



Ready for Immediate Occupancy

# Up to 281,016 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, SIOR**

*Primary Point of Contact*

Executive Vice President

+1 813 226 7540

[robyn.hurrell@colliers.com](mailto:robyn.hurrell@colliers.com)

**Lee Morris, SIOR**

Executive Vice President

+1 407 782 8212

[lee.morris@colliers.com](mailto:lee.morris@colliers.com)



# Building Features

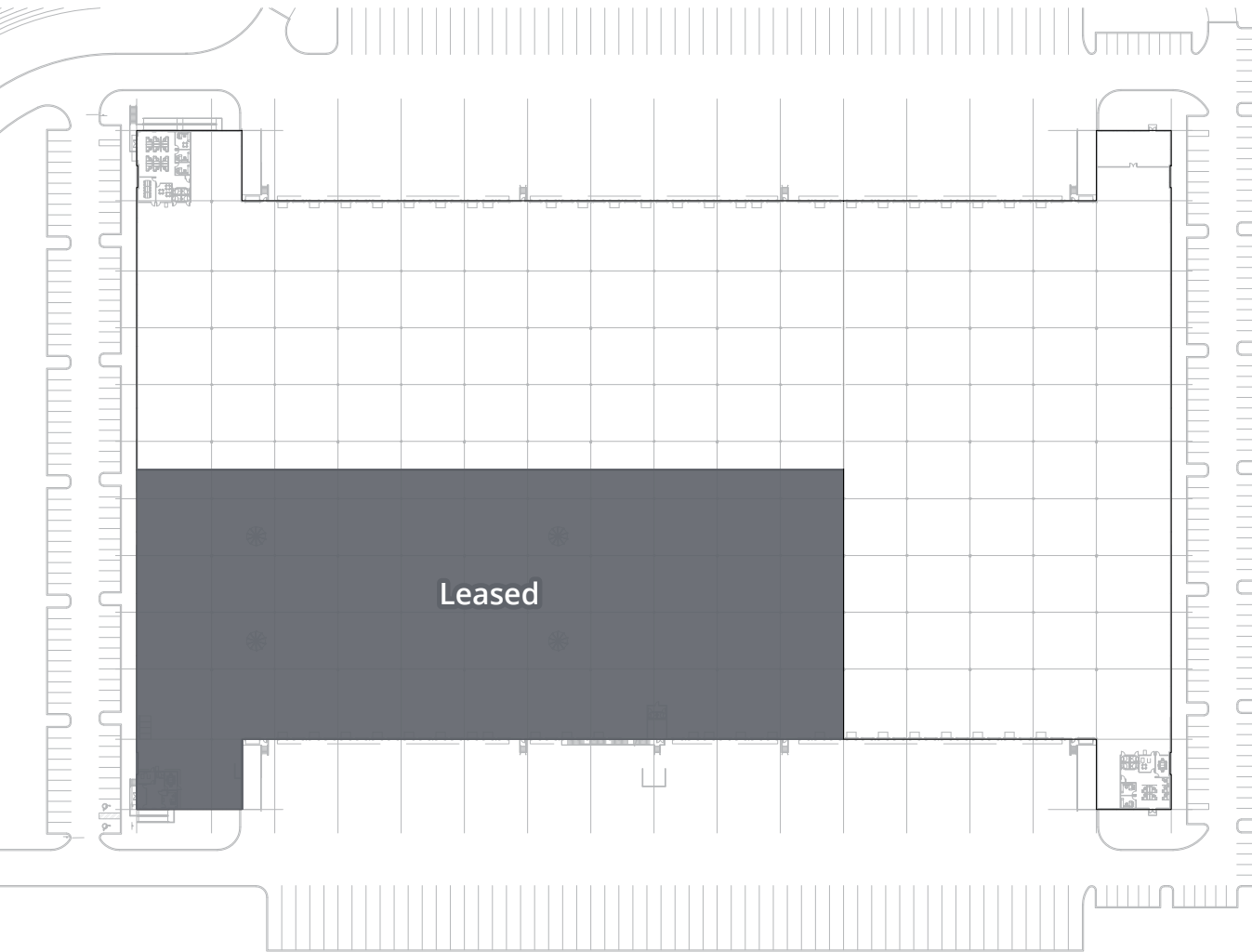
<b>Building Size:</b>	425,039 SF
<b>Load Type:</b>	Cross-Dock
<b>Year Built:</b>	2022
<b>Construction:</b>	Tilt-Wall
<b>Building Dimensions:</b>	884' (w) x 460' (d)
<b>Column Spacing:</b>	54' (w) x 48'6" (d)
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	36'
<b>Warehouse Lighting:</b>	LED
<b>Slab Thickness: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



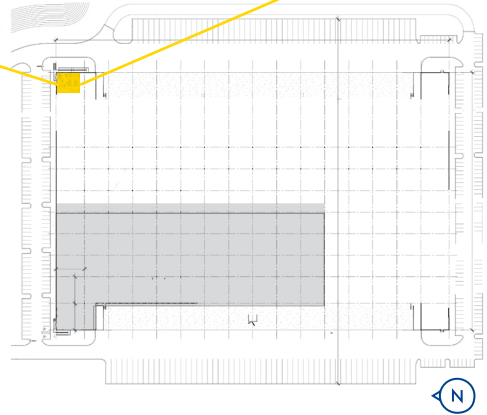
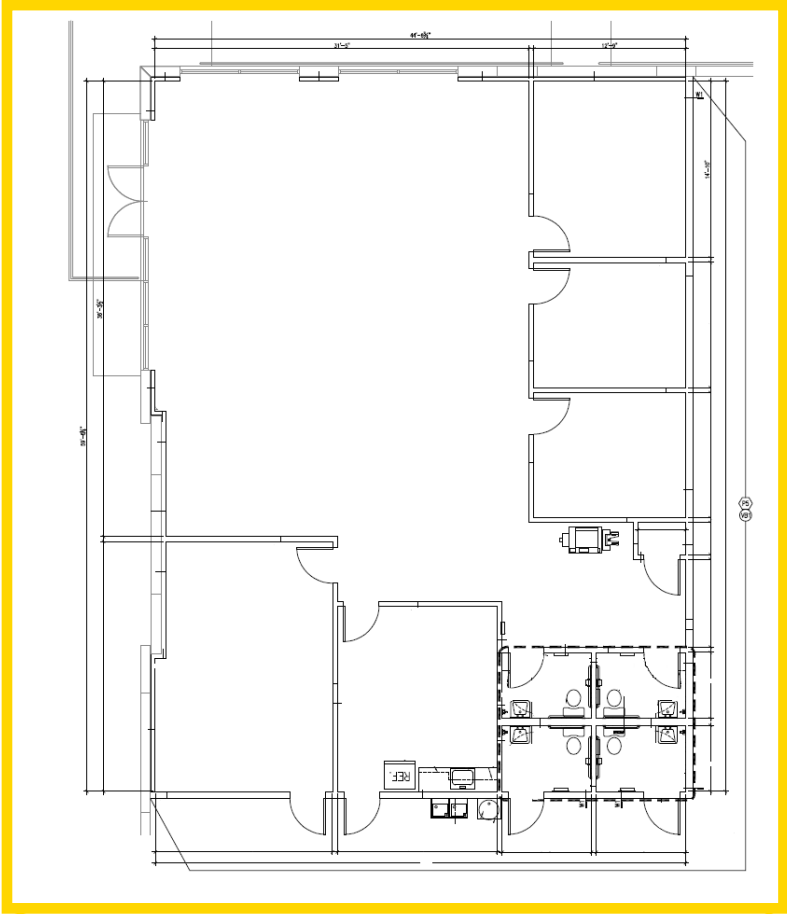
# Divisible Options for Lease | 61,363 - 281,016 SF



*Click Option(#) Buttons to View*



# ±2,640 SF Office



# Surrounding Industrial Occupiers



# Drive Times & Density



## MAJOR HIGHWAYS

US Hwy 27	0.8 miles
Florida Turnpike	1.7 miles
I-75	24.5 miles
I-4	27.8 miles



## MAJOR CITIES

Orlando	32 miles
Tampa	77 miles
Jacksonville	144 miles
Miami	256 miles



## AIRPORTS

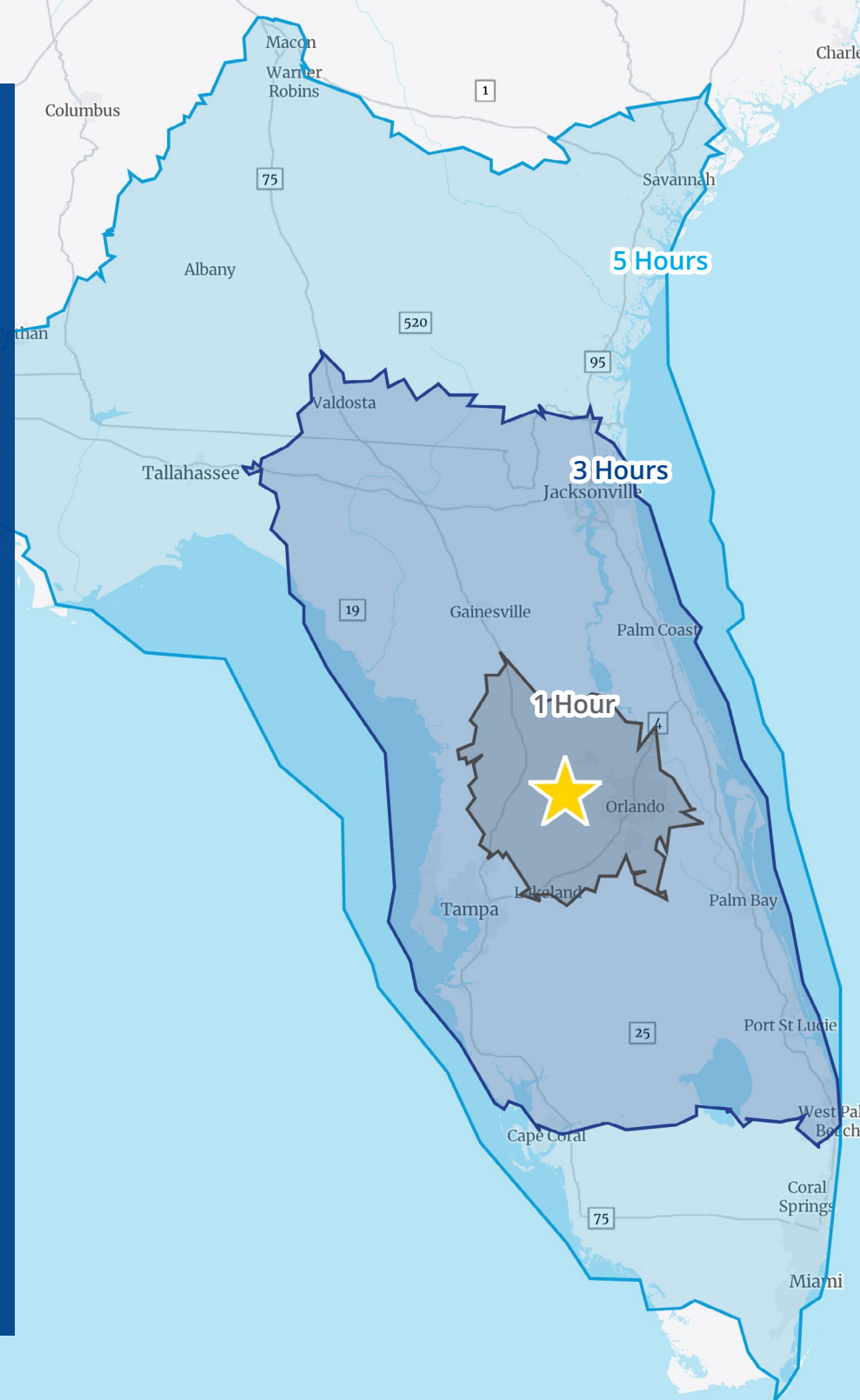
Orlando International	40 miles
Lakeland Linder International	55 miles
Tampa International	84 miles



## PORTS

Port Tampa	78 miles
Port Canaveral	83 miles
JAXPORT	148 miles

	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME
<b>1 HOUR</b>	3,748,134	1,445,200	\$63,811
<b>3 HOURS</b>	14,196,523	5,719,331	\$64,239
<b>5 HOURS</b>	24,887,534	9,325,782	\$64,188





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Executive Vice President  
+1 813 226 7540  
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