

# 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](http://www.grovelandcentrallogistics.com)

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# 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'



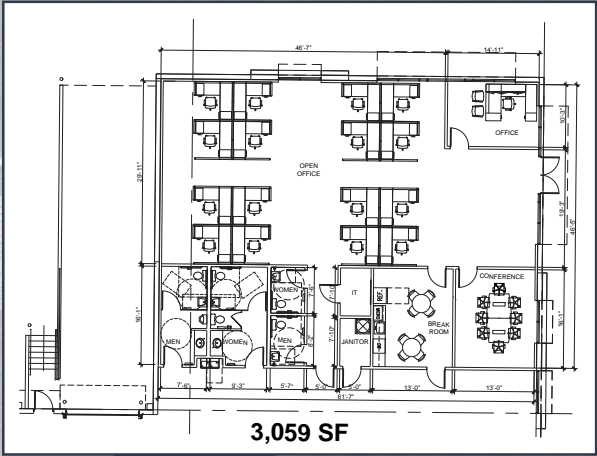
Speed Bay:  
60'



Click to view video



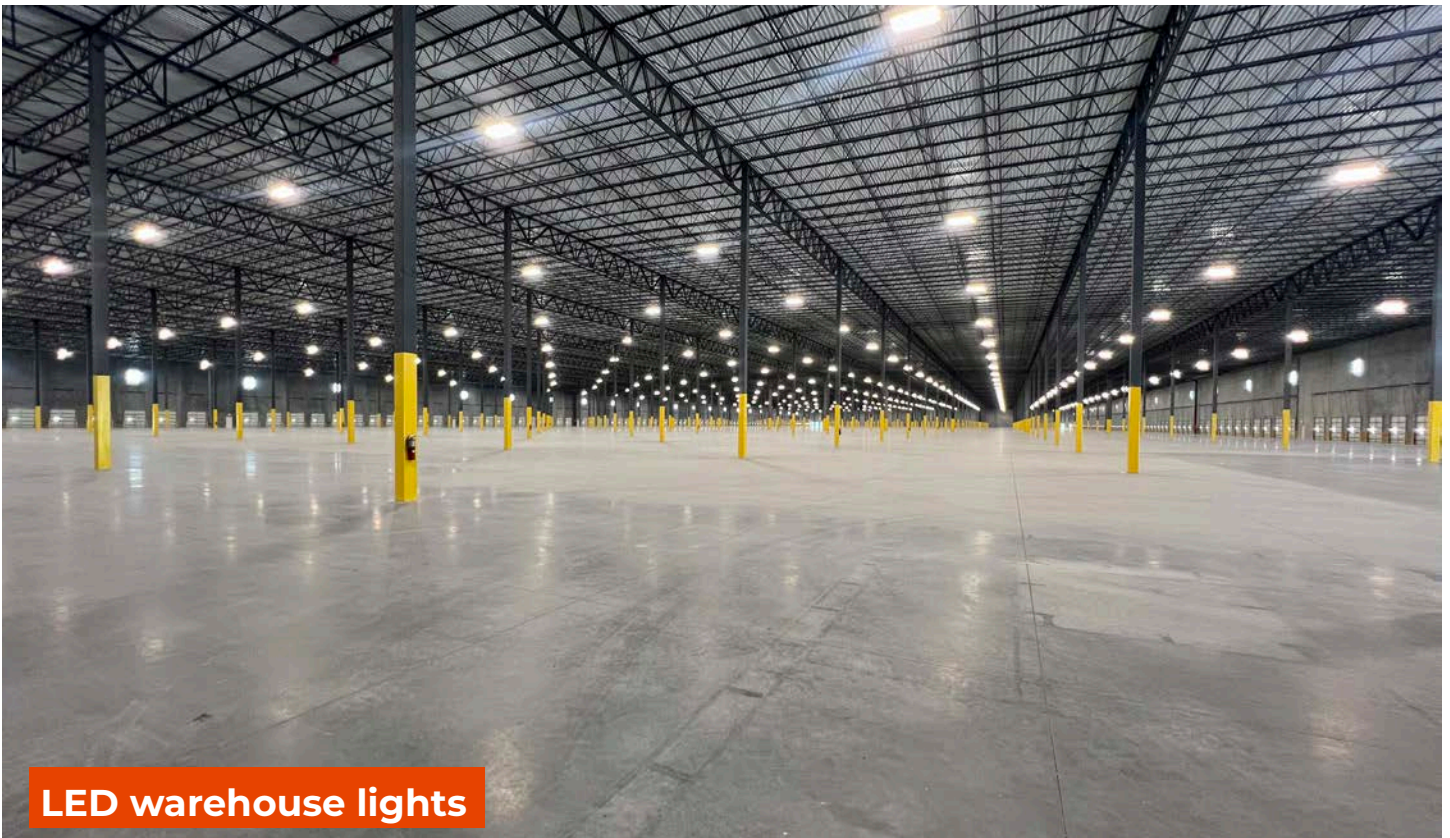
# SITE PLAN





# PROPERTY PHOTOS

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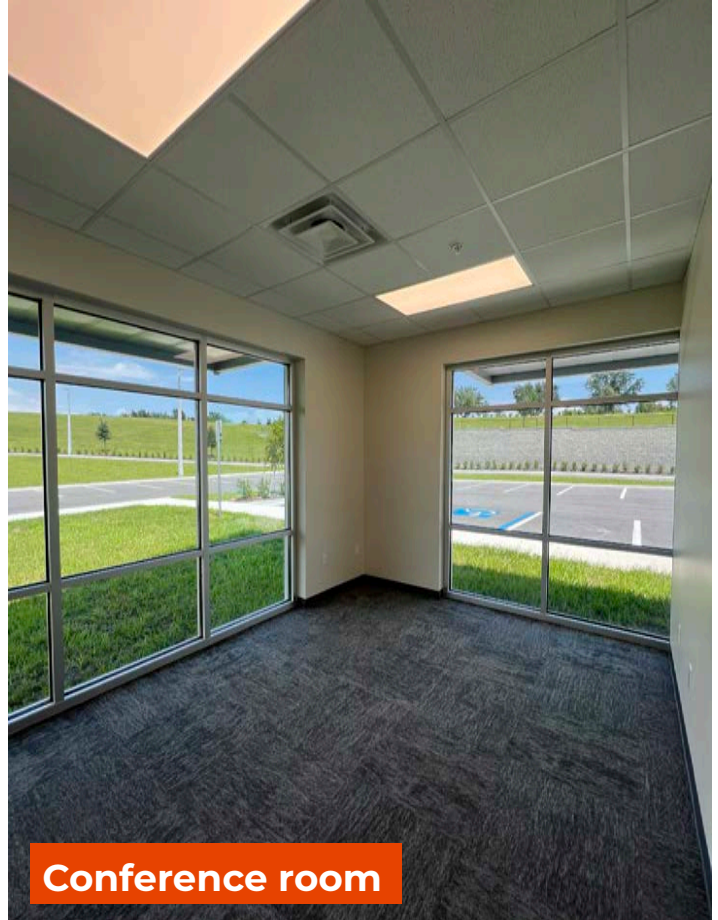




# PROPERTY PHOTOS



**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 in Christopher C Ford Commerce Park
- Construction plans in place to widen Florida's Turnpike 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



## 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

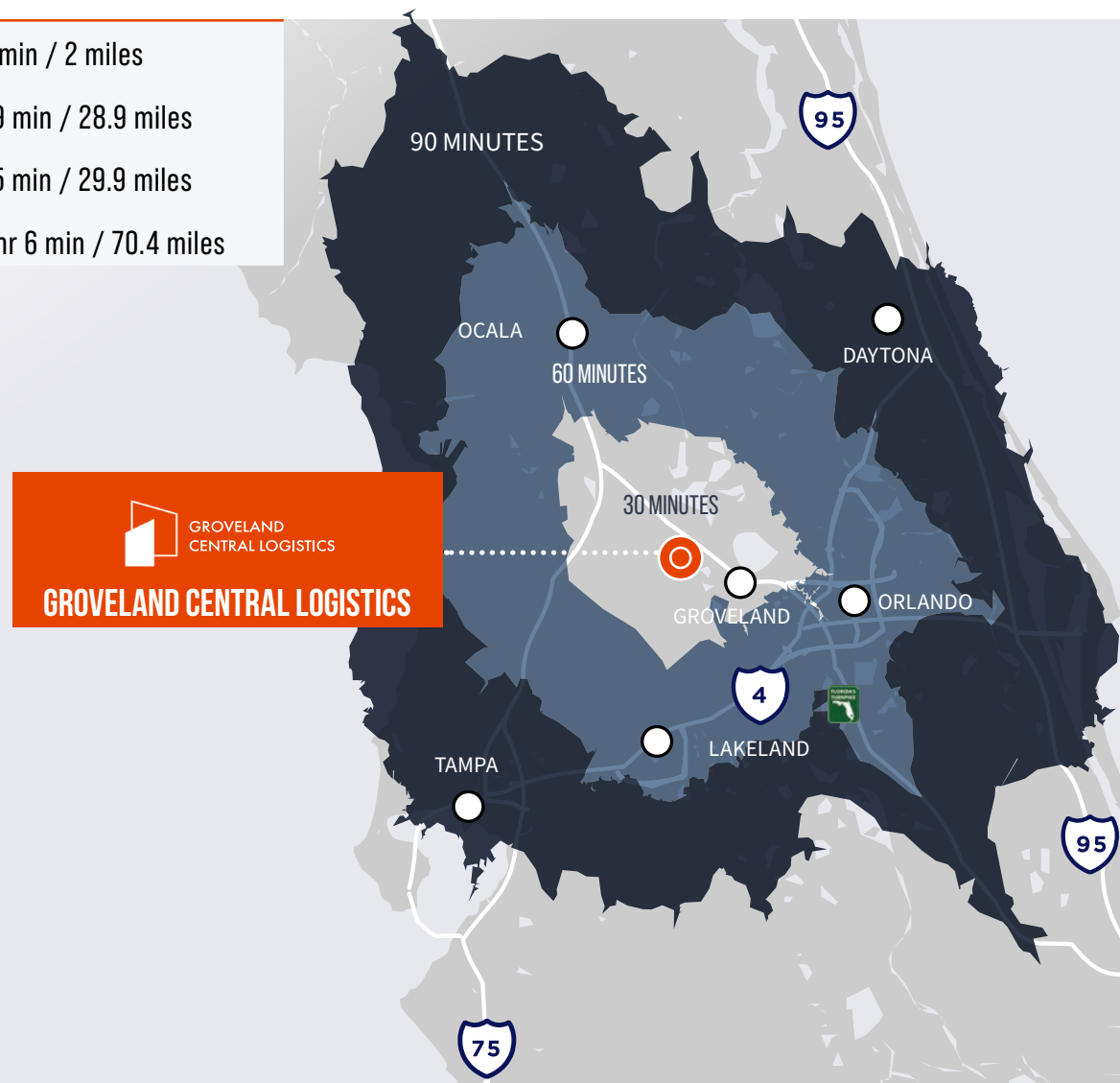
Orlando Int'l Airport	→ 41 min / 39.9 miles
Tampa Int'l Airport	→ 1 hr 32 min / 84.3 miles
Port Canaveral	→ 1 hr 19 min / 83.1 miles
Port of Tampa	→ 1 hr 31 min / 80.3 miles
Port of Jacksonville	→ 2 hrs 38 min / 174 miles
Port of Everglades	→ 3 hrs 39 min / 236 miles
Port of Miami	→ 4 hrs 15 min / 259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