

FOR LEASE

7453 Republic Drive, Groveland, FL 34736



GROVELAND
CENTRAL LOGISTICS



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

www.grovelandcentrallogistics.com

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STONEMONT
FINANCIAL GROUP





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'

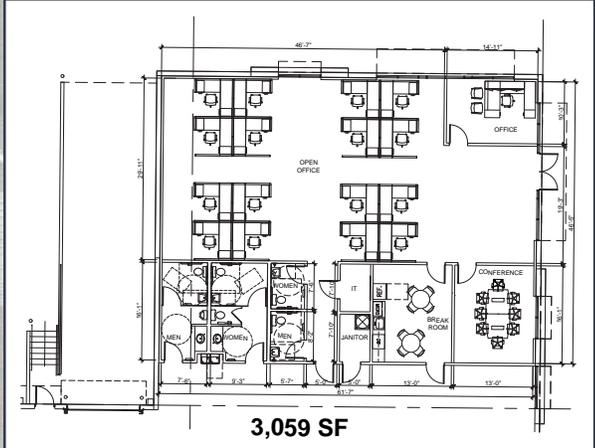


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SITE PLAN



ACCESS TO US HWY 27 AND
FLORIDA'S TURNPIKE



Click or scan to view
development updates



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




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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

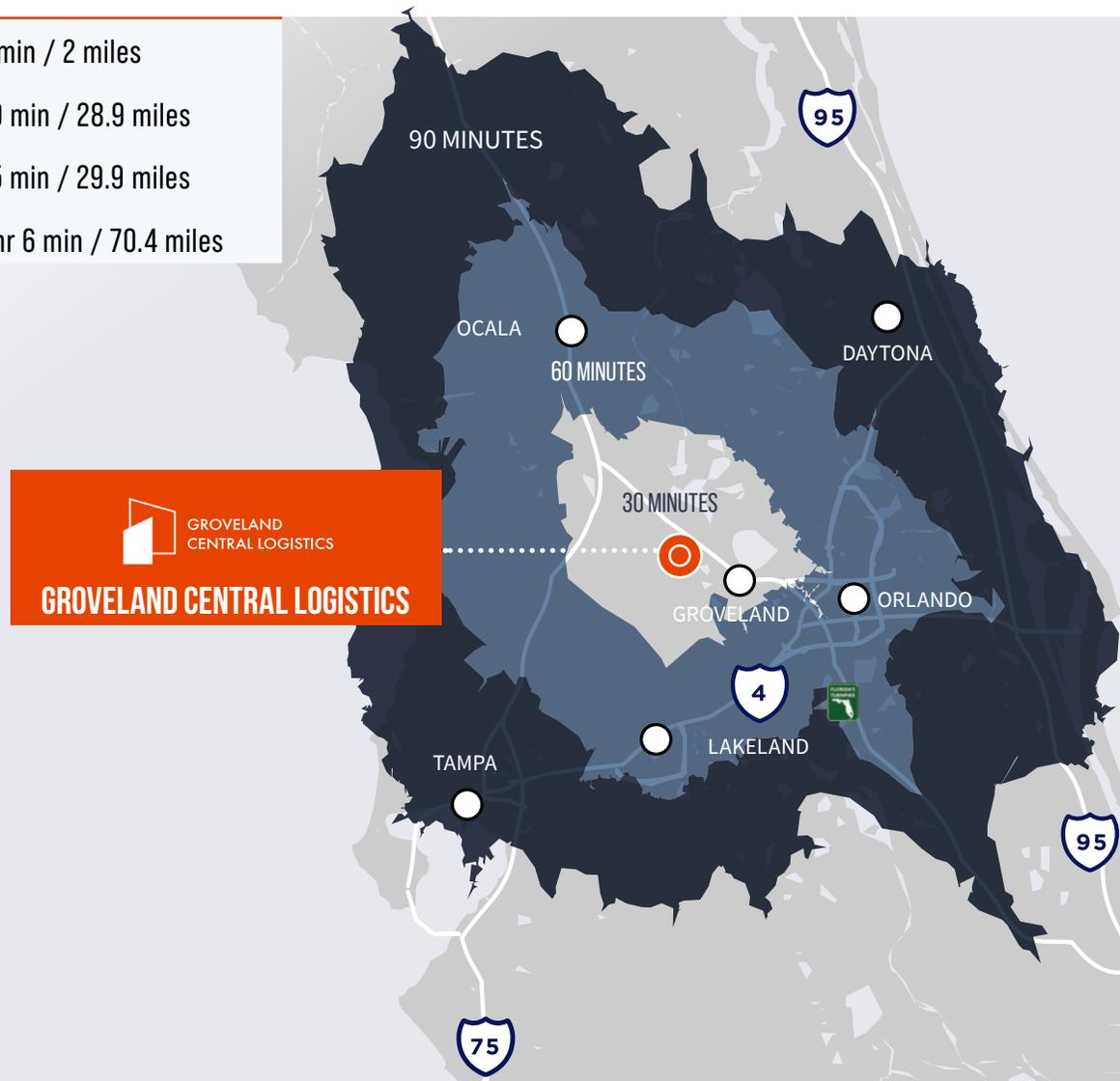
Orlando Int'l Airport	→ 41 min / 39.9 miles
Tampa Int'l Airport	→ 1 hr 32 min / 84.3 miles
Port Canaveral	→ 1 hr 19 min / 83.1 miles
Port of Tampa	→ 1 hr 31 min / 80.3 miles
Port of Jacksonville	→ 2 hrs 38 min / 174 miles
Port of Everglades	→ 3 hrs 39 min / 236 miles
Port of Miami	→ 4 hrs 15 min / 259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



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