



LAKE COUNTY

LOGISTICS CENTER

20229 O'Brien Road, Groveland, FL 34736

BRAND NEW INDUSTRIAL DEVELOPMENT TOTALING 694,520 s.f.

Building 100: 569,400 s.f. Cross Dock Warehouse

Building 200: 125,120 s.f. Front Load Warehouse

FOR LEASING INFORMATION, PLEASE CONTACT:

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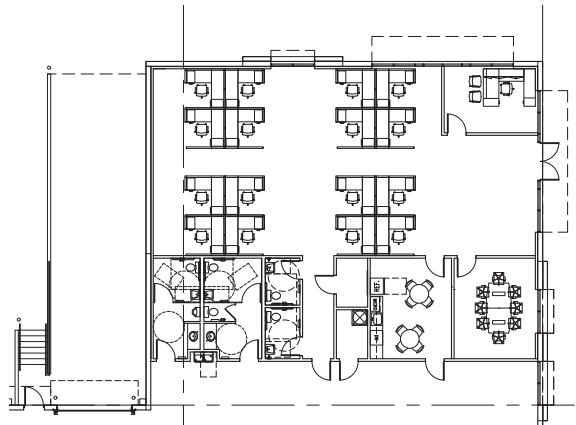
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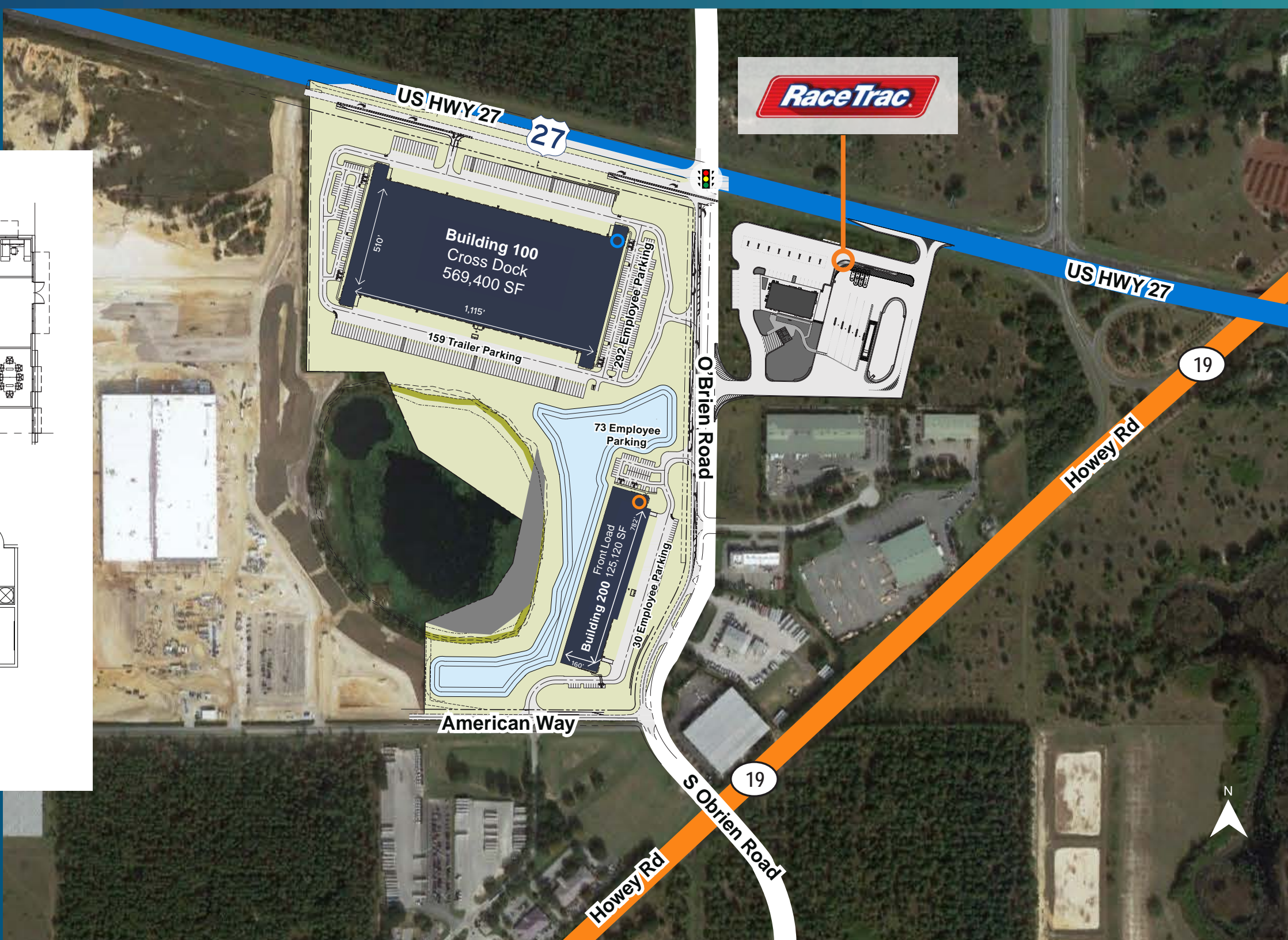
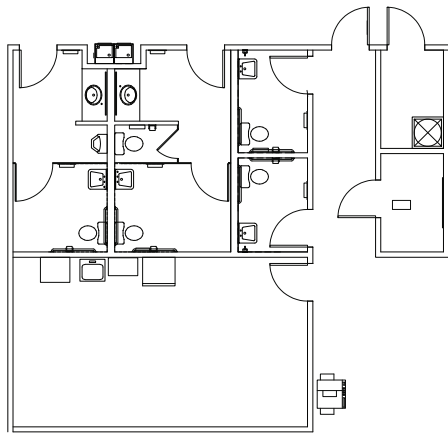
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Building 100 Office Plan



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	BTS
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



LABOUR 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

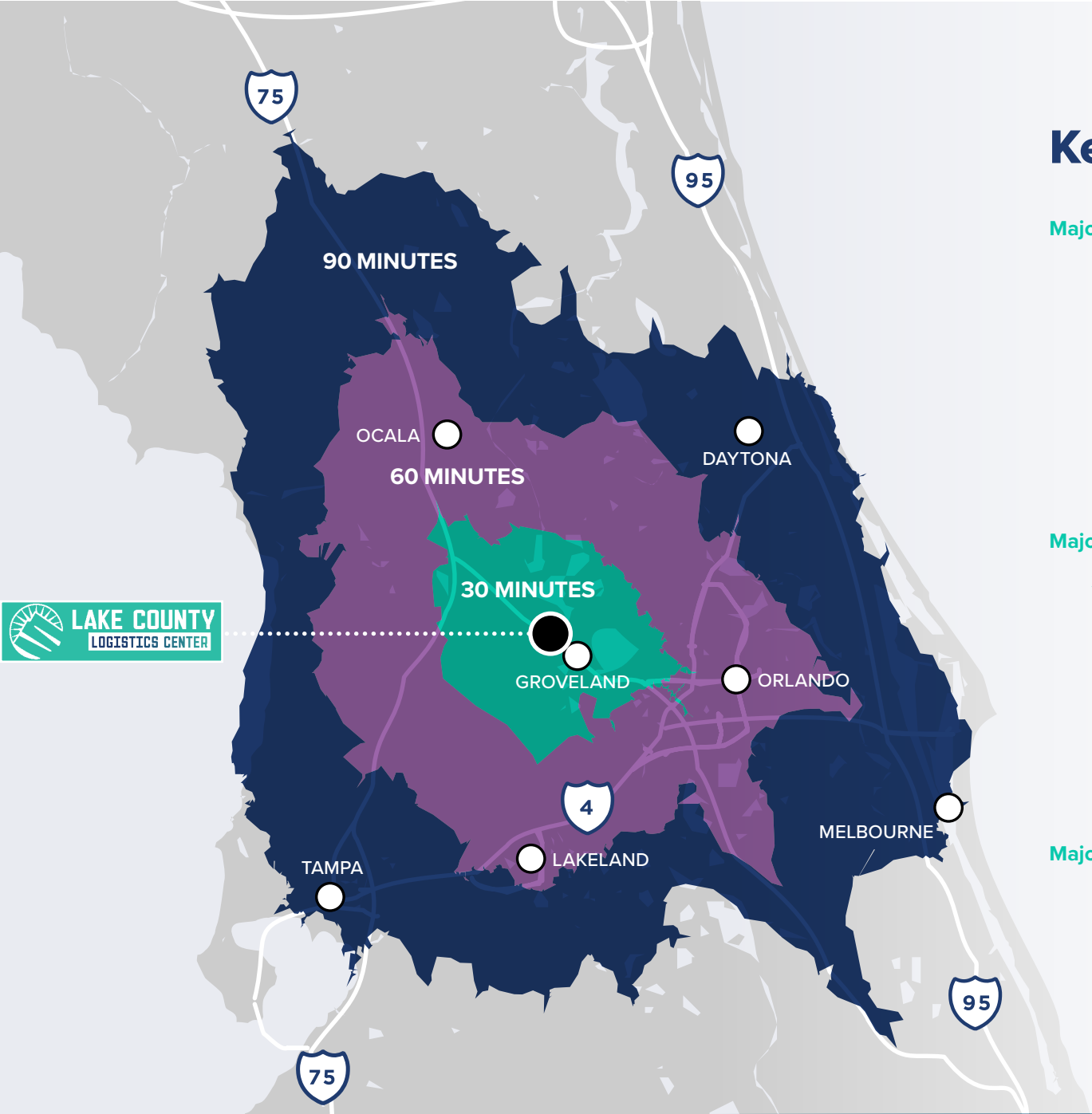
-  Orlando → 36 min / 34.6 miles
-  Tampa → 1 hr 25 min / 77.5 miles
-  Jacksonville → 2 hrs 33 min / 171 miles
-  Miami → 3 hrs 50 min / 256 miles
-  Atlanta → 6 hrs 22 min / 409 miles

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





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