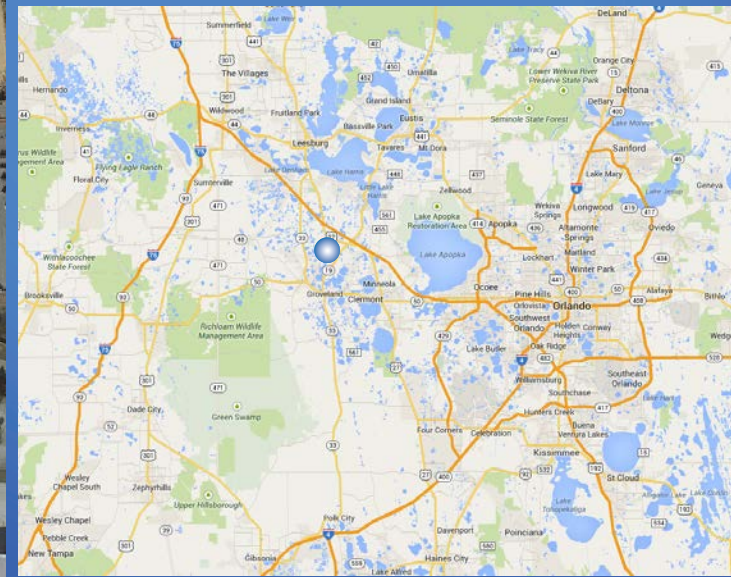
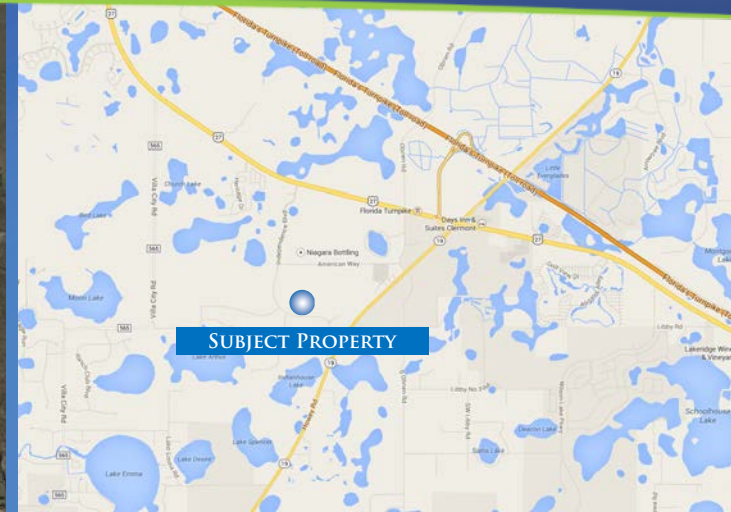


FOR SALE

COMMITMENT. INTEGRITY. TEAM. EXCELLENCE.

LOT 27 @ INDEPENDENCE BLVD
GROVELAND, FL 34736



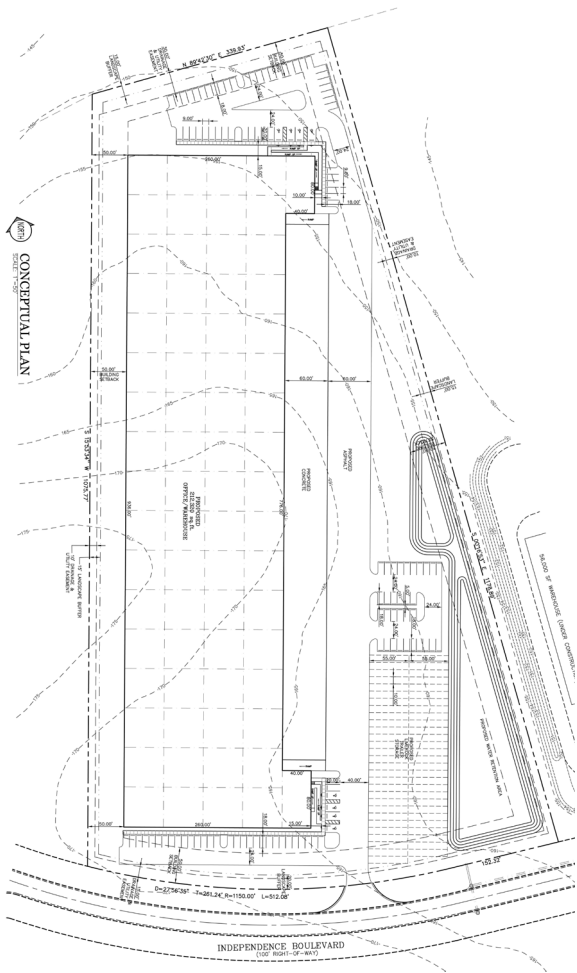
REDUCED SALE PRICE!

MATT SULLIVAN, SIOR, CCIM
Managing Director, Principal
matt.sullivan@citepartners.com
407.930.1802

WILSON MCDOWELL, SIOR, CCIM
Managing Director, Principal
wilson.mcdowell@citepartners.com
407.930.1801

BOBBY ISOLA, CCIM
Director, Principal
bobby.isola@citepartners.com
407.930.1804





Proposed Building Site Plan

Lot 27 is located in the Christopher C. Ford Commerce Park on the north side of Republic Drive, west of State Road 19. It is less than two miles from US Highway 27 and the Florida Turnpike and is an ideal location for statewide distribution. Within a 4-hour drive time, you can reach Orlando, Tampa, Jacksonville, Fort Myers and Gainesville.

Tenants in the park include:

- Quietflex
- Niagara Water Bottling Co.
- Carroll Fulmer Trucking
- Peri Formworks
- Domino's Pizza
- Metals USA
- Dunkin Donuts Distribution



INDEPENDENCE BLVD

THE PROPERTY

- 13.16 Acres
- Zoned HM, Heavy Industrial, Lake County
- Land Use - 4000 Vacant Industrial
- Fully developed
- Water, sewer and all utilities to the site
- Off-site water retention
- Excellent access to the Florida Turnpike and US Highway 27

THE PRICE

- **REDUCED TO \$900,000 or \$68,389 per acre**

MATT SULLIVAN, SIOR, CCIM
 Managing Director, Principal
matt.sullivan@citepartners.com
 407.930.1802

WILSON MCDOWELL, SIOR, CCIM
 Managing Director, Principal
wilson.mcdowell@citepartners.com
 407.930.1801

BOBBY ISOLA, CCIM
 Director, Principal
bobby.isola@citepartners.com
 407.930.1804

CITE PARTNERS
 100 South Orange Ave., Suite 500
 Orlando, FL 32801
www.citepartners.com

DISCLAIMER:
 This document has been prepared by Cite Partners for advertising and general information only. Cite Partners 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. Cite Partners excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Cite Partners and/or its licensor(s). All rights reserved.