



FOR LEASE / SALE

20004 O'BRIEN RD

GROVELAND

65,198 SF Available

4,175 sf office space

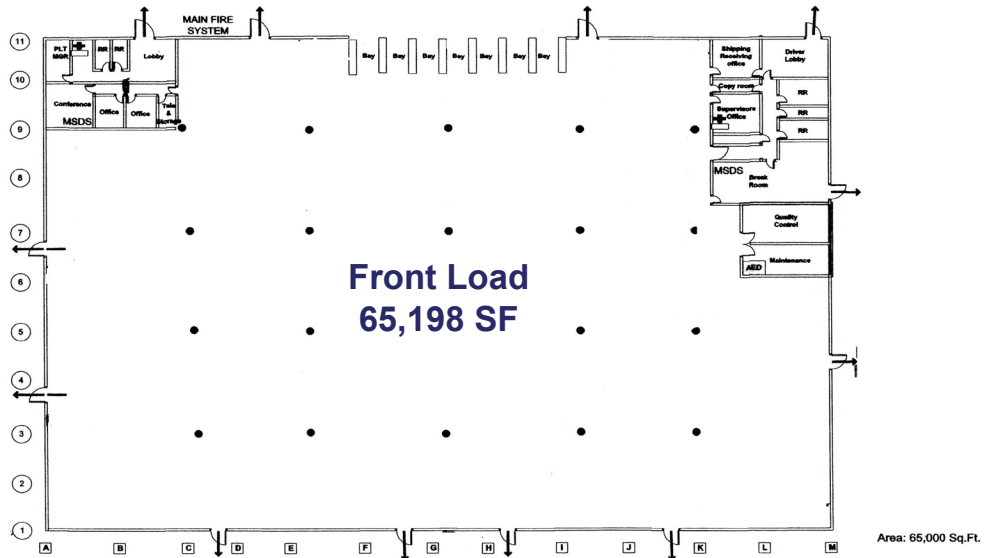
24' Clear Ceilings

6 Dock-high doors

2 Drive-Ins (18' x 14')

Immediate Proximity to RT-27 and FI Turnpike

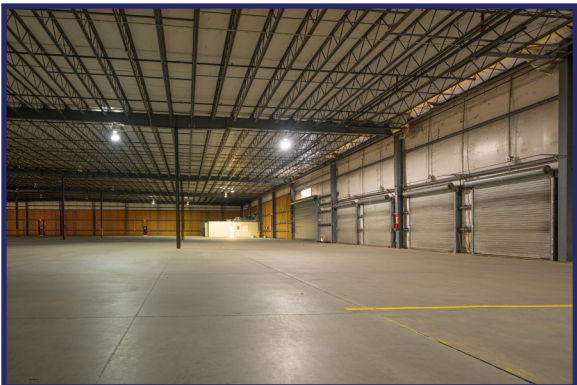




BUILDING SPECIFICATIONS

TOTAL SF AVAILABLE:	65,198 SF
OFFICE:	4,175 SF
BUILDING TYPE:	Steel Construction
CLEAR HEIGHT:	24'
COLUMN SPACING:	50' x 50'
LOADING DOORS:	6 (9' x 10')
DRIVE-INS:	2 (18' x 14')
TRUCK COURT DEPTH:	135'
EMPLOYEE PARKING:	55 Spaces
SPRINKLER:	Class IV (High Density)
ROOF:	Insulated Roof - Panels (designed to carry up to 1 Ton)
ELECTRICAL SERVICE:	800 Amps, 3-phase
ZONING:	M-1

INT/EXT IMAGES



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CENTRAL FLORIDA LOGISTICS HUB

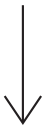
Groveland, Florida provides a conducive environment for industrial businesses, with its strategic location, infrastructure, business-friendly policies, and quality of life offerings. Groveland draws from a skilled labor pool due to its location near Orlando and other neighboring cities. Orlando is known for its diverse business sectors, ranging from tourism and hospitality to technology and healthcare. This provides businesses in Groveland with access to a talented workforce across various industries.

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	5 MILE	10 MILE	20 MILE
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

GROVELAND



- Immediate access to Florida's Turnpike and US Highway 27
- Less than 30 minutes to all major Orlando highways
- Excellent location within Christopher C Ford Commerce Park
- 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 the addition of Kroger and the world's largest on-line retailer distribution buildings

Key benefits include:

20004 O'Brien Rd is conveniently located with excellent road access, which enables efficient transportation and logistics operations. Some key road access points in and around Groveland:

US-27: US Highway 27 runs through Groveland, connecting it to major cities such as Orlando to the northeast and Clermont to the southwest. This highway provides direct access to the Florida Turnpike and Interstate 4, allowing for seamless travel to other parts of the state.

Florida's Turnpike: The Florida's Turnpike is a major toll road that passes near Groveland. It provides a direct north-south route. The Groveland exit (Exit 289) offers convenient access to the city for both commuters and businesses.

SR-19: State Road 19 is another key roadway that runs through Groveland. It intersects with US-27 in the downtown area of the city and provides access to nearby cities and towns like Howey-in-the-Hills and Tavares.

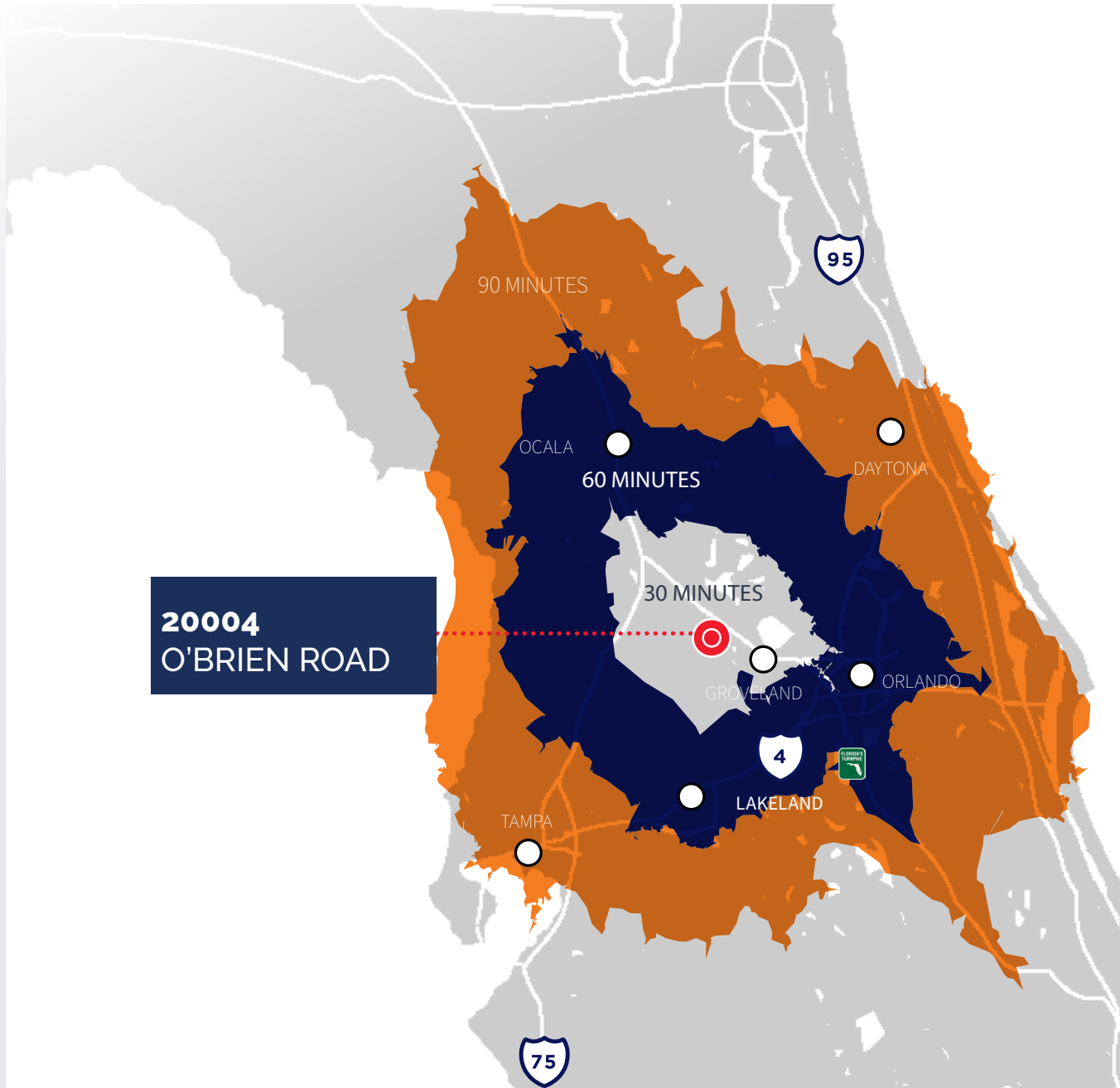
MAJOR TRANSPORTATION HUBS

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

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LOCATED IN FLORIDA'S EPICENTER



**20004
O'BRIEN ROAD**

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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