

FOR LEASE

7453 Republic Drive, Groveland, FL 34736



**GROVELAND
CENTRAL LOGISTICS**



GROVELAND CENTRAL LOGISTICS

877,635 S.F. OF CLASS A INDUSTRIAL SPACE

www.grovelandcentrallogistics.com

MATT SULLIVAN, SIOR, CCIM
Executive Managing Director
+1 407 930 1802
matt.sullivan@jll.com

CAM MONTGOMERY
Senior Associate
+1 407 982 8650
cameron.montgomery@jll.com





SPECIFICATIONS



Building Size
877,635 SF



Loading Doors
178 (9' x 10')



Zoning
Industrial



Dimensions
1514' x 570'



Drive in Door
4 (12' x 14')
Motor operated



Power
3000 Amps (3-Phase)



Construction
Tilt Wall



Employee Parking
469 spaces



Floor Slab
6" Reinforced
(4,000 psi)



Design
Cross Dock



Trailer Spaces
242



Warehouse Lighting
25 FC on 15' whips



Column Spacing
56' x 50'



Sprinkler
ESFR



Roof
PVC (60 Mill)



Office Space
3,058 SF



Truck Court Depth
190'



Ceiling Height
40'



Speed Bay:
60'

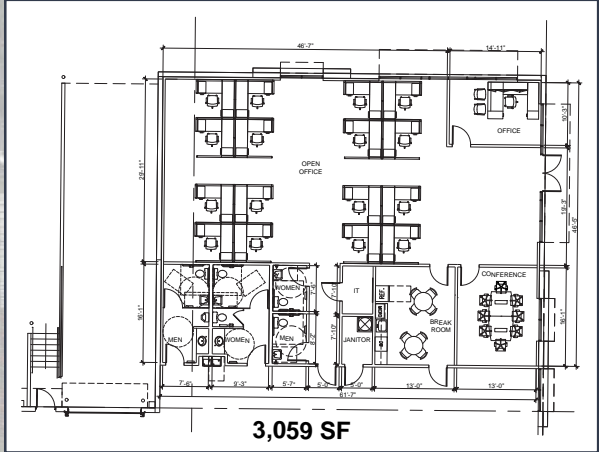


Click to view video

SITE PLAN



ACCESS TO US HWY 27 AND
FLORIDA'S TURNPIKE



PROPERTY PHOTOS



3,058 SF office



LED warehouse lights

PROPERTY PHOTOS



Breakroom



Conference room



190' truck court | 242 trailer parks

MARKET HIGHLIGHTS



- Immediate access to Florida's Turnpike and US Highway 27
- Less than 30 minutes to all major Orlando highways
- Excellent location adjacent to Christopher C Ford Commerce Park
- Construction plans in place to widen Florida's Turnpike Mainline/ SR 91 from O'Brien Road to the US 27 North, adding a new New SB Turnpike ramp to US 27 South and new US 27 South to NB Turnpike ramp. Providing additional capacity to meet future traffic demand.

- Class A construction and amenities for Groveland's newest industrial development
- Reach over 9 million people within a 2-hour drive
- Explosive growth in Lake County with addition of Kroger and the world's largest on-line retailer 's distribution buildings.

LOCATED IN FLORIDA'S EPICENTER




GROVELAND
CENTRAL LOGISTICS

GROVELAND CENTRAL LOGISTICS

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 TRANSPORTATION HUBS

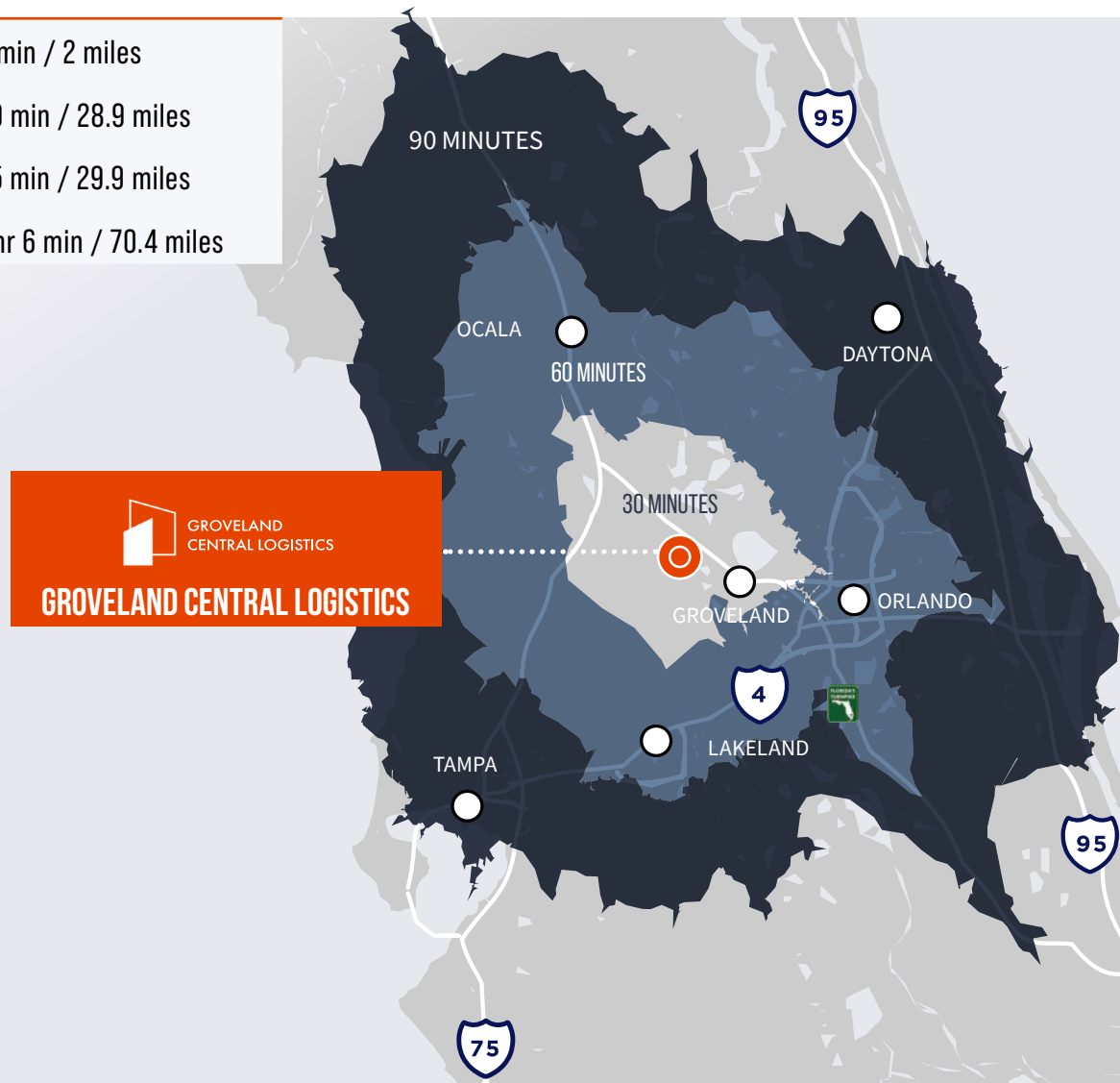
Orlando Int'l Airport	→ 41 min / 39.9 miles
Tampa Int'l Airport	→ 1 hr 32 min / 84.3 miles
Port Canaveral	→ 1 hr 19 min / 83.1 miles
Port of Tampa	→ 1 hr 31 min / 80.3 miles
Port of Jacksonville	→ 2 hrs 38 min / 174 miles
Port of Everglades	→ 3 hrs 39 min / 236 miles
Port of Miami	→ 4 hrs 15 min / 259 miles
CSX Intermodal	→ 47 min / 44 Miles

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
Savannah	→ 4 hrs 32 min / 282 miles
Atlanta	→ 6 hrs 22 min / 409 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



FOR LEASE

7453 Republic Drive, Groveland, FL 34736



GROVELAND
CENTRAL LOGISTICS



GROVELAND CENTRAL LOGISTICS

877,635 S.F. OF CLASS A INDUSTRIAL SPACE

CONTACT US: **MATT SULLIVAN, SIOR, CCIM**
Executive Managing Director
+1 407 930 1802
matt.sullivan@jll.com

CAM MONTGOMERY
Senior Associate
+1 407 982 8650
cameron.montgomery@jll.com

www.grovelandcentrallogistics.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle Brokerage, Inc. All rights reserved.