

FOR LEASE NEW WAREHOUSES

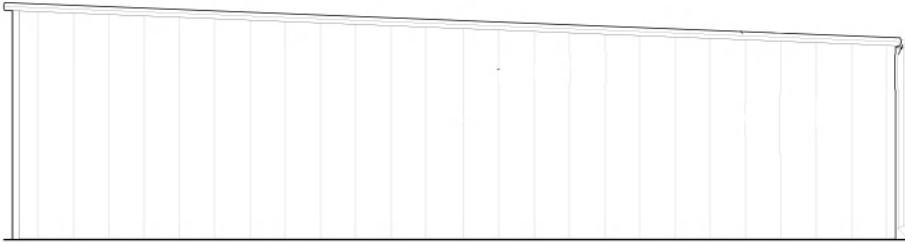


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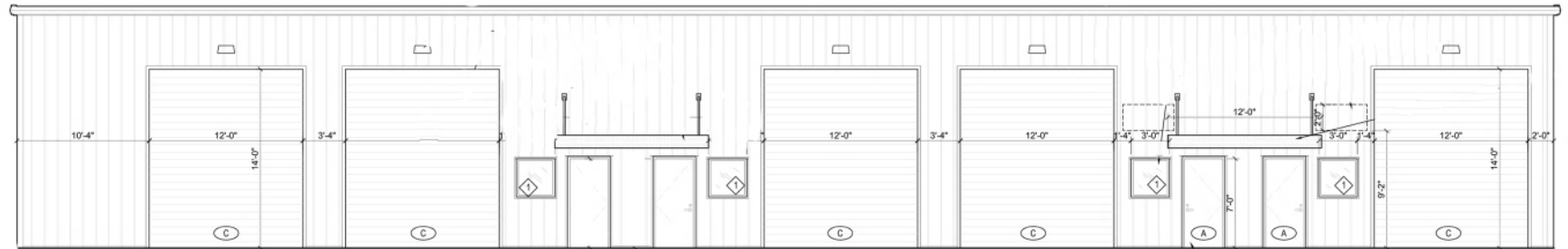
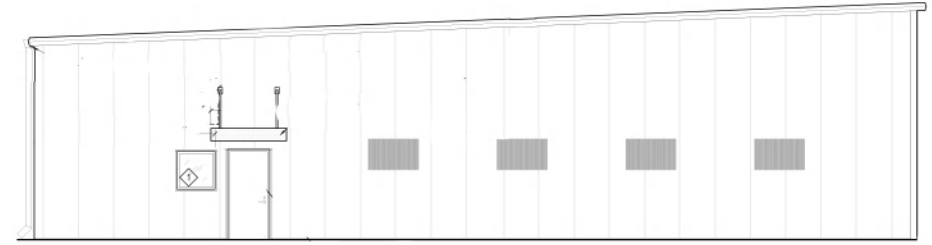
651 GADSON STREET
GROVELAND, FL 34736

TYPE SMALL BAY LIGHT INDUSTRIAL

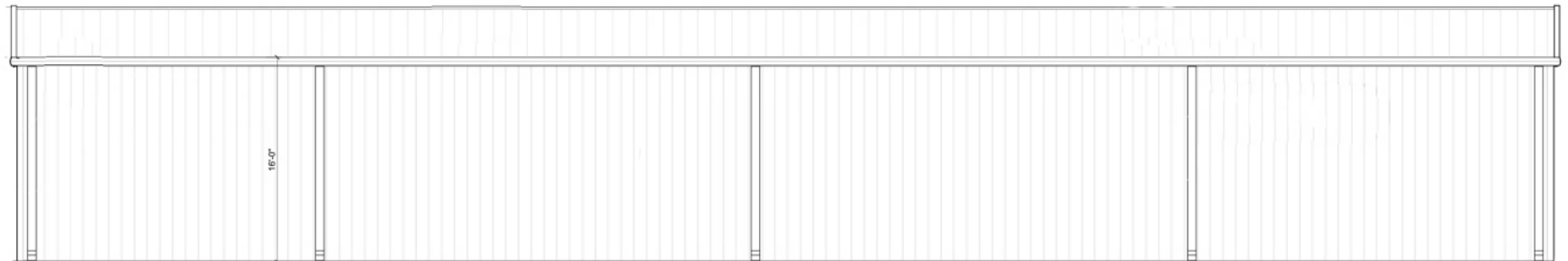
SIZES 1,520 SF UP TO 8,400 SF



FRONT SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



REAR (SOUTH) ELEVATION



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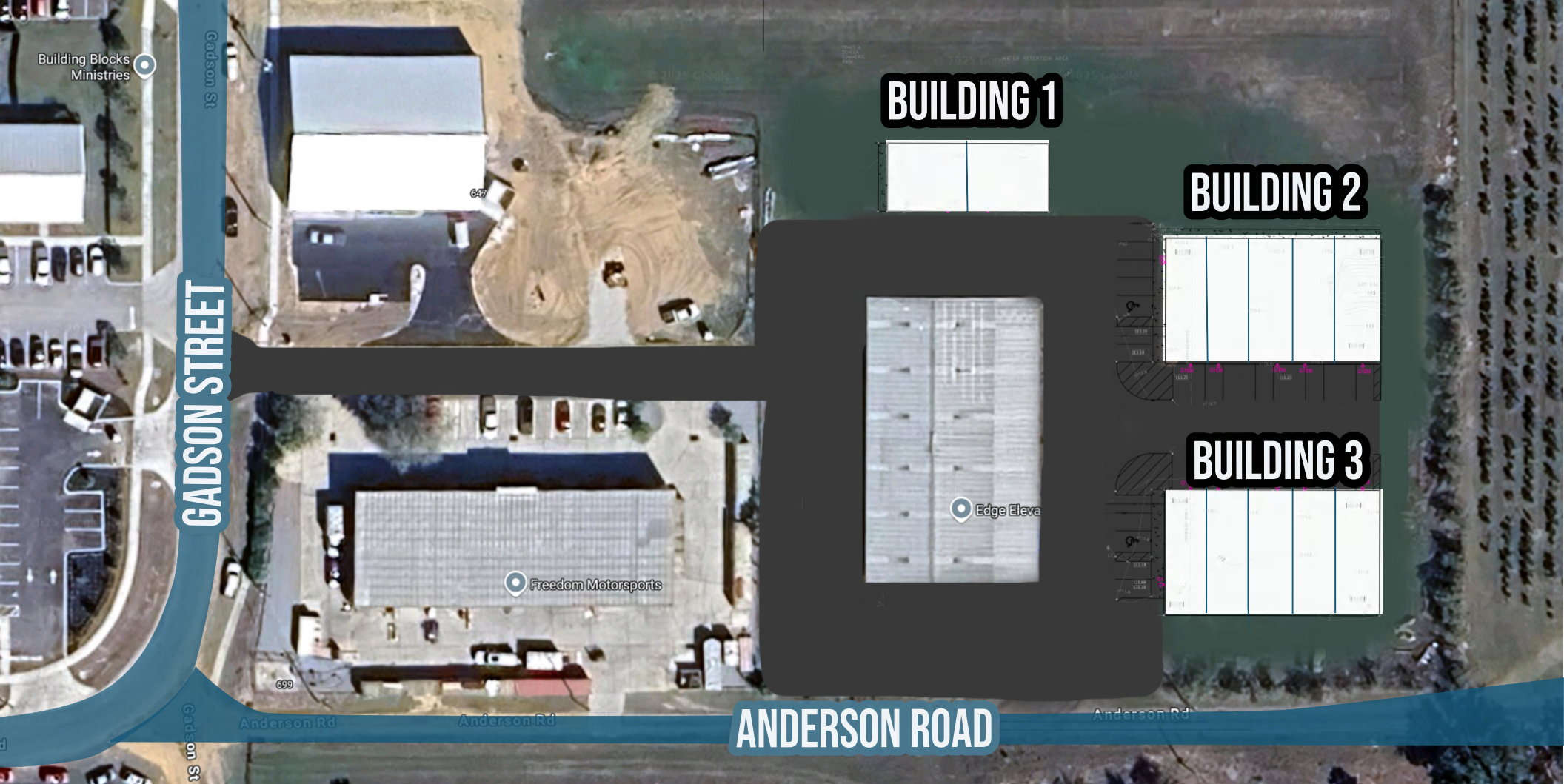
CONTACT US



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KEY FEATURES

Flexible M1-Industrial Zoning which can accommodate a wide range of uses and businesses types.

Brand New Construction with flexible sizes ranging from 1,520 SF up to 8,400 SF contiguously. Comprised of 3 buildings that total up to 20,220 SF

Easy access to Hwy 19 and SR 50 giving direct routes South to Lakeland, North to the Groveland Turnpike, West or South out to Tampa, and East to Clermont/Orlando.

- **Building floor plans can be modified to suite** as well as offices and bathrooms can be added.



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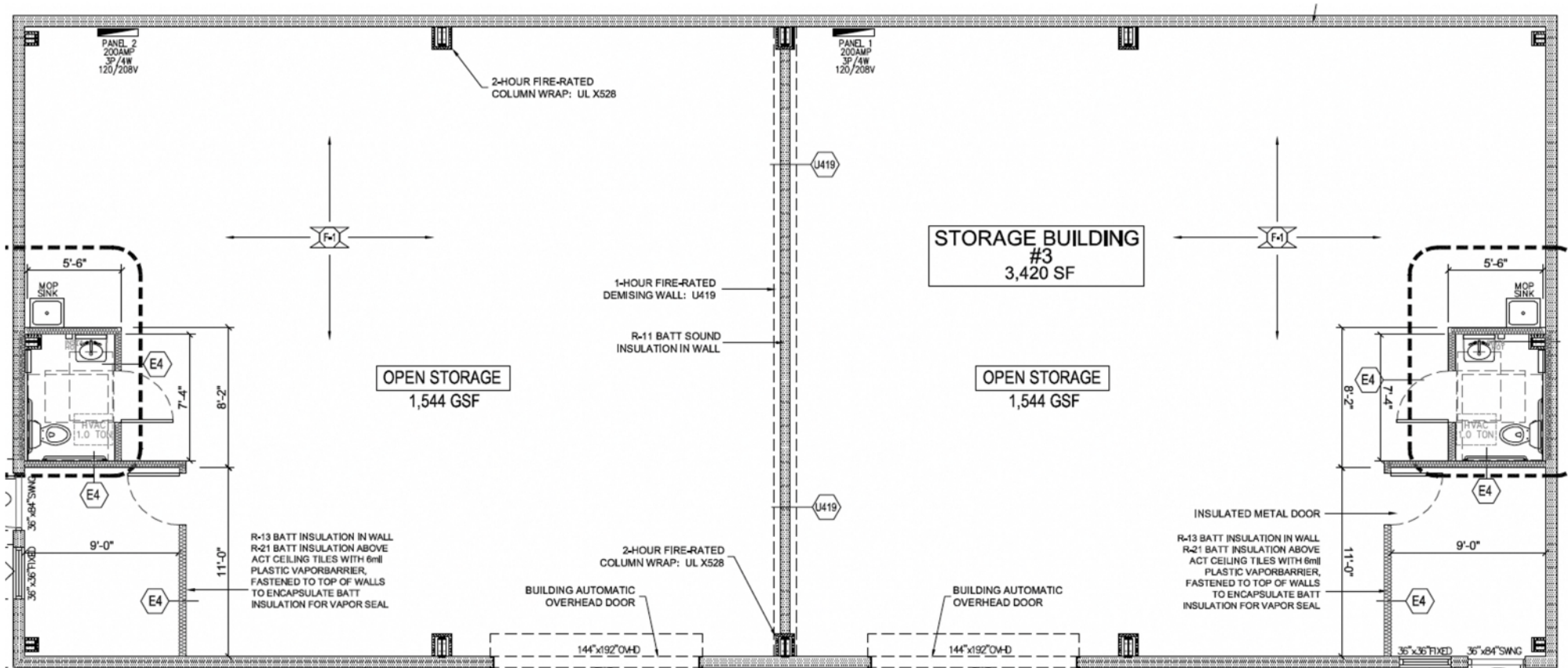


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BUILDING 1



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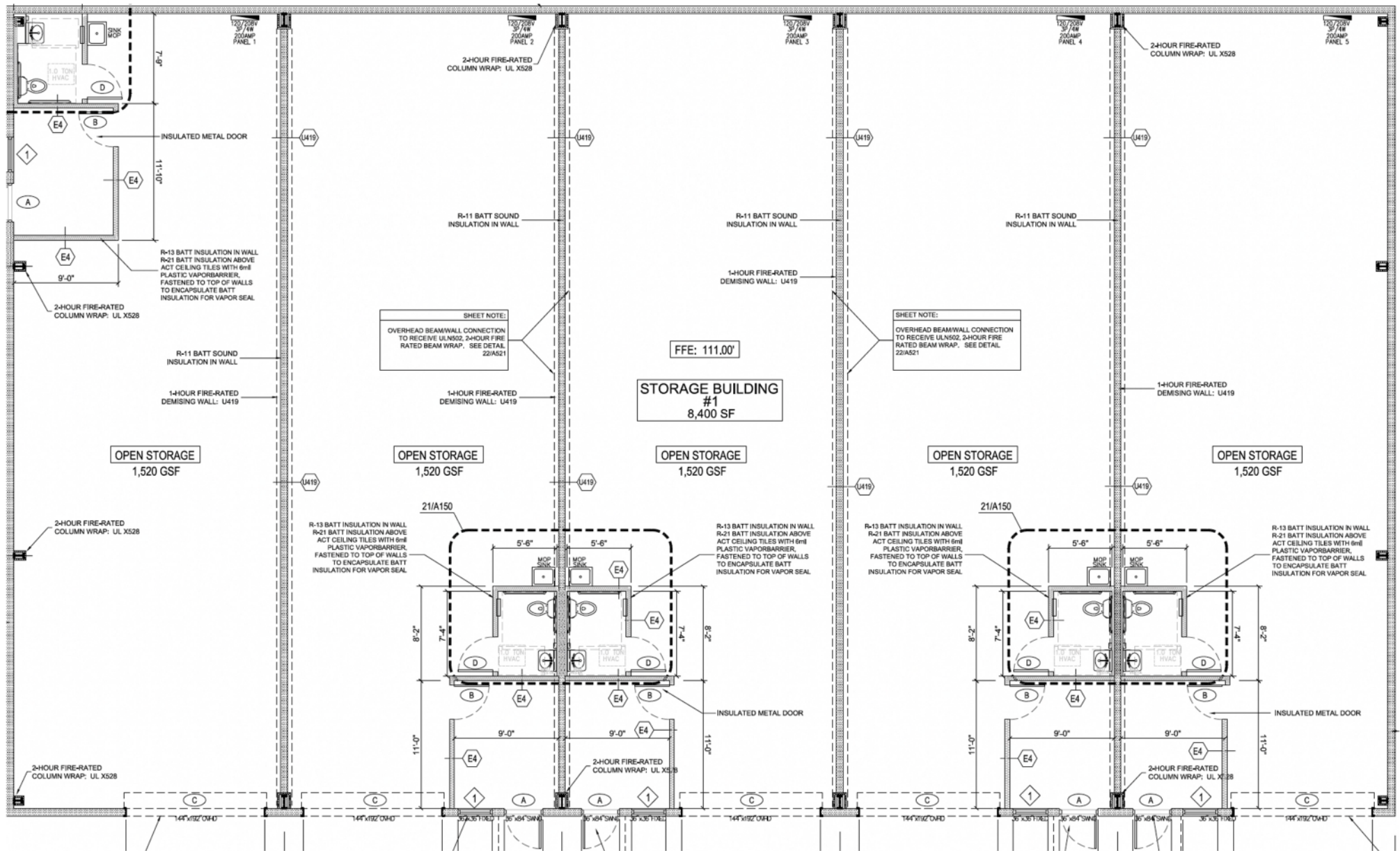


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BUILDING 2



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THE CITY OF GROVELAND

Groveland is a fast-growing Central Florida city with direct access to US-27, SR-50, and Florida's Turnpike, offering quick connections to Orlando, Tampa, and major ports and airports.

It's ideal for logistics, warehousing, and light industrial use, thanks to its pro-business climate, expanding workforce, and lower operating costs.

Surrounded by growing residential and commercial development, Groveland provides both strategic location and long-term growth potential. This location gives access to a growing labor pool from Groveland, Clermont, Winter Garden, and the Greater Orlando area.

Groveland also provides an excellent quality of life with a balance of small-town charm mixed with growing residential communities, modern amenities, and outdoor recreation near lakes, trails, and parks.

Come plant your business in this growth environment as Groveland is set to begin major road expansions and a complete conversion of its down town making it into a brick street golf cart and walkable district.



AARON BLAKE



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