



104,936 SF available **for lease**

A state-of-the-art bulk distribution facility located at
2550 American Way, Groveland, FL 34736

American Way is strategically located between major population centers in Central Florida,
and the property offers excellent access to the Florida Turnpike and the arterial highways of
Central Florida.

Accelerating success.

Robyn Hurrell

Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Lee Morris, SIOR

Executive Vice President
+1 407 782 8212
lee.morris@colliers.com

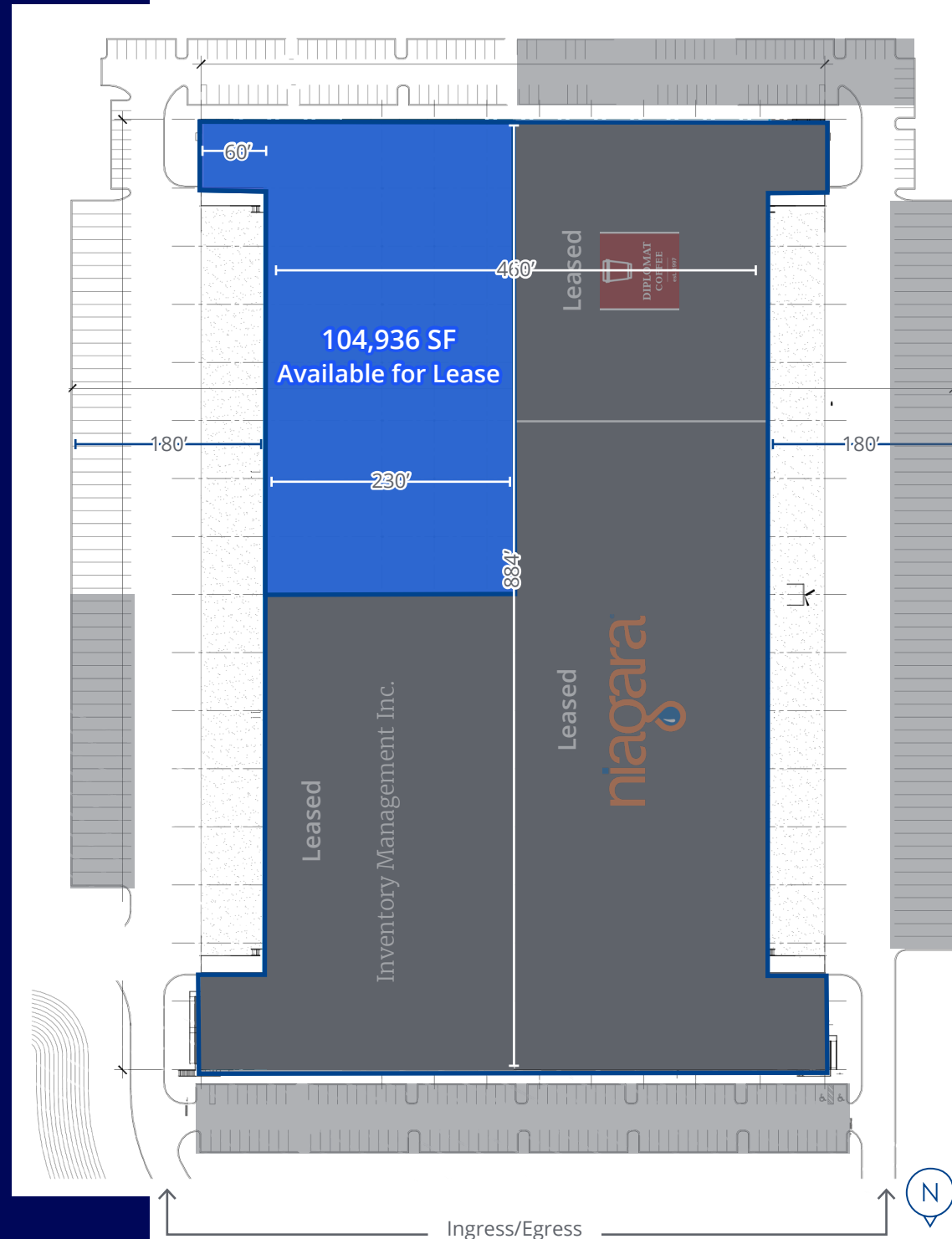


Vacancy Specifications

Available Size:	104,936 SF
Loading Type:	Front-Load
Office:	BTS
Dock-High Doors:	24 (9' x 10' doors)
Drive-In Doors:	1 Ramp (12' x 14' door)
Unit Depth:	230'
Dock Equipment in-Place:	40,000 lb. levelers on 12 dock-positions
Trailer Parking:	26 off-dock trailer stalls

Building Specifications

Building Size:	425,039 SF
Load Type:	Cross-Dock
Year Built:	2022
Construction:	Tilt-Wall
Building Dimensions:	884' (w) x 460' (d)
Column Spacing:	54' (w) x 48'6" (d)
Speed Bay:	60'
Clear Height:	36'
Warehouse Lighting:	LED
Slab Thickness:	7" reinforced steel, 4,000 PSI
Fire Suppression:	ESFR (K-17 & K-22 heads)
Roof:	60 mil TPO with LTTR R-21 insulation
Auto Spaces:	288 auto spaces (0.68/1,000)
Truck Court Depth:	180' (125' truck court with additional 55' off-dock trailer spaces)
Power (Remaining):	2400 amps of 3 ph, 4 wire 480/277v
OPEX:	\$1.94/SF (2024 est.)
Flood Zone:	X
Zoning:	Heavy Industrial



Surrounding Industrial Occupiers



Distances & Demographics

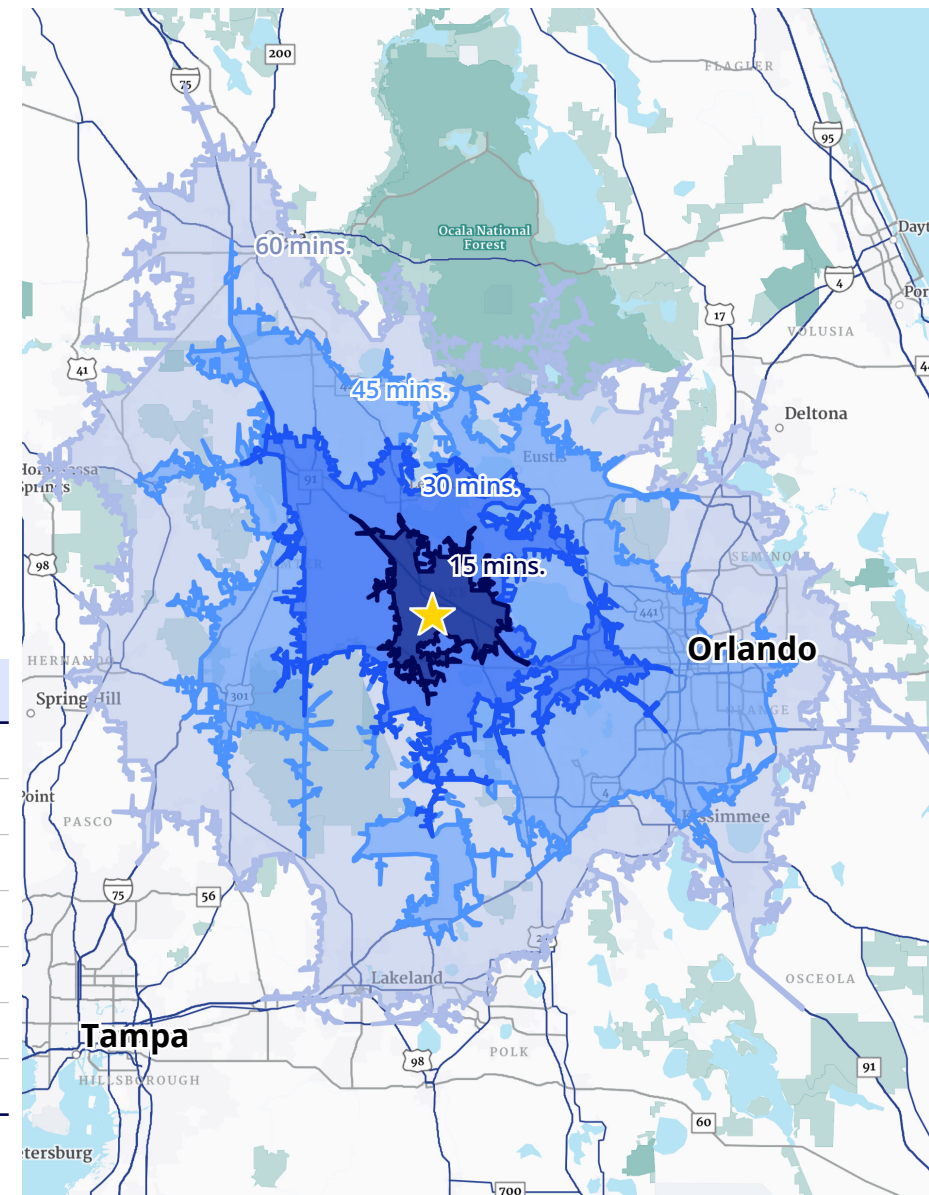
Key Distances

Orlando, FL	33 miles	Florida Turnpike	3 miles
Ocala, FL	50 miles	Interstate 75	24 miles
Tampa, FL	77 miles	Interstate 4	32 miles
Jacksonville, FL	145 miles	Orlando International Airport	42 miles
Fort Myers, FL	163 miles	Tampa International Airport	82 miles
Tallahassee, FL	228 miles	Port of Tampa	78 miles
Miami, FL	262 miles	Port Canaveral	86 miles

Demographics

	15 Minutes	30 Minutes	45 Minutes	60 Minutes
2024 Population	71,156	469,458	2,016,829	3,782,157
2029 Projected Population	87,984	516,276	2,148,913	4,065,879
2024 Households	28,321	183,170	786,991	1,453,327
2029 Households	34,939	203,629	842,645	1,568,843
Median Household Income	\$78,989	\$76,485	\$73,262	\$72,613
Bachelor's Degree or Higher	29%	33%	36%	35%
Unemployment Rate	4.5%	4.1%	3.6%	3.7%

Source: Esri, Esri-Data Axle, U.S. Census



Robyn Hurrell

Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Lee Morris, SIOB

Executive Vice President
+1 407 782 8212
lee.morris@colliers.com