



Options to Divide Space

173,176 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.

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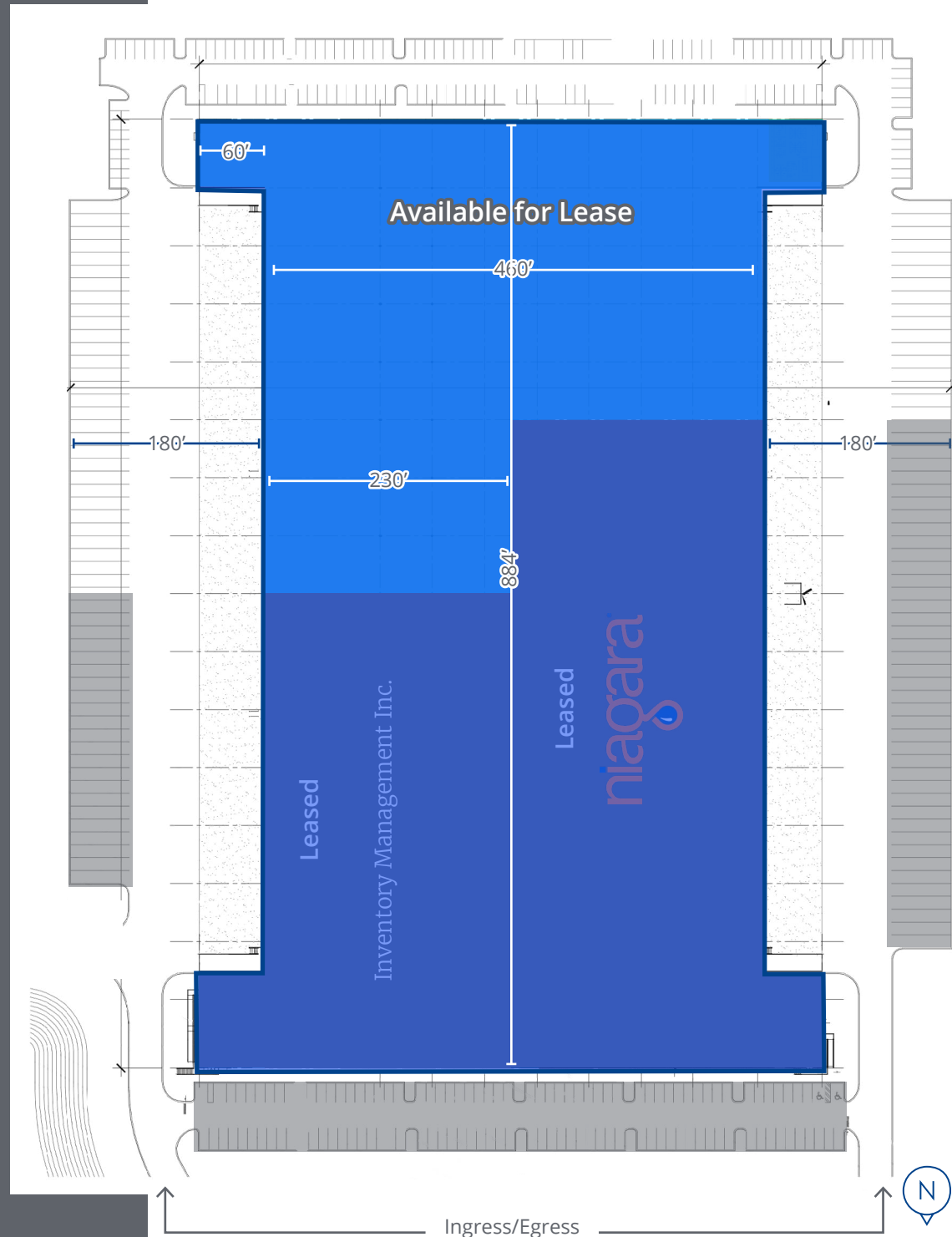
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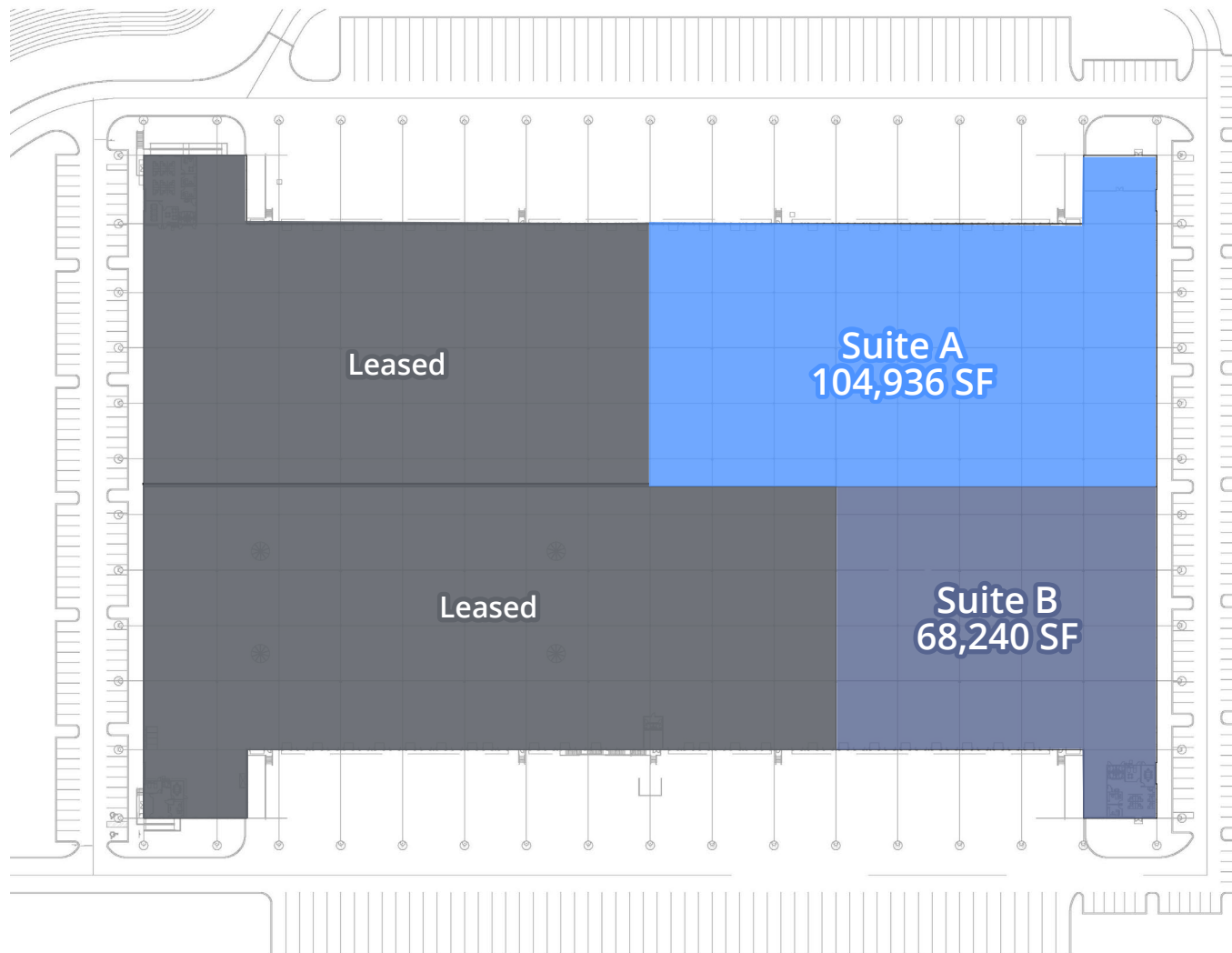


Building Features

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



Divisible Options for Lease Option 1



Suite A

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

Suite B

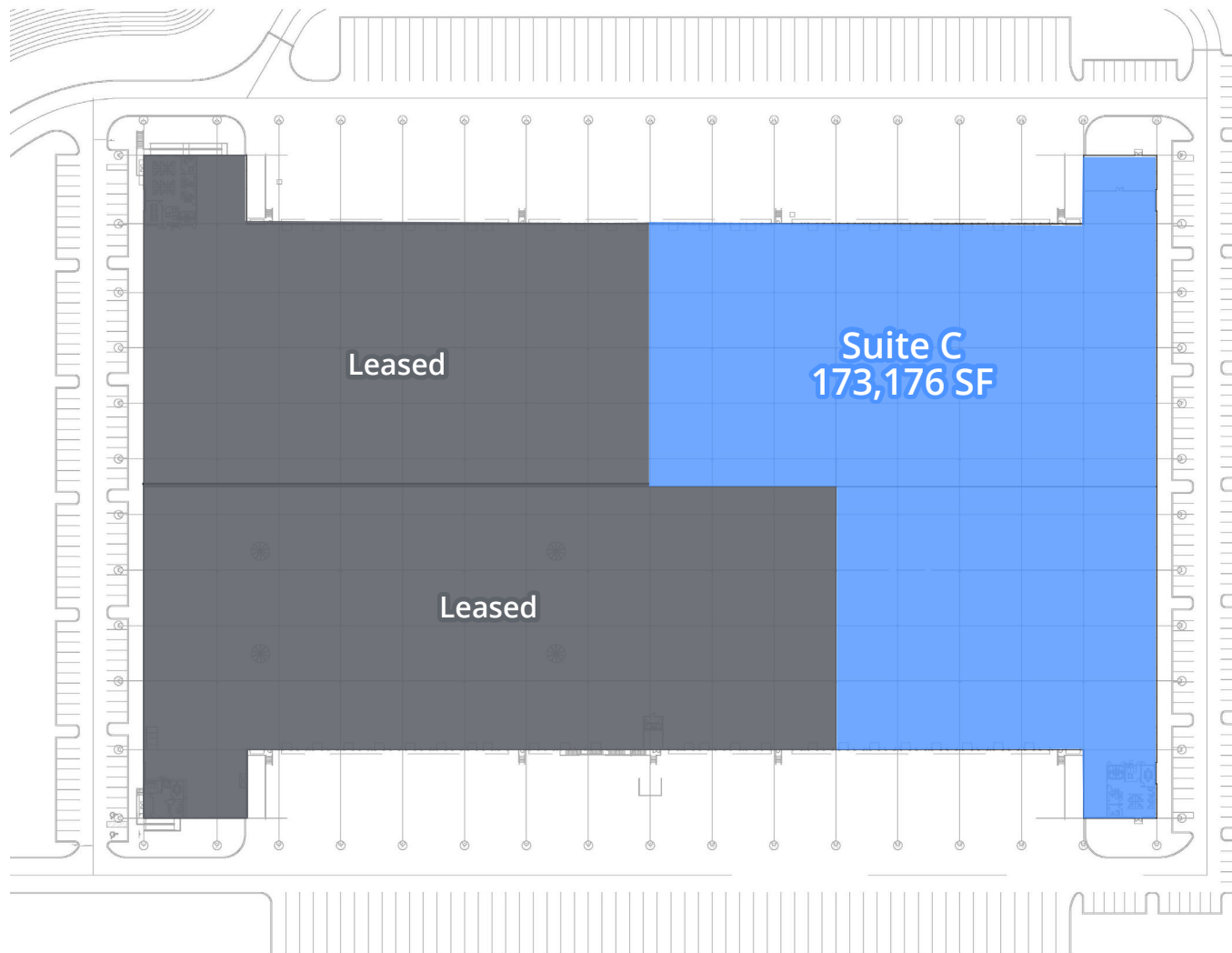
Available Size:	68,240 SF
Loading Type:	Front-Load
Office:	BTS
Dock-High Doors:	14 (9' x 10' doors)
Drive-In Doors:	1 Ramps (12' x 14' door)
Unit Depth:	230'
Dock Equipment in-Place:	40,000 lb. levelers on 7 dock-positions
Trailer Parking:	17 off-dock trailer stalls



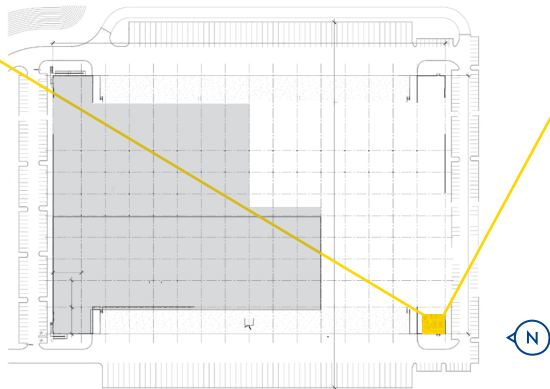
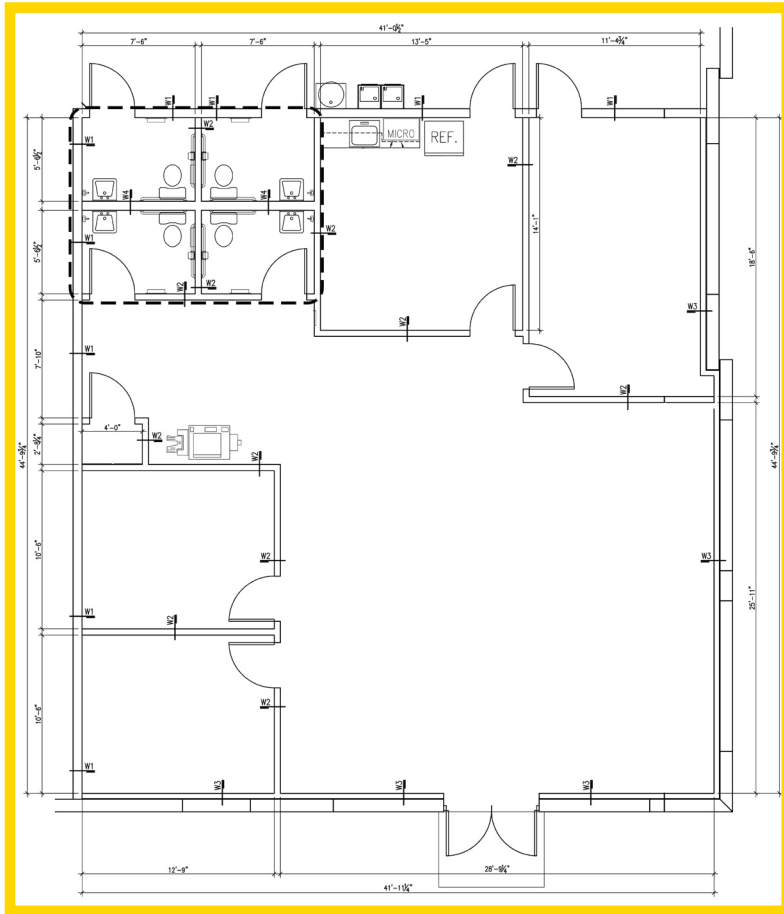
Divisible Options for Lease Option 2

Suite C

Available Size:	173,176 SF
Loading Type:	Side-Load/Cross Dock Combo
Office:	BTS
Dock-High Doors:	38 (9' x 10' doors)
Drive-In Doors:	2 Ramps (12' x 14' door)
Unit Depth:	230' - 460'
Dock Equipment in-Place:	40,000 lb. levelers on 19 dock-positions
Trailer Parking:	43 off-dock trailer stalls



±2,640 SF Proposed Office (SW or SE Corner)



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

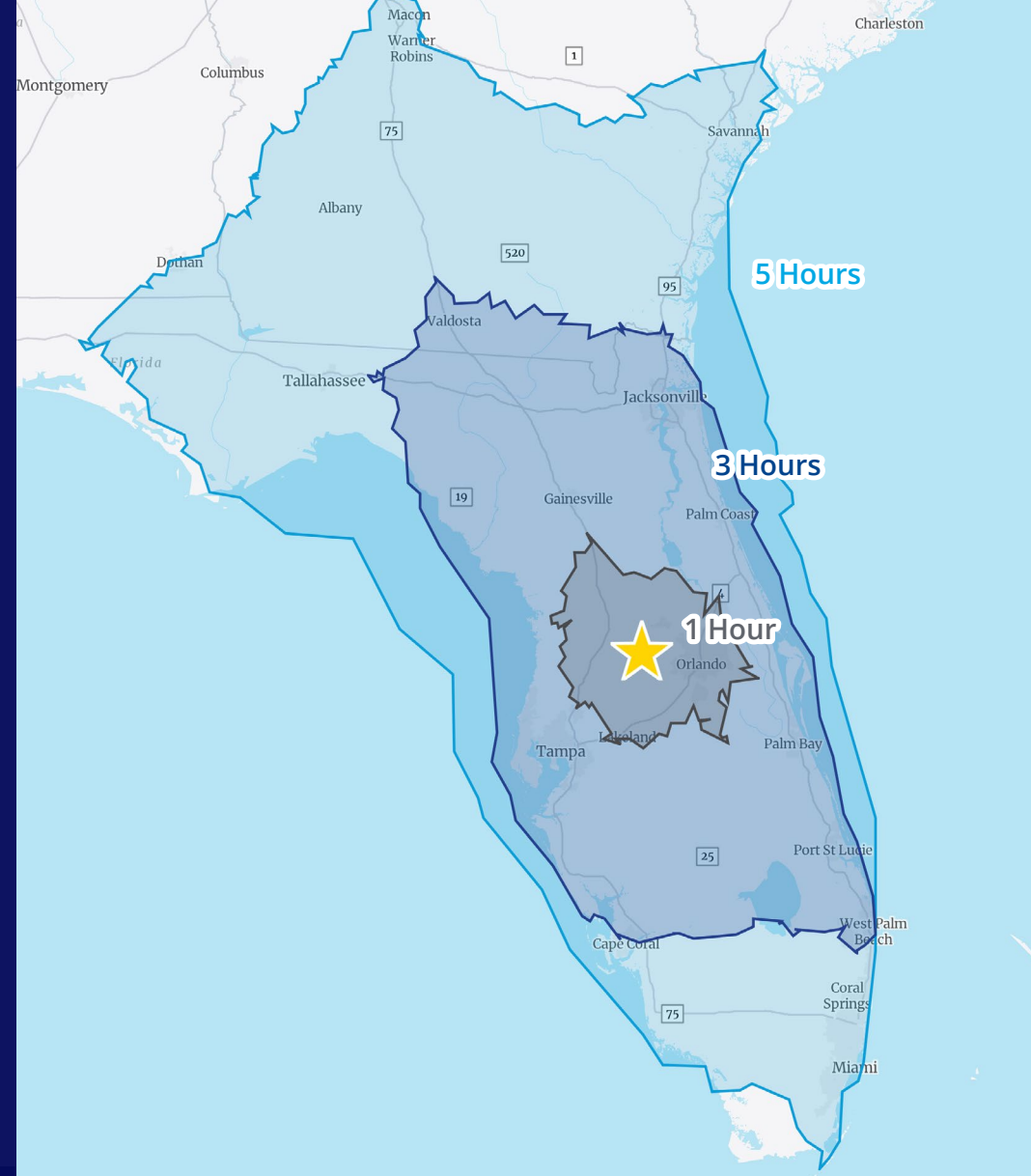
Orlando International	40 miles
Lakeland Linder International	55 miles
Tampa International	84 miles



PORTS

Port Tampa	78 miles
Port Canaveral	83 miles
JAXPORT	148 miles

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



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