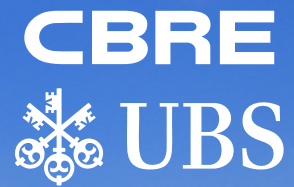


212,496 SF DIVISIBLE | FOR LEASE

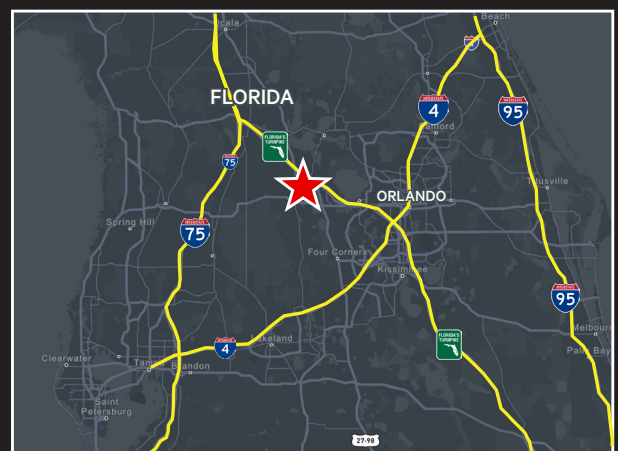
SUPERIOR DISTRIBUTION ACCESS

Reach the Entire State in a Day!



A STATE-OF-THE-ART BULK DISTRIBUTION FACILITY

Strategically positioned between Central Florida's major population centers with direct access to US 27 and the Florida Turnpike. 8100 American Way delivers institutional quality bulk distribution at rents well below comparable Orange County product. With up to 212,496 SF available now and no new construction underway in the submarket, this is a rare and finite opportunity in Lake County's premier industrial address.



8100 AMERICAN WAY GROVELAND, FL 34736

IDEAL FOR DISTRIBUTION, LOGISTICS & MANUFACTURING

This facility is purpose-built for users who need modern cross-dock functionality, flexible suite sizing, and statewide distribution capability at a value-basis rental structure.

- + 30-acre site accommodates a wide range of loading configurations and outside parking
- + Premium yard space for trailer pool management, last-mile staging, and yard operations
- + 1,600 amps of available 3-phase, 480/277V power
- + Well-suited for e-commerce fulfillment, cold-chain operations, and manufacturing users with significant electrical requirements

PROPERTY DETAILS

Building Size:	425,039 SF
Load Type:	Cross-Dock
Year Built:	2022
Construction:	Tilt-Wall
Building Dimensions:	884' (w) x 460' (d)
Column Spacing:	54' (w) x 48'6" (d)
Speed Bay:	60'
Clear Height:	36'
Warehouse Lighting:	LED
Slab Thickness:	7" reinforced steel, 4,000 PSI
Fire Suppression:	ESFR (K-17 & K-22 heads)
Roof:	60 mil TPO with LTTR R-21 insulation
Auto Spaces:	288 auto spaces (0.68/1,000)
Truck Court Depth:	180' (125' truck court + 55' off-dock)
Power (Remaining):	1,600 amps, 3 ph, 4 wire 480/277v
Zoning:	Industrial



212,496 SF DIVISIBLE TO 104,936 SF



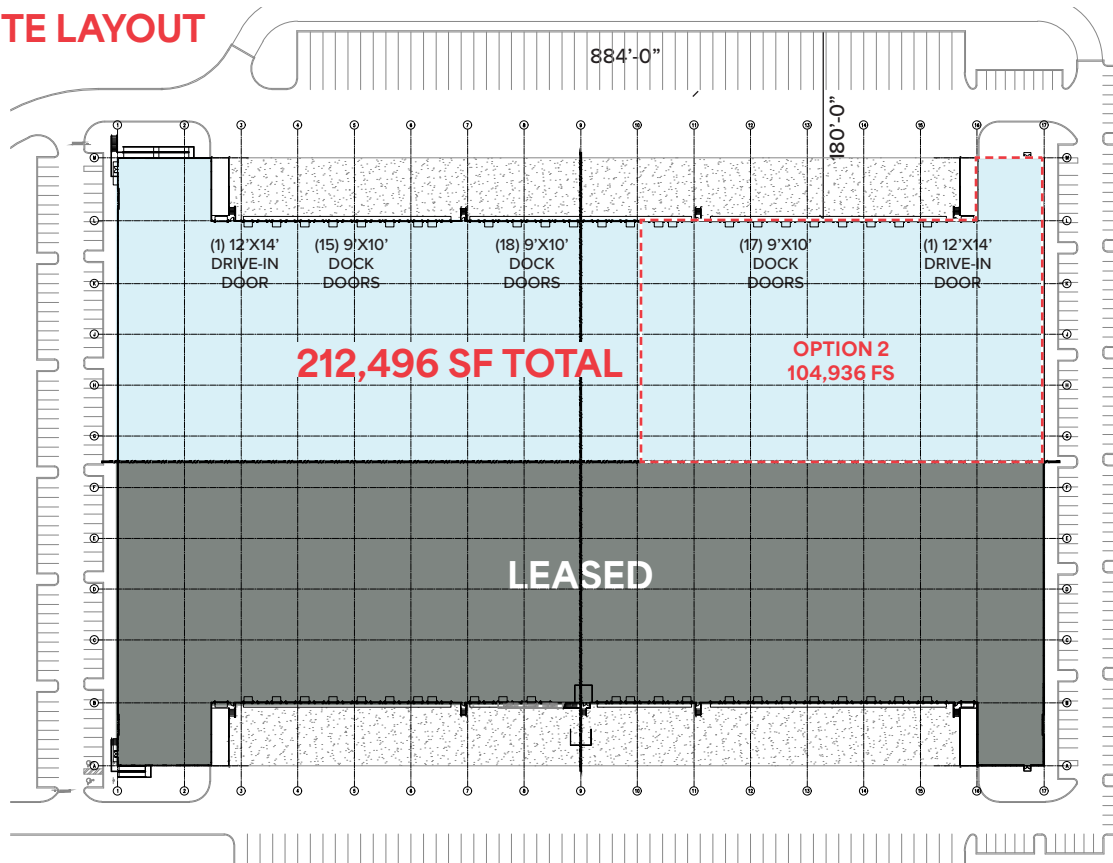
OPTION 1

Total Available:	212,496 SF
Loading Type:	Side-Load
Office:	2,560 SF
Dock-High Doors:	44 (9' x 10' doors)
Drive-In Doors:	2 Ramp (12' x 14' door)
Unit Depth:	230'
Dock Equipment:	35k lb. levelers on 22 dock positions
Trailer Parking:	52 off-dock trailer stalls

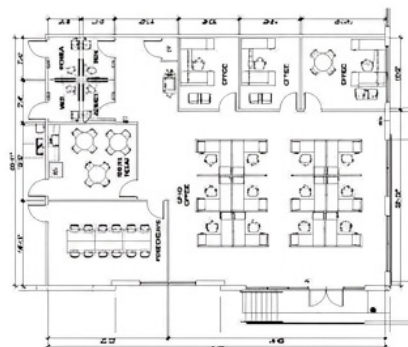
OPTION 2

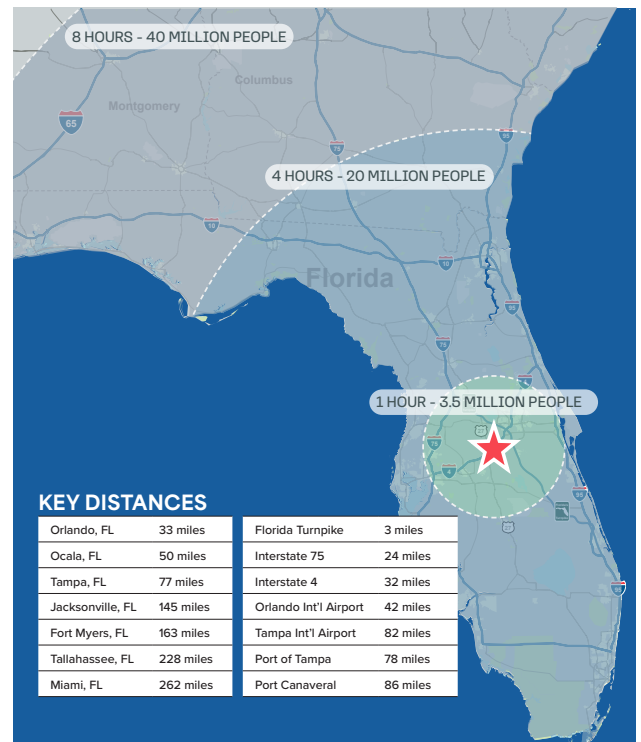
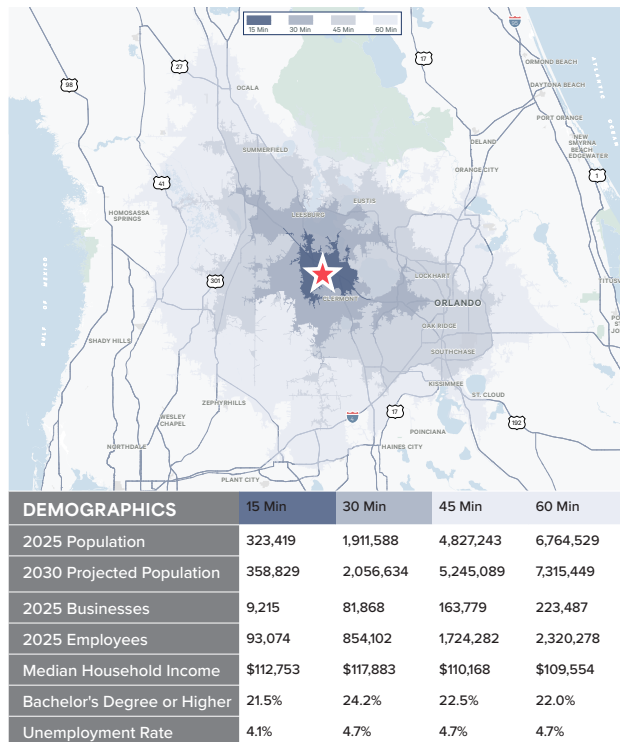
Available Size:	104,936 SF
Loading Type:	Side-Load
Office:	Build-to-Suit
Dock-High Doors:	20 (9' x 10' doors)
Drive-In Doors:	2 Ramp (12' x 14' door)
Unit Depth:	230'
Dock Equipment:	35k lb. levelers on 10 dock positions
Trailer Parking:	26 off-dock trailer stalls

SITE LAYOUT



OFFICE PLAN





For more information, contact:

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CBRE

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