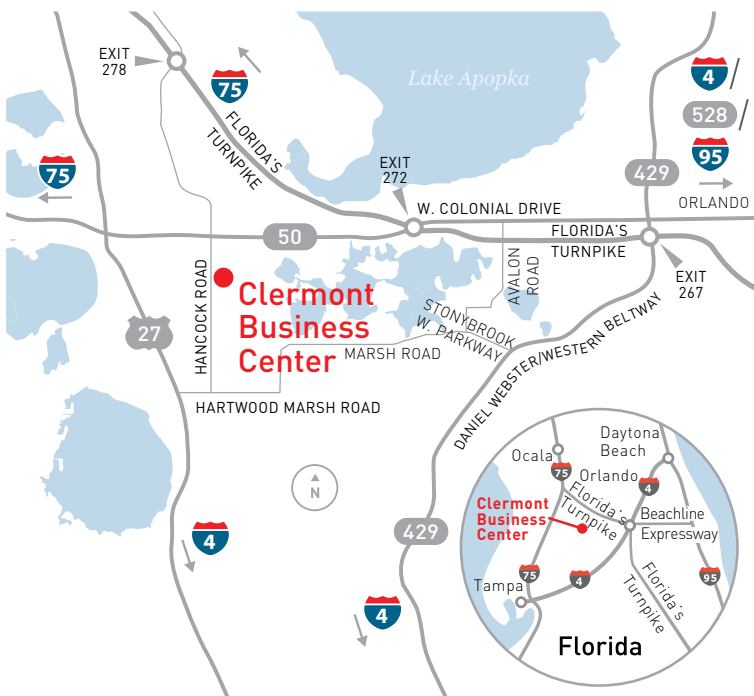


Clermont Business Center Building 200 - 28,553 SF Available

12668 Hancock Road, Clermont, FL 34711



NOW LEASING

Suite 200 - 28,553 Square Feet Available

New Front-Load Distribution Facility

Convenient access to SR 50 leading to Orlando,
Florida's Turnpike, I-75, I-4, SR 528 and I-95

Clermont Business Center is a new 9.4-acre park located at the intersection of Hancock Road and Trade Avenue in Clermont, Florida. The park sits just south of SR 50, an east/west state road leading to I-75, Florida's Turnpike, I-4, SR 528 and I-95. The park contains two front-load, Class A, warehouse/distribution buildings totaling 107,806 square feet. Building 200 is 44,598 square feet and has 28,553 square feet available for lease.



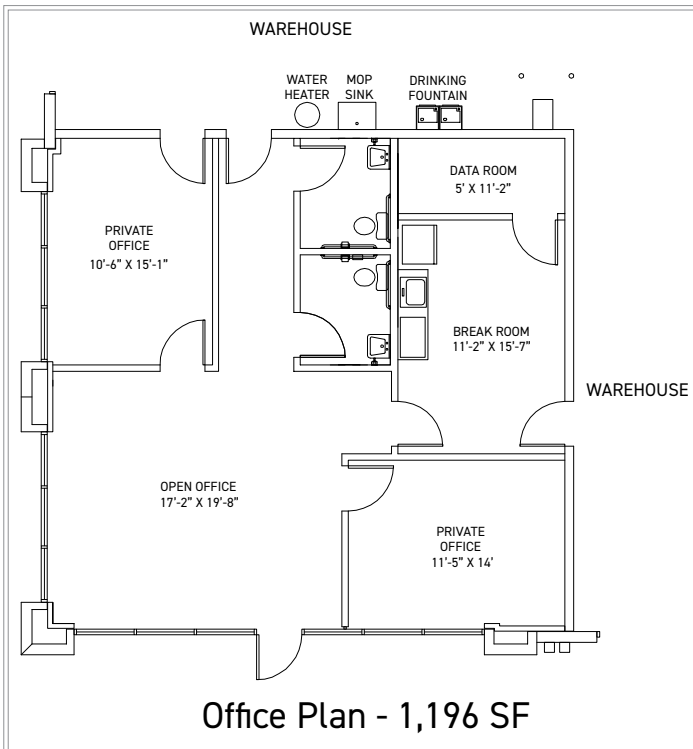
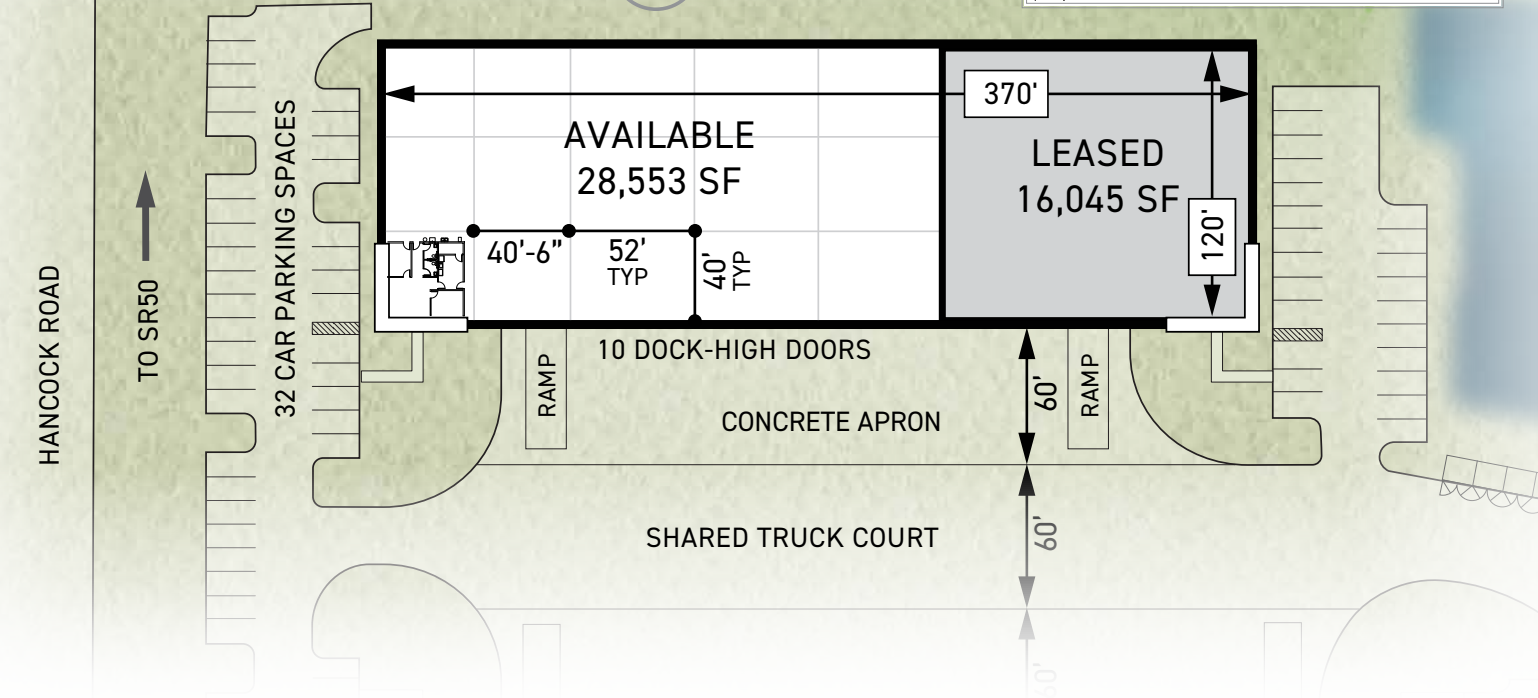
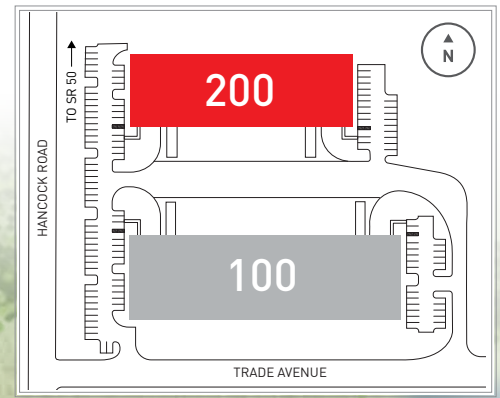
For leasing information contact:



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Clermont Business Center - Building 200

Available Space - Suite 200 - 28,553 SF

- Office Area:** 1,196 square feet
- Dock Doors:** 10 (9' x 10') Dock Highs
- Drive-In Doors:** 1 (12' x 14') Ramped Drive-In
- Car Parking:** 32 Car Parking Spaces
- Electrical:** 400 Amps, 480 Volts, 3-Phase

- Building Type:** Front-Load
- Building Size:** 44,598 SF
- Building Dimensions:** 370' W x 120' D
- Construction:** Architectural Tilt-Up Concrete; Tinted Glass & Aluminum Storefronts
- Ceiling Height:** 24' Clear
- Column Spacing:** 40'-6" W x 40' D (Typ)
52' W Loading Bays
- Sprinkler:** ESFR System
- Truck Court:** 180' Deep, Heavy Duty Asphalt, 60' Concrete Apron, shared with Bldg. 100