



# 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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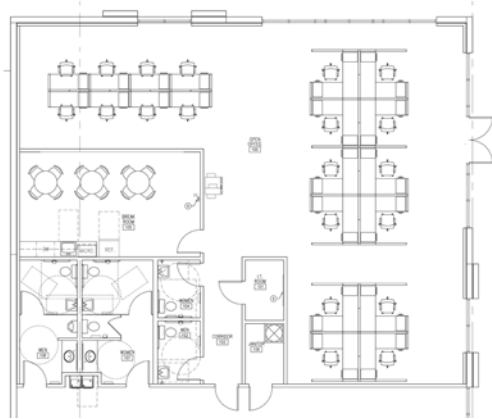


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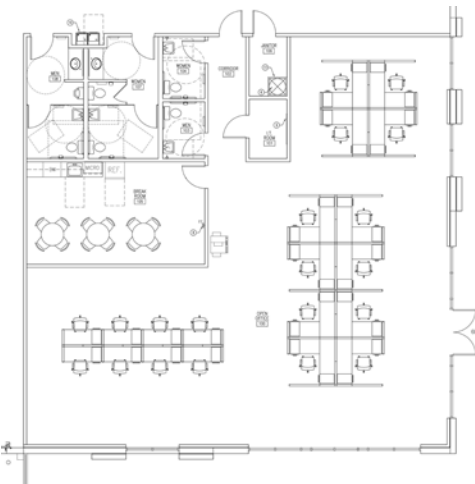




Building 100 Office Plan



Building 200 Office Plan

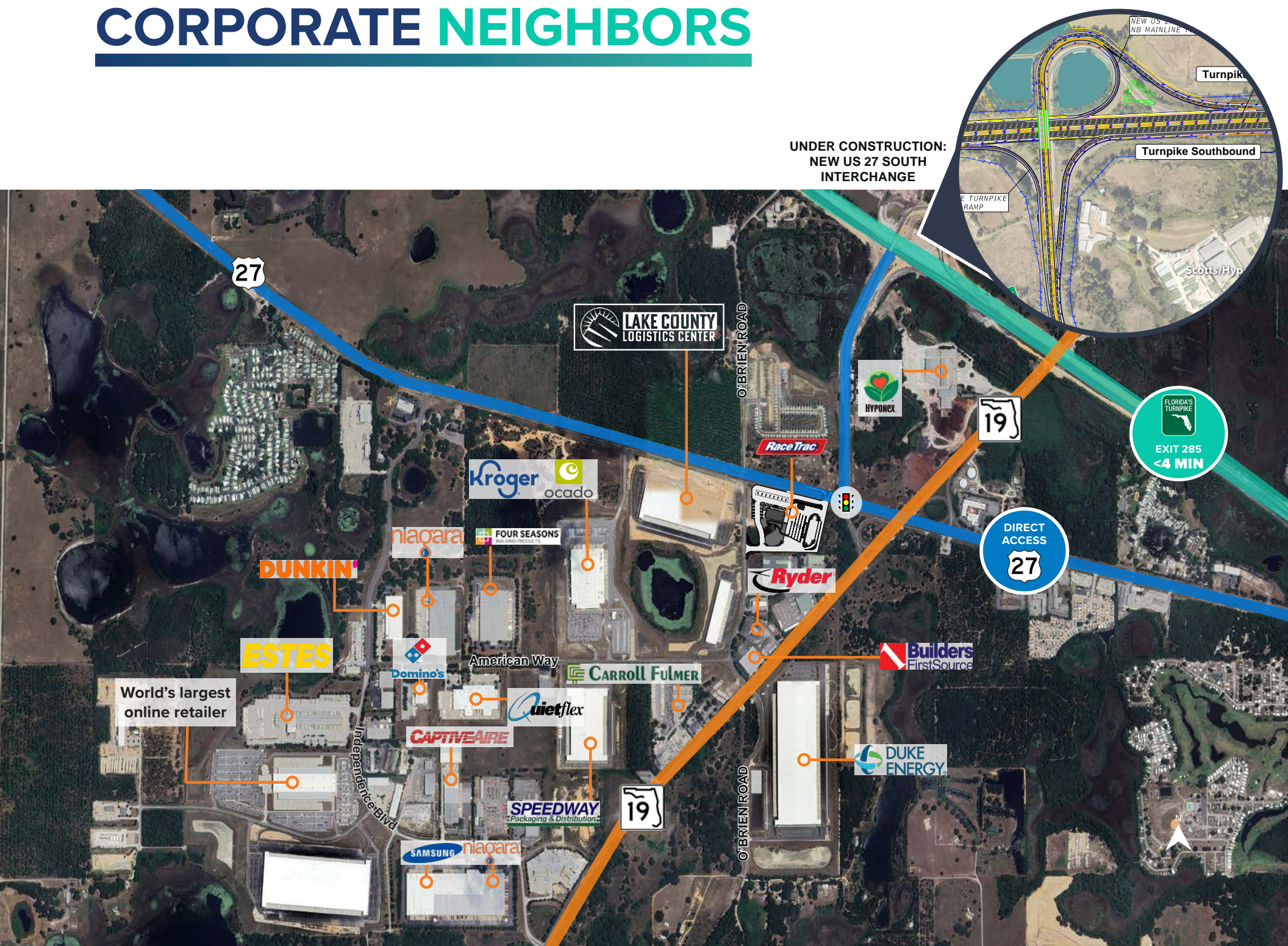


# SITE PLAN OVERVIEW

	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 (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

## 2024 LABOR FORCE

	25-54	55-64	65+	MALE AGE 16+	FEMALE AGE 16+
POPULATION	900,928	271,167	472,728	925,902	925,902
EMPLOYED	750,300	179,121	83,431	614,914	540,460
UNEMPLOYED	24,263	4,845	2,420	21,066	21,424
UNEMPLOYMENT RATE	3.1%	2.6%	2.8%	1.76%	1.79%
LABOR FORCE PARTICIPATION RATE	64.66%	15.36%	7.17%	53.09%	46.91%
EMPLOYMENT POPULATION RATIO	62.64%	14.95%	6.96%	51.33%	45.12%

## OCCUPATION




	EMPLOYED	PERCENT	US PERCENT
WHITE COLLAR	720,942	62.4%	62.6%
BLUE COLLAR	217,587	18.9%	21.0%
SERVICES	216,845	19.0%	16.0%





# 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

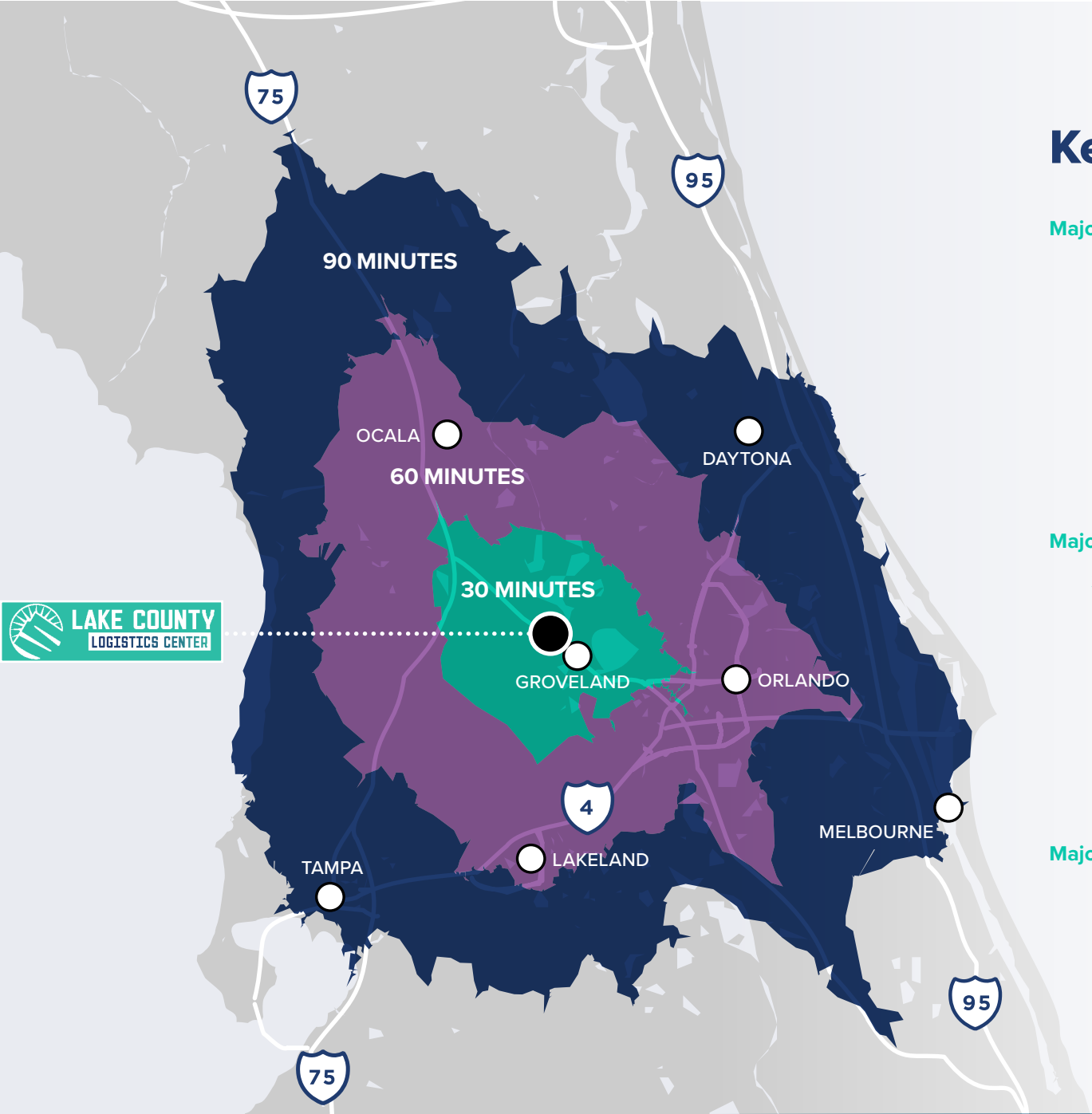
-  Orlando → 36 min / 34.6 miles
-  Tampa → 1 hr 25 min / 77.5 miles
-  Jacksonville → 2 hrs 33 min / 171 miles
-  Miami → 3 hrs 50 min / 256 miles
-  Atlanta → 6 hrs 22 min / 409 miles

### 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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