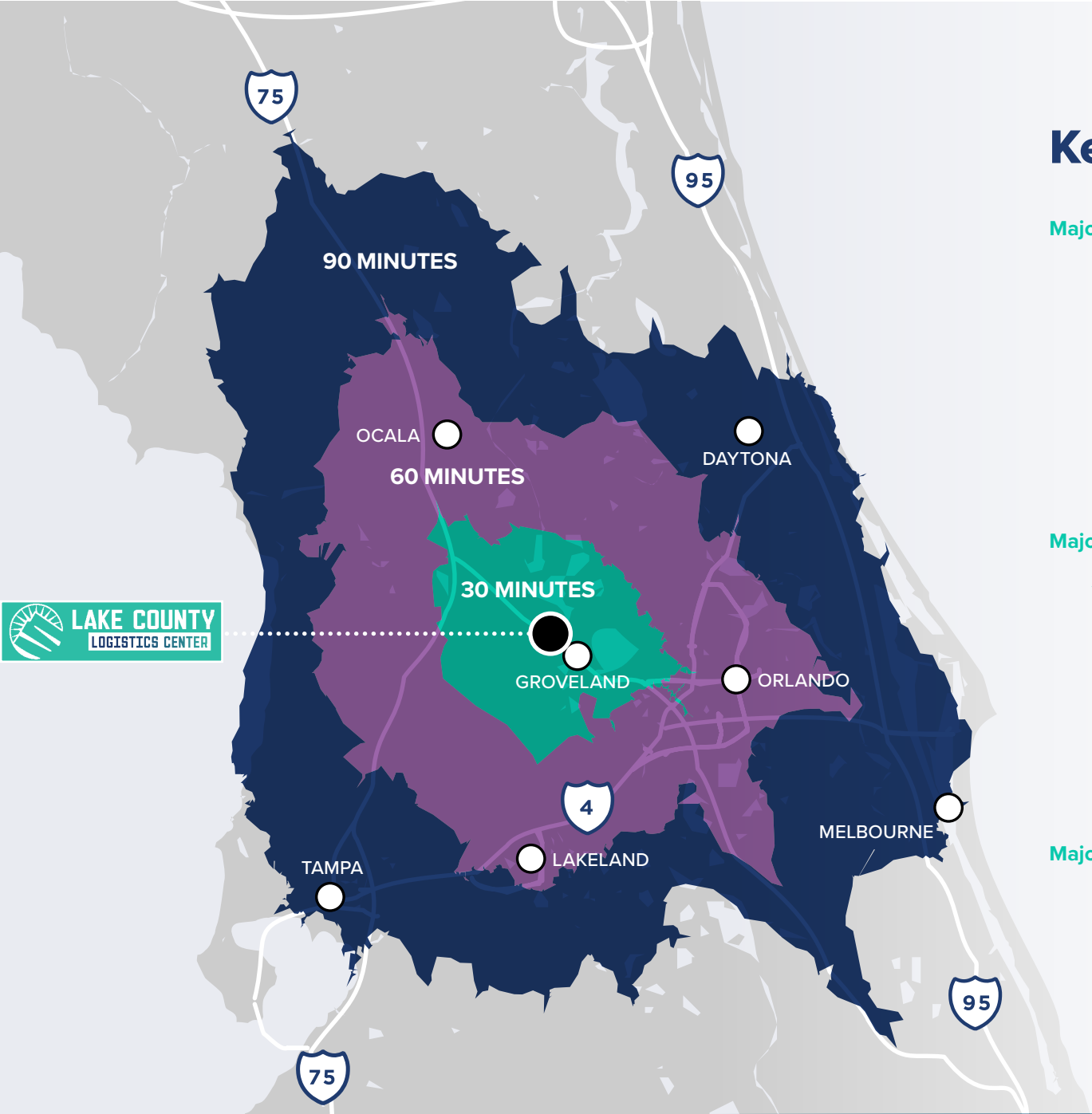
-  Orlando → 36 min / 34.6 miles
-  Tampa → 1 hr 25 min / 77.5 miles
-  Jacksonville → 2 hrs 33 min / 171 miles
-  Miami → 3 hrs 50 min / 256 miles
-  Atlanta → 6 hrs 22 min / 409 miles

### 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

### 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





**BUILDING 100**

569,400 SF



**BUILDING 200**

125,120 SF







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**BUILDING  
200**

**BUILDING 100**

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