



107,560 SF FOR SUBLEASE

2550 AMERICAN WAY

GROVELAND, FL 34736

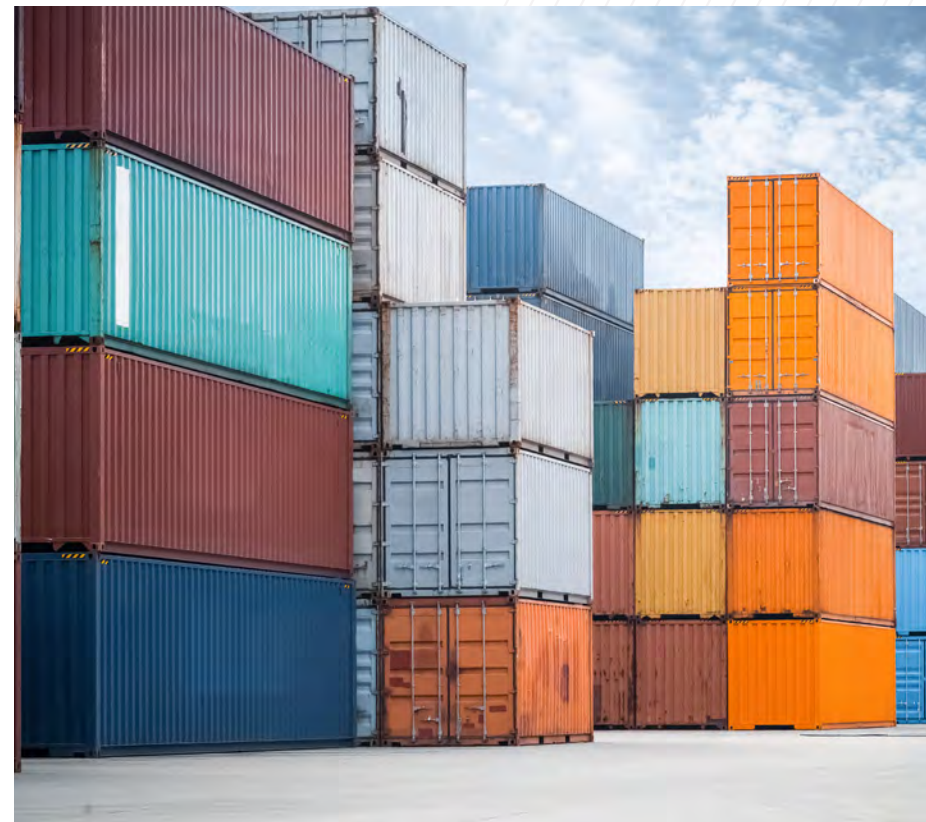


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PROPERTY FEATURES

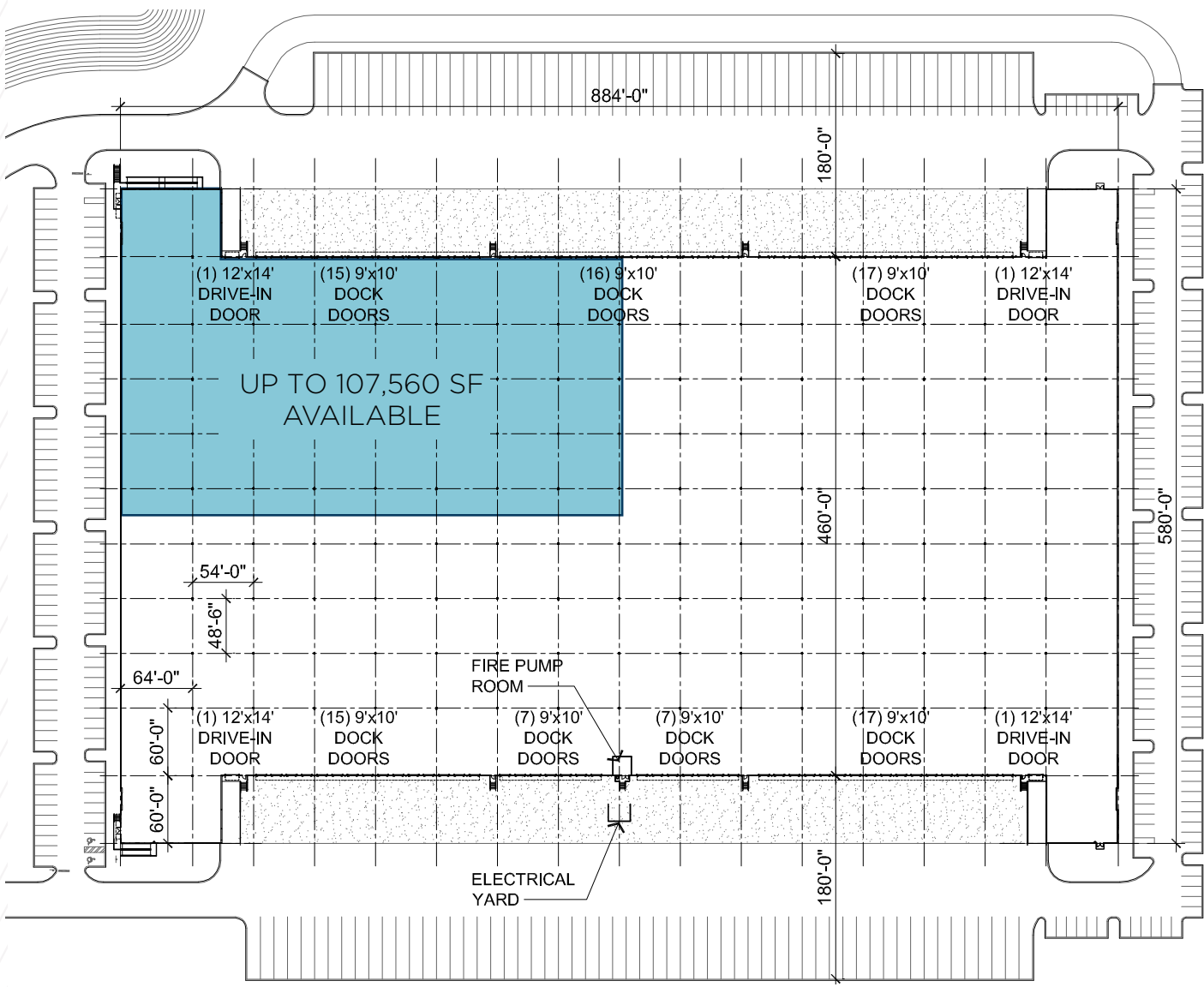
Building Size:	425,039 SF
Space Available:	107,560 SF
Office Area:	2,700 SF
Site Area:	30.00 AC
Clear Height:	36'
Loading:	Cross Dock
Loading Doors:	(23) 9' x 10' Dock Doors (1) 12' x 14' Drive-In Doors
Parking:	0.67/1,000
Trailer Parking	111 Spaces
Truck Court Depth:	180' (125' truck court with additional 55' off-dock trailer spaces)
Column Spacing:	54' x 48'6"
Building Dimensions:	884' x 460'
Roof:	60 mil TPO with LTTR R-21 insulation
Fire Suppression:	ESFR
Electrical:	3,200 amps
Availability:	Immediately
Lease Expiration:	October 15, 2029



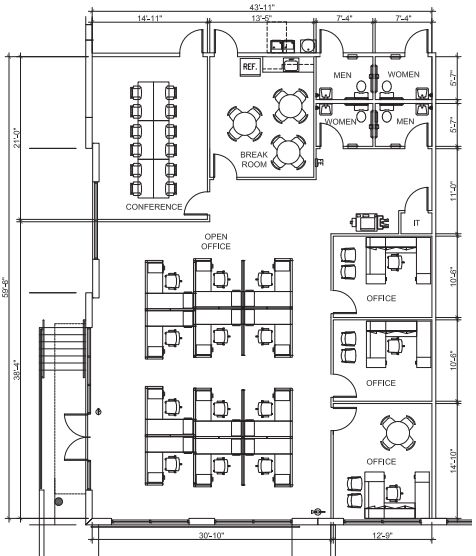
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SITE LAYOUT



OFFICE PLAN



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CORPORATE NEIGHBORS



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PROJECT OVERVIEW

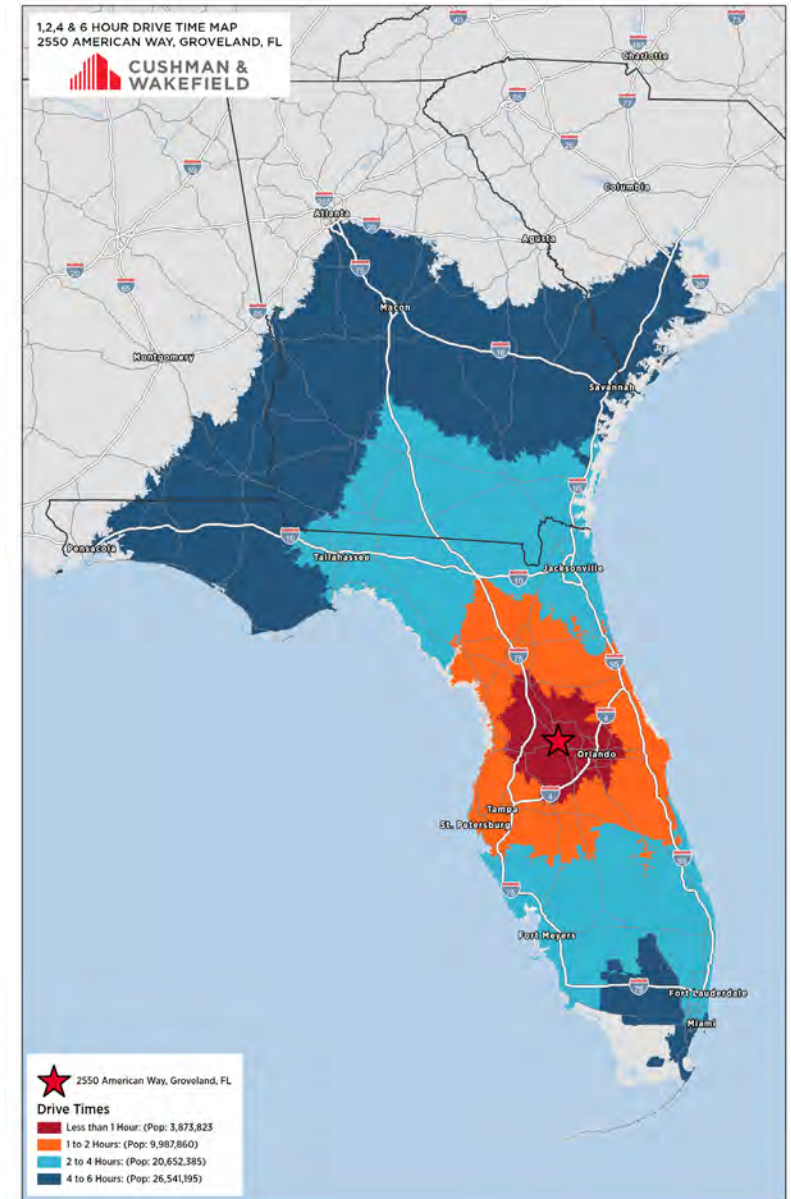
2550 American Way is a state-of-the-art bulk distribution facility located in Groveland, Florida. This project upon completion will represent the largest availability in the Orlando MSA, and is strategically located between the major population centers of Central Florida. The property offers excellent access to the Florida Turnpike, and by extension the arterial highways of Central Florida.

GROVELAND MSA STATISTICS

Population (2024)	24,226	
Population next five years (2029)	26,957	
New residents expected (next five years)	2,731	
Unemployment (June 2025)	4.3%	National 4.1%
12-month job growth ('22 - '23)	13.2%	3.0%

LABOR MARKET STATISTICS

Drive-time	Population	Labor Market
30 Minutes	250,929	119,403
60 Minutes	3,695,660	1,869,629
90 Minutes	7,313,366	3,654,576
120 Minutes	10,159,428	5,021,223
240 Minutes	20,176,152	9,992,744





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