

UP TO 281,016 SF FOR LEASE



2550 AMERICAN WAY

GROVELAND, FL 34736



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PROPERTY FEATURES

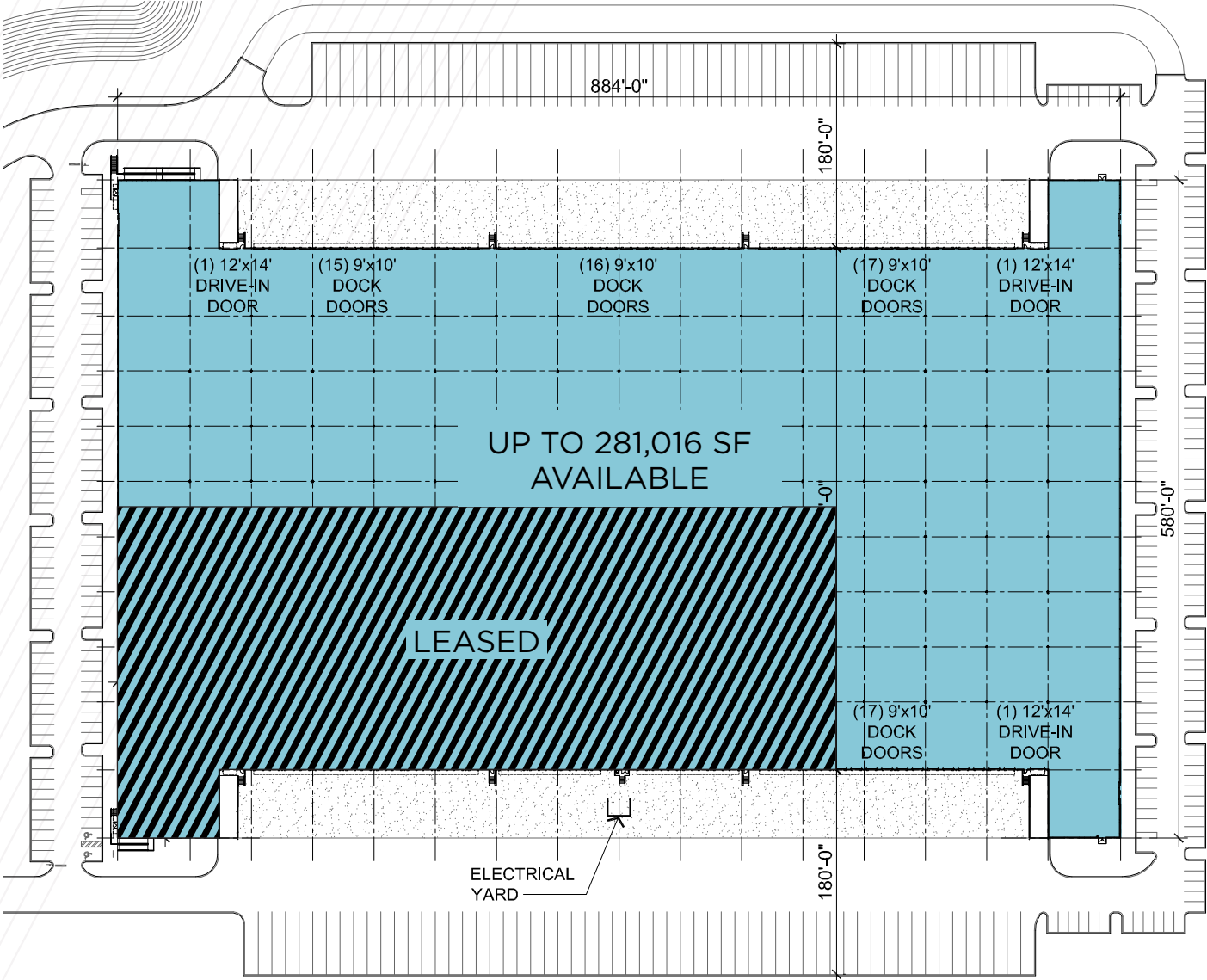
Building Size:	425,039 SF
Space Available:	Up to 281,016 SF
Office Area:	2,700 SF
Site Area:	30.00 AC
Clear Height:	36'
Loading:	Cross Dock
Loading Doors:	(62) 9' x 10' Dock Doors (3) 12' x 14' Drive-In Doors
Parking:	0.67/1,000
Trailer Parking	111 Spaces
Truck Court Depth:	180' (125' truck court with 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 Rate:	\$5.95/SF NNN
Operating Expenses:	\$1.35/SF



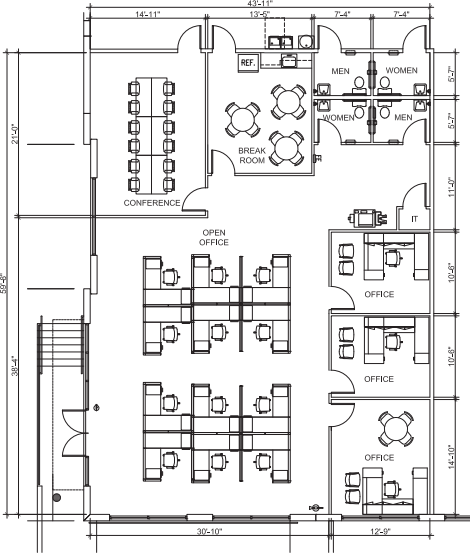
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SITE LAYOUT



OFFICE PLAN



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CORPORATE NEIGHBORS



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PROJECT OVERVIEW

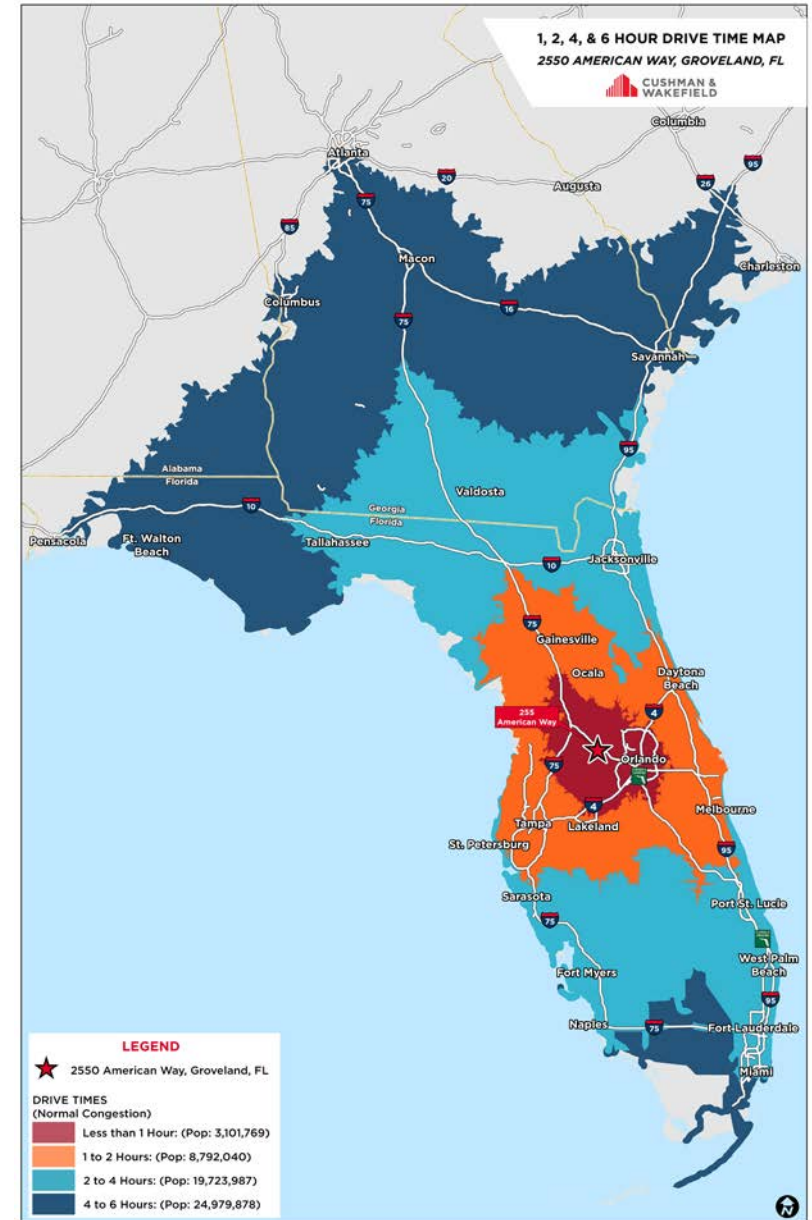
2550 American Way is a state-of-the-art bulk distribution facility located in Groveland, Florida. This project upon completion will represent the largest availability in the Orlando MSA, and is strategically located between the major population centers of Central Florida. The property offers excellent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

GROVELAND MSA STATISTICS

Population today	17,765	
Population next five years	18,859	
New residents expected (next five years)	1,094	National
Unemployment	6.0% (June 2021)	6.1%
12-month job growth	12.3% (June 2020)	5.1%

LABOR MARKET STATISTICS

Drive-time	Population	Labor Market
30 Minutes	306,073	105,065
60 Minutes	3,686,480	1,598,124
90 Minutes	7,012,328	3,044,057
120 Minutes	9,766,058	4,182,273
240 Minutes	19,283,337	8,332,430



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CONSTRUCTION UPDATES





FOR MORE INFORMATION, CONTACT:

JARED BONSHIRE

Executive Managing Director
+1 407 541 4414
jared.bonshire@cushwake.com

DAVID PEREZ

Executive Managing Director
+1 407 541 4435
david.perez@cushwake.com

TAYLOR ZAMBITO

Director
+1 407 541 4409
taylor.zambito@cushwake.com

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