

CENTRAL FLORIDA
IOS HUB



For lease

8340 American Way, Groveland, FL
33.80 acres | IOS opportunity

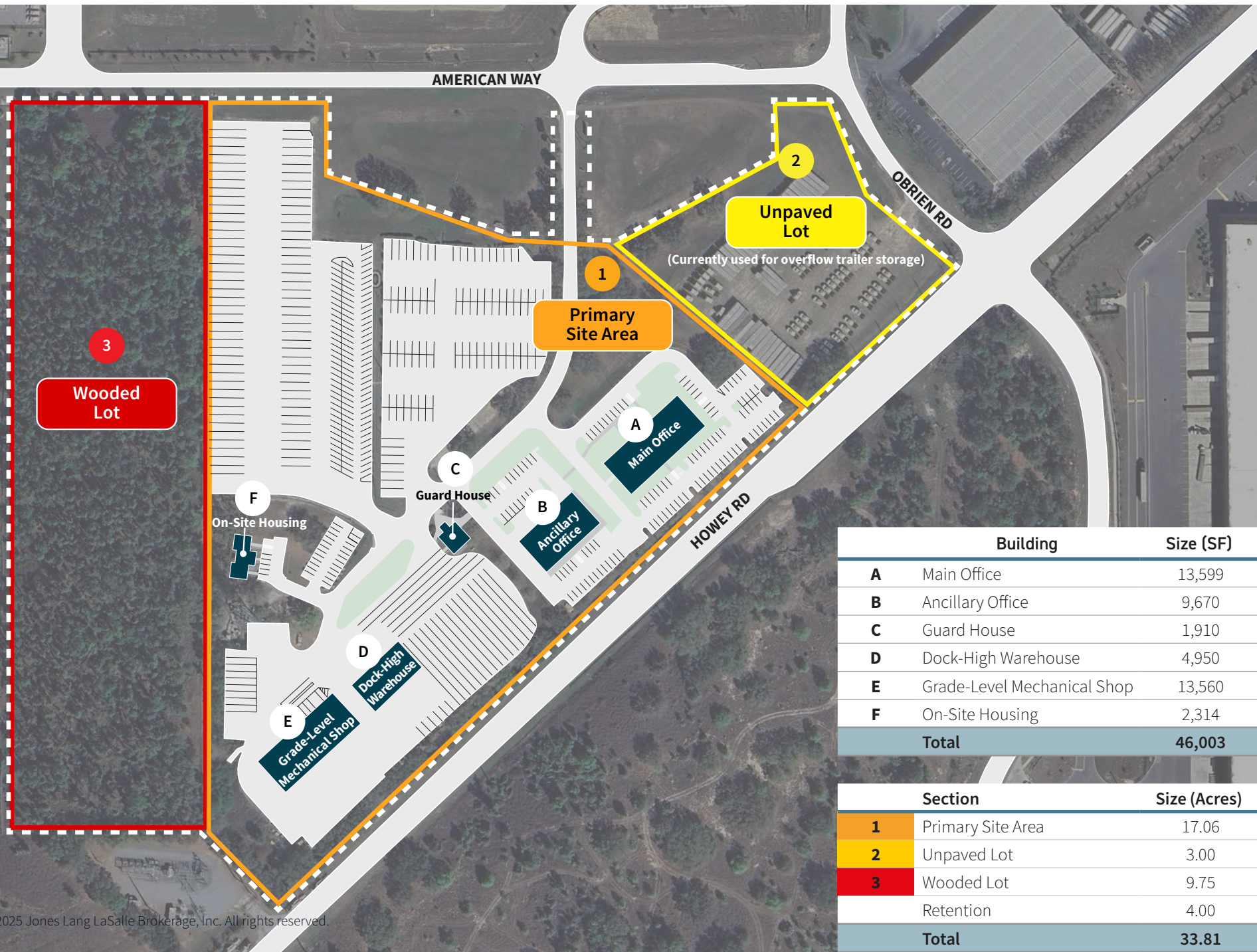
Property details

8340 American Way / Groveland

Size size	33.80 acres
Unpaved lot	3.00 acres
Wooded lot	9.75± acres
Primary site	17.06± acres
Retention	4.00± acres
Existing improvements	Six buildings totaling 46,003 SF
Bldg 1	13,599 SF main office
Bldg 2	9,670 SF ancillary office
Bldg 3	1,910 SF guard house
Bldg 4	4,950 SF warehouse
Bldg 5	13,560 SF mechanical shop
Bldg 6	2,314 SF on-site housing
Zoning	HM (Heavy Industrial) PUD
Utilities	Existing
Features	Fenced and lit
Lease rate	Please call for pricing



	30 minutes	60 minutes	90 minutes
Total population	462,885	3,681,457	7,112,925
Total households	180,793	1,420,109	2,786,523
Average HH income	\$104,804	\$105,025	\$102,462
Total businesses	16,018	140,334	259,591
Total employees	157,167	1,458,397	2,726,945



	Building	Size (SF)
A	Main Office	13,599
B	Ancillary Office	9,670
C	Guard House	1,910
D	Dock-High Warehouse	4,950
E	Grade-Level Mechanical Shop	13,560
F	On-Site Housing	2,314
Total		46,003

	Section	Size (Acres)
1	Primary Site Area	17.06
2	Unpaved Lot	3.00
3	Wooded Lot	9.75
	Retention	4.00
Total		33.81



Main Office



Guard House



Dock-High Warehouse



Grade-Level Mechanical Shop



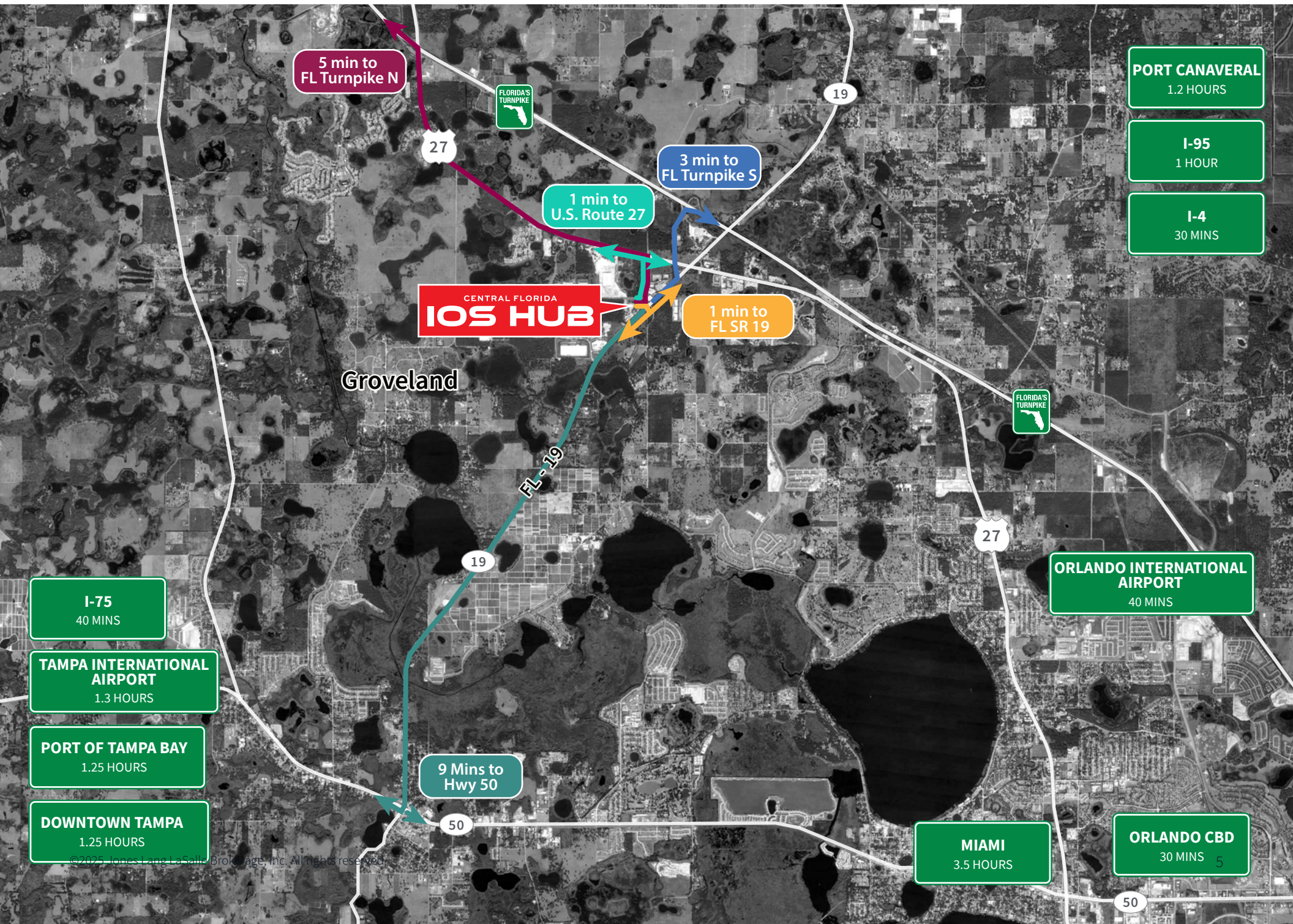
On-Site Housing

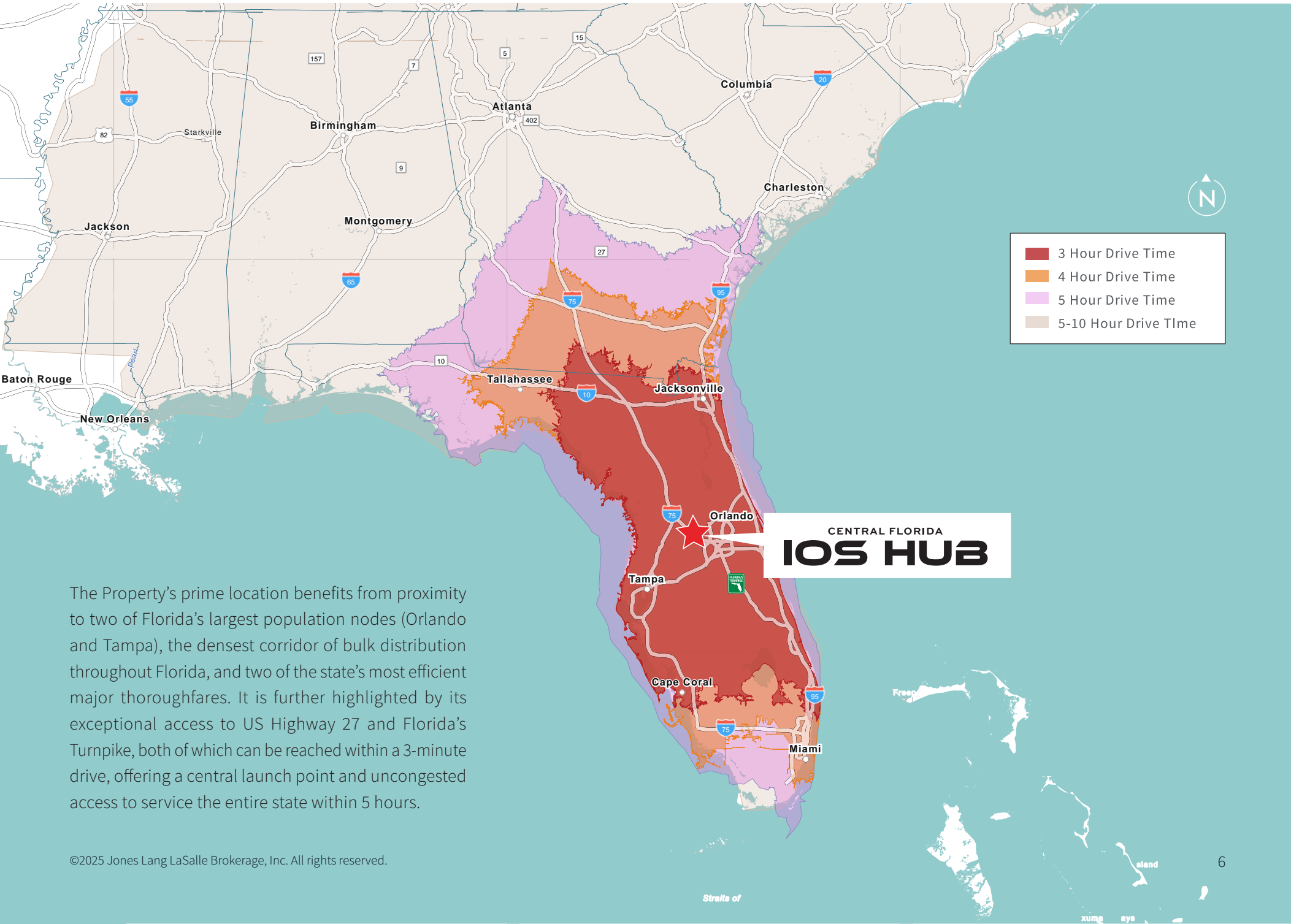


Entrance

Highway access

8340 American Way / Groveland





The Property's prime location benefits from proximity to two of Florida's largest population nodes (Orlando and Tampa), the densest corridor of bulk distribution throughout Florida, and two of the state's most efficient major thoroughfares. It is further highlighted by its exceptional access to US Highway 27 and Florida's Turnpike, both of which can be reached within a 3-minute drive, offering a central launch point and uncongested access to service the entire state within 5 hours.

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