

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.

Robyn Hurrell, SIOR

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





Building Features

Building Size: 425,039 SF

Load Type: Cross-Dock

Year Built: 2022

Tilt-Wall Construction:

Building Dimensions: 884' (w) x 460' (d)

54' (w) x 48'6" (d) **Column Spacing:**

Speed Bay: 60'

Clear Height: 36'

Warehouse Lighting: LED

Slab Thickness: 7" reinforced steel, 4,000 PSI

ESFR (K-17 & K-22 heads) **Fire Suppression:**

60 mil TPO with LTTR R-21 insulation Roof:

288 auto spaces (0.68/1,000) **Auto Spaces:**

180' (125' truck court with additional **Truck Court Depth:**

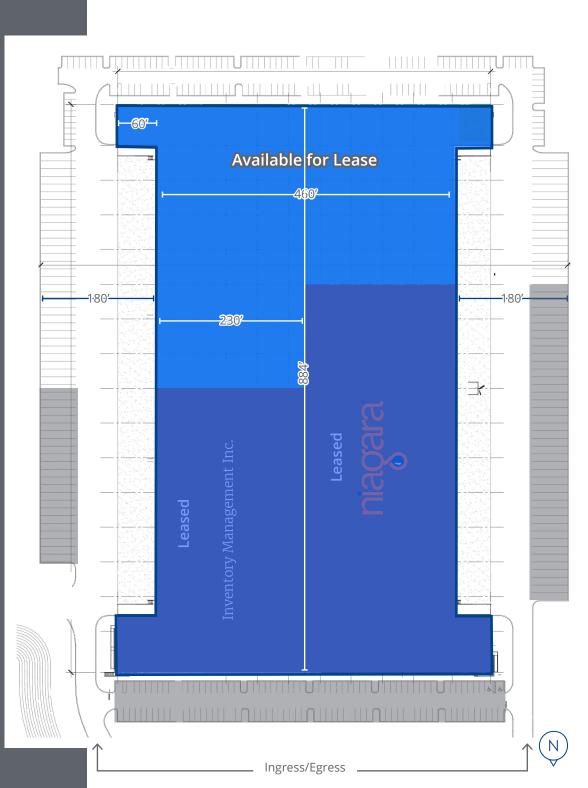
55' off-dock trailer spaces)

Power (Remaining): 2400 amps of 3 ph, 4 wire 480/277v

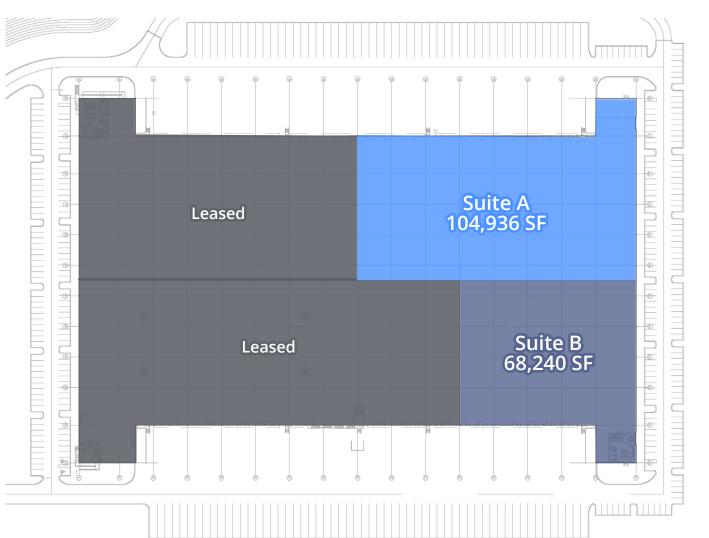
\$1.94/SF (2024 est.) OPEX:

Flood Zone:

Heavy Industrial Zoning:



Divisible Options for Lease Option 1



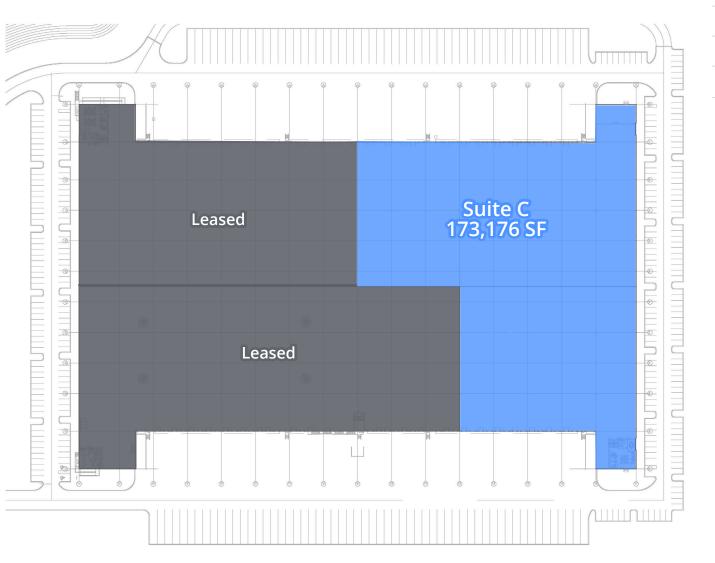
Suite A

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

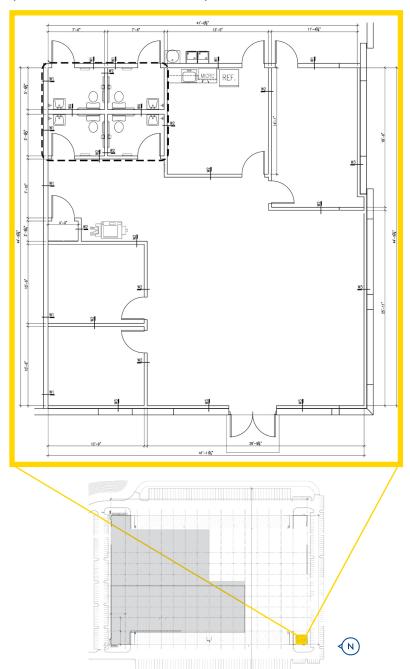


Suite C

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)











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



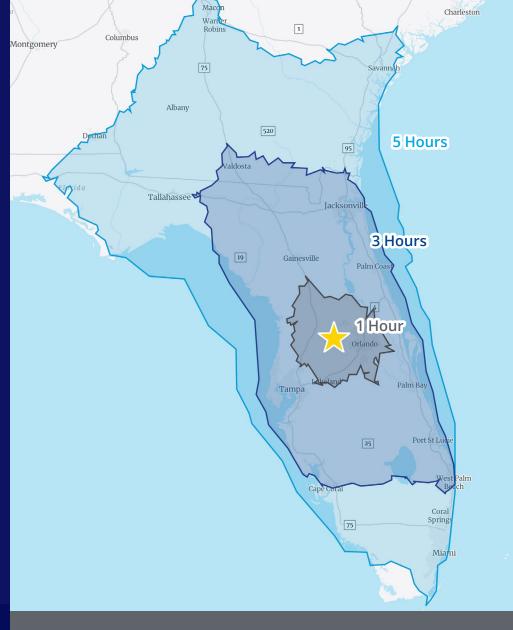
AIRPORTS

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



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





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

Lee Morris, sion

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





Inis document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.