

**FOR LEASE**

# 36,000 SF INDUSTRIAL FACILITY

**19994 Independence Blvd**

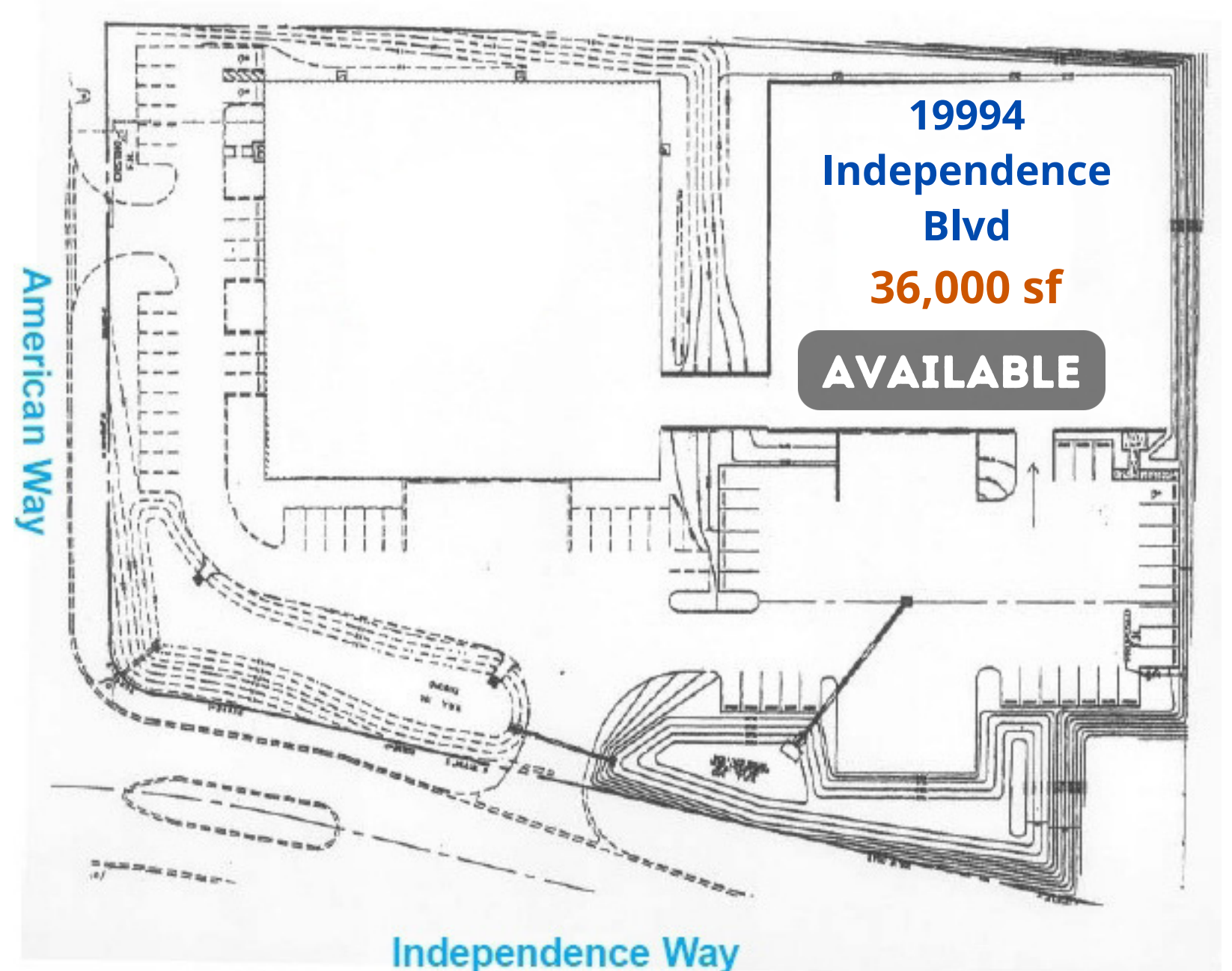
Groveland (Orlando MSA), FL 34736



Asking Rate \$10.25 PSF NNN

## PROPERTY OVERVIEW

- 36,000 Building Square Feet
- Zoned for M-1
- 2.14 Acre Lot Size
- Steel Construction (Butler Building)
- Built in 2001



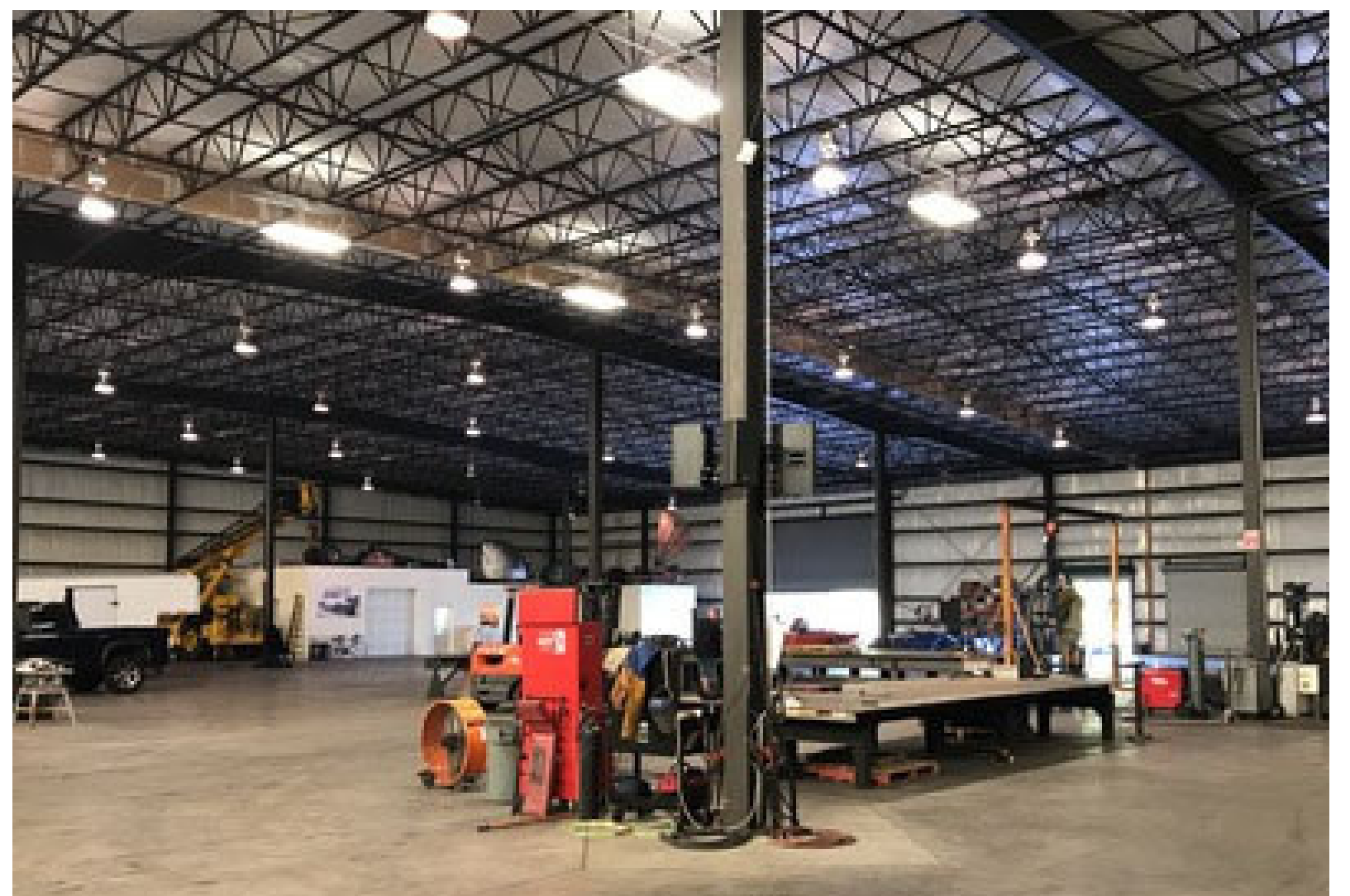
**ESTHER GRILLER**  
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### PROPERTY HIGHLIGHTS

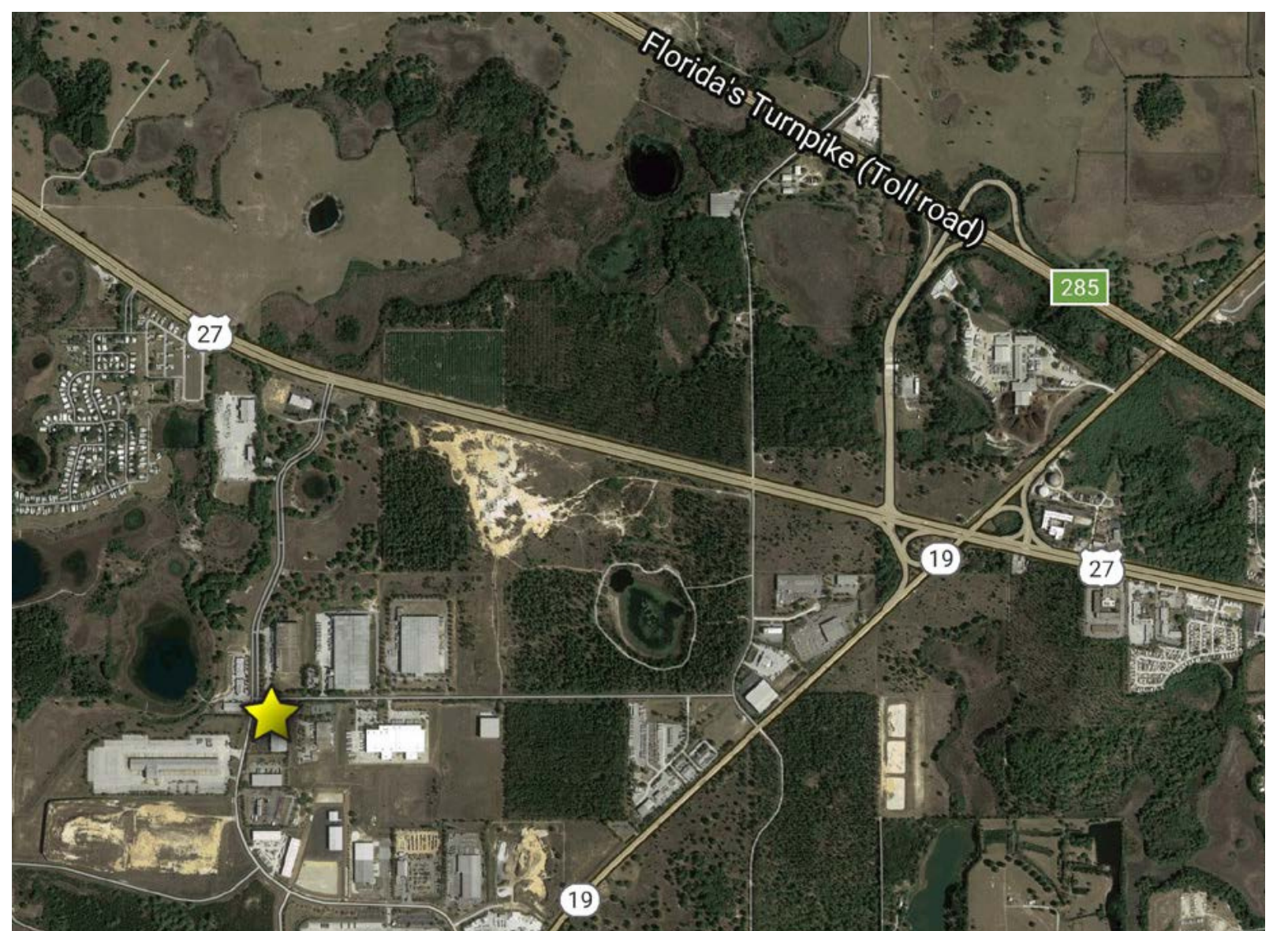
- 4 Dock High-Doors with Levelators
- 1 24' W x 20' H Drive-Thru Bay
- Steel Construction (Butler Building)
- Three-Phase Electric Power
- 50' x 40' Column Spacing
- 24' Ceiling Heights
- 35 Surface Parking Spaces
- Class IV Sprinkler System (High Density)
- Office Space built with Structural Insulated Roof Panels (designed to carry up to 1 Ton)



### LOCATION HIGHLIGHTS

- Situated in the Orlando MSA, along with Seminole, Osceola, and Orange County
- Facility is ideally located for statewide distribution in the Christopher C. Ford Commerce Park adjacent to US Highway 27, the Florida Turnpike, and SR 19

- \* Clermont/Highway 50 - 9 Miles
- \* Leesburg Int'l Airport - 19 Miles
- \* Interstate 75 - 26 Miles
- \* Interstate 4 - 29 Miles
- \* Downtown Orlando - 30 Miles
- \* Orlando Int'l Airport - 40 Miles



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