



# 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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LEASED BY:



DEVELOPED BY:



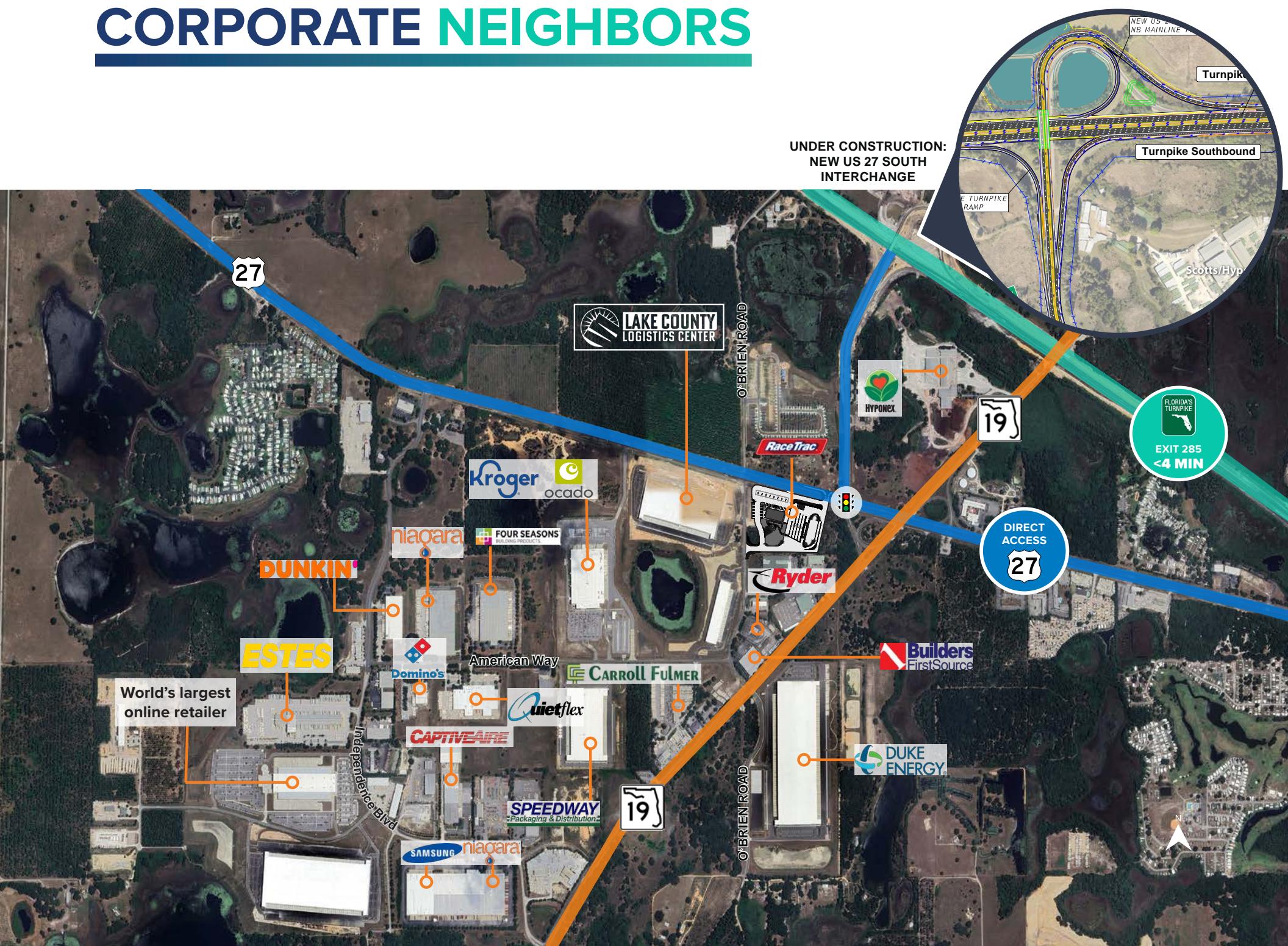
STONEMONT  
FINANCIAL GROUP

# 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

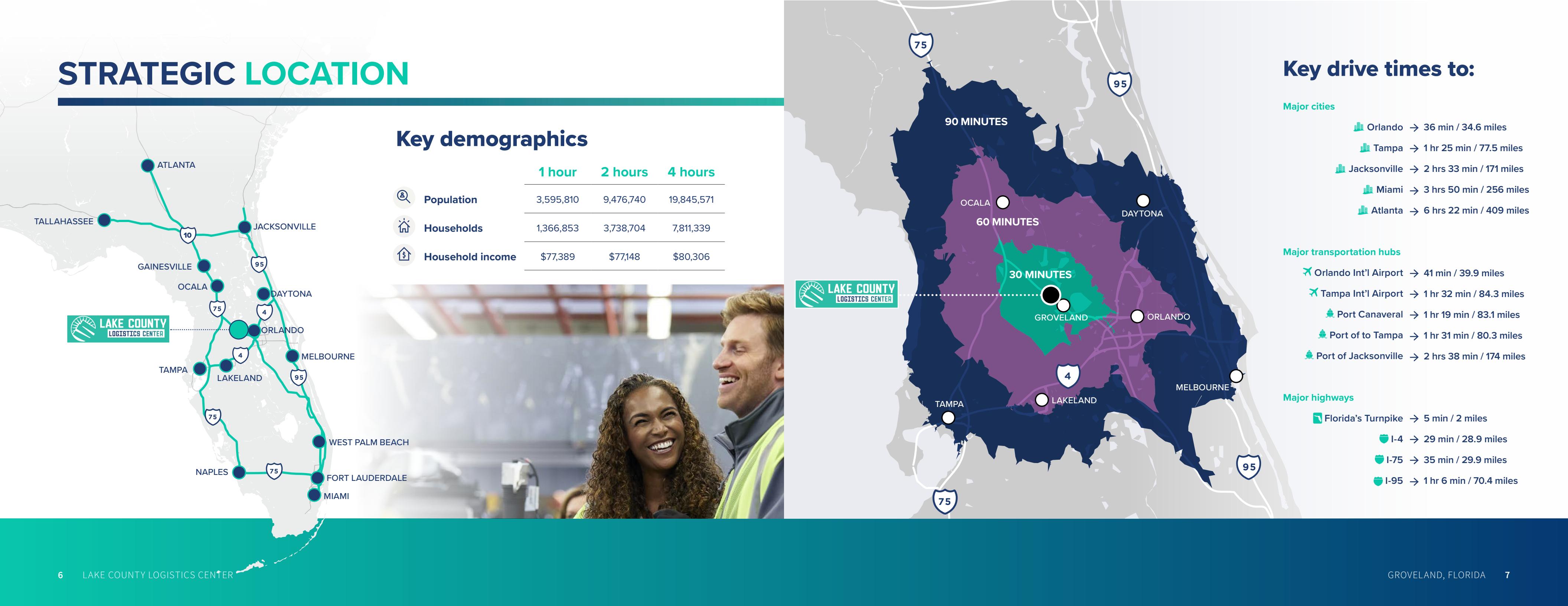
	25-54	55-64	65+	MALE AGE 16+	FEMALE AGE 16+
POPULATION	900,928	271,167	472,728	925,902	925,902
EMPLOYED	750,300	179,121	83,431	614,914	540,460
UNEMPLOYED	24,263	4,845	2,420	21,066	21,424
UNEMPLOYMENT RATE	3.1%	2.6%	2.8%	1.76%	1.79%
LABOR FORCE PARTICIPATION RATE	64.66%	15.36%	7.17%	53.09%	46.91%
EMPLOYMENT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



## BUILDING 100



569,400 SF

## BUILDING 200



125,120 SF



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