



# 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:

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

**CAMERON MONTGOMERY**  
Associate  
+1 407 982 8650  
cameron.montgomery@jll.com

LEASED BY:

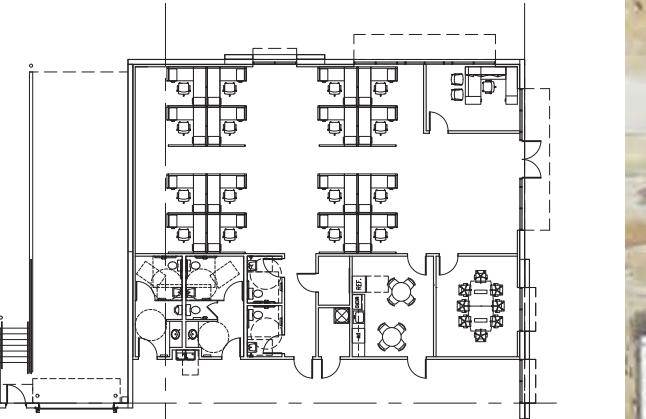


DEVELOPED BY:

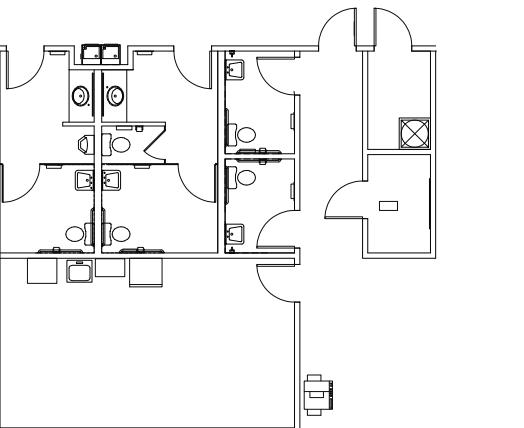


# SITE PLAN OVERVIEW

## Building 100 Office Plan



## Building 200 Office Plan



|                         | 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<br>(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

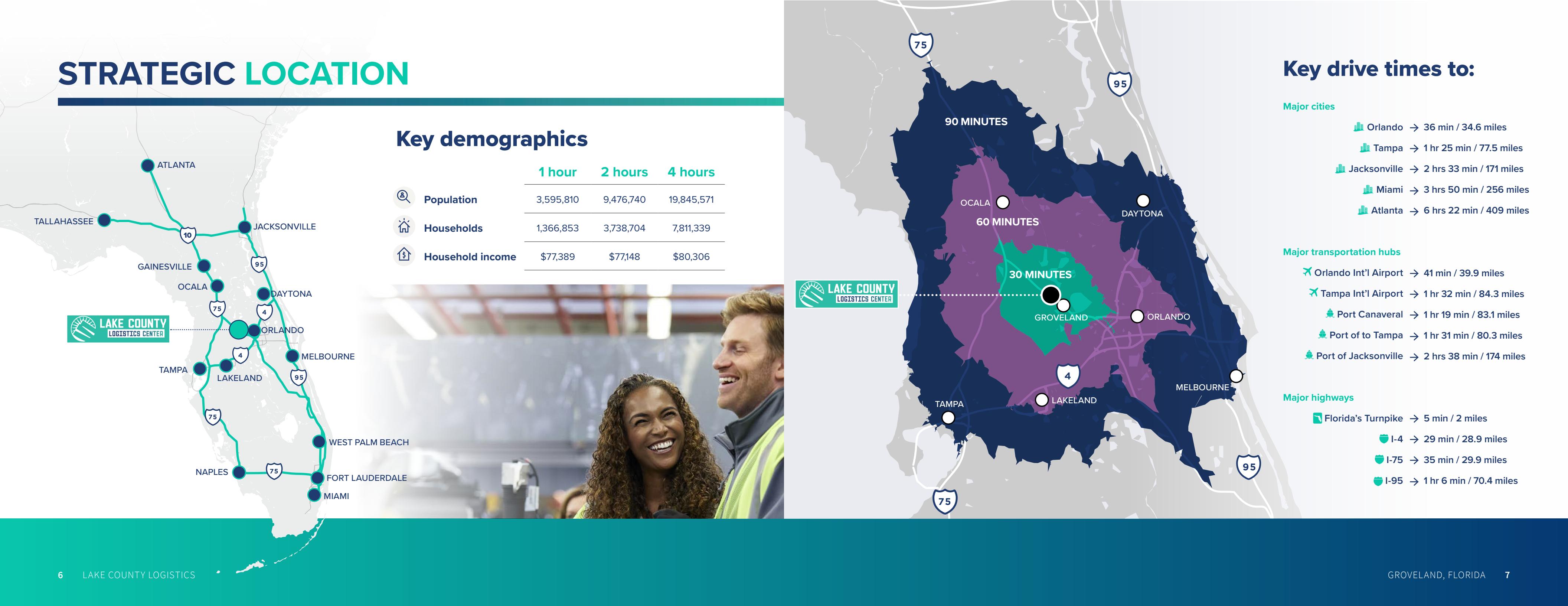
|                                | 25-54   | 55-64   | 65+     | MALE AGE 16+ | FEMALE AGE 16+ |
|--------------------------------|---------|---------|---------|--------------|----------------|
| POPULATION                     | 661,596 | 211,598 | 373,152 | 692,041      | 729,791        |
| EMPLOYED                       | 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





# LAKE COUNTY

## LOGISTICS CENTER

20229 O'Brien Road, Groveland, FL 34736



FOR LEASING INFORMATION, PLEASE CONTACT:

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

**CAMERON MONTGOMERY**  
Associate  
+1 407 982 8650  
cameron.montgomery@jll.com

LEASED BY:



DEVELOPED BY:

