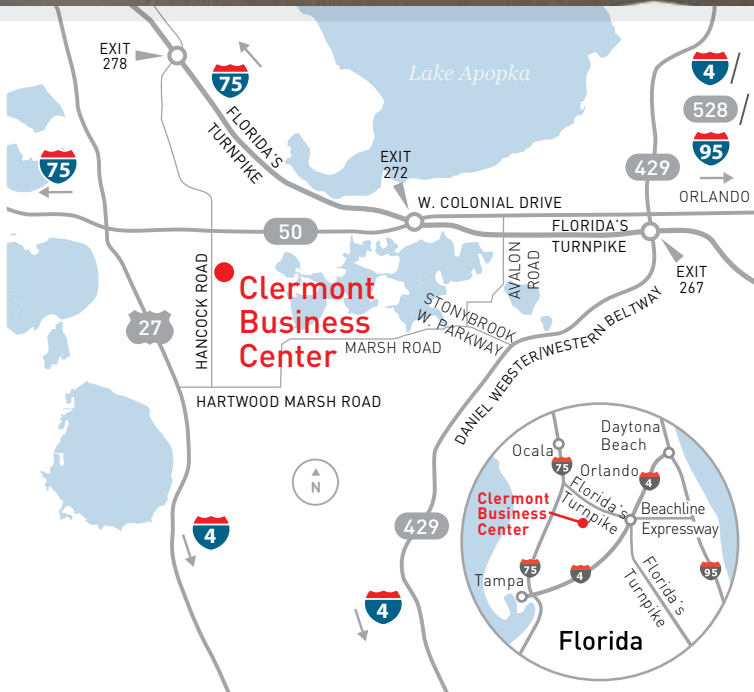


Clermont Business Center

Building 200 - 44,483 SF

12668 Trade Ave., Clermont, FL 34711



NOW LEASING

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 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 107,566 square feet. Building 200 is 44,483 square feet and can accommodate a single user or be subdivided. Office and warehouse finish can be tailored to meet a tenant's specific needs.

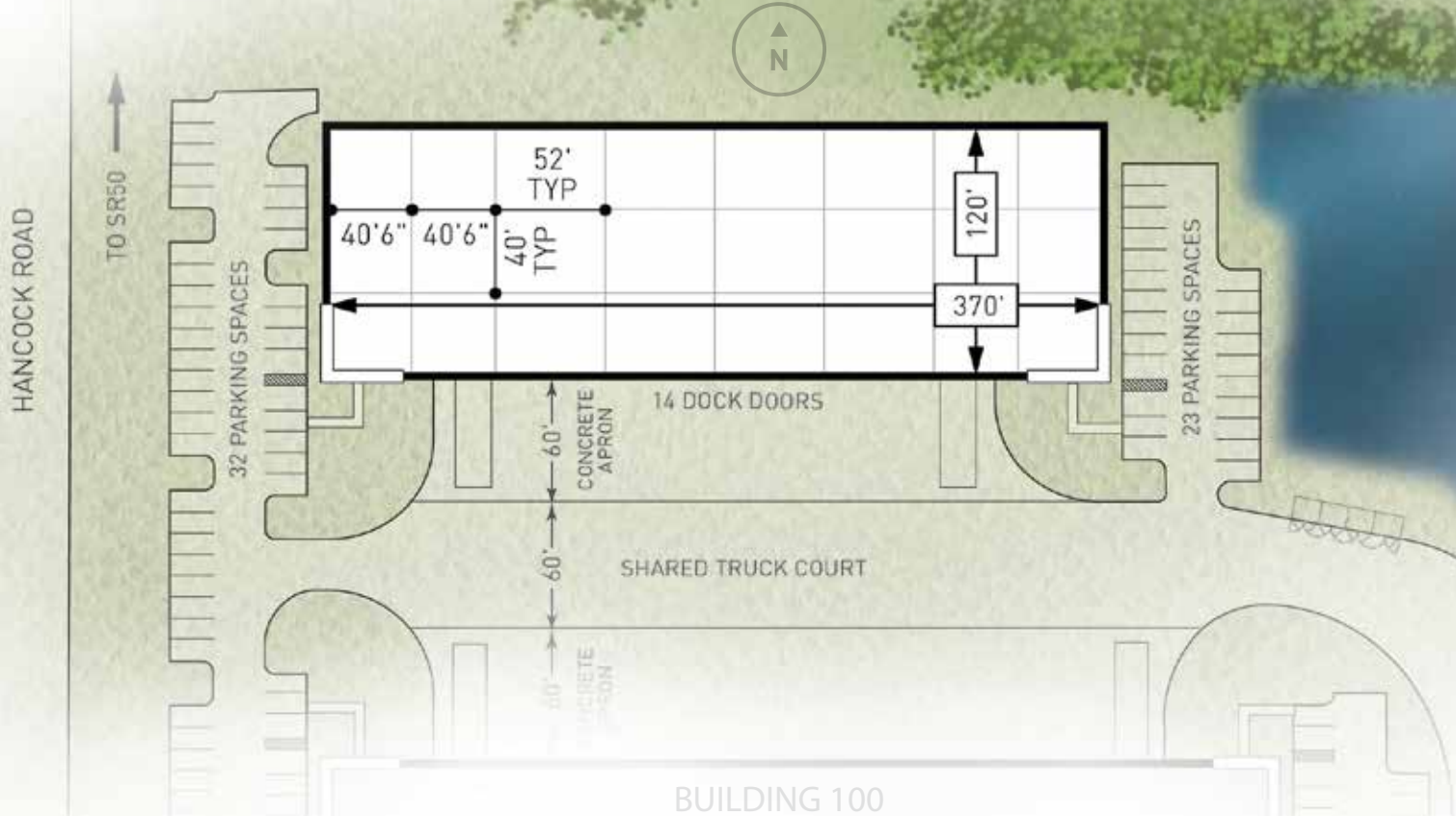


For leasing information contact:

Lee & Associates Central Florida
1017 E. South Street
Orlando, FL 32801
321.281.8500

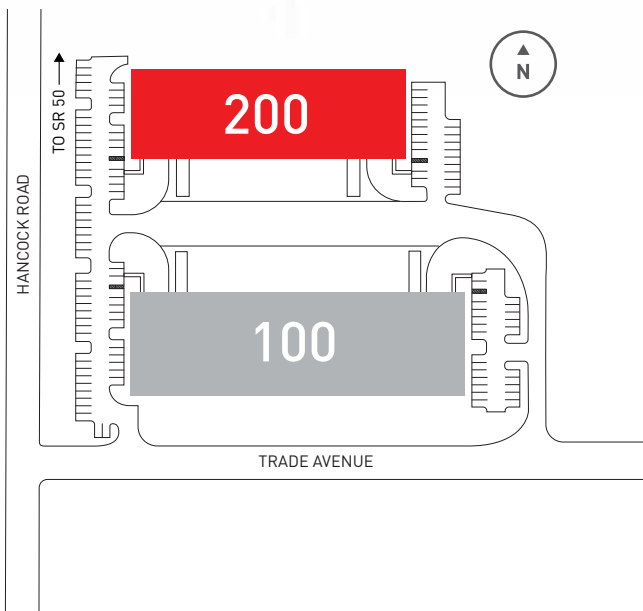
Tom McFadden, SIOR
tmcfadden@lee-associates.com
321.281.8501

Bo Bradford, CCIM, SIOR
bbradford@lee-associates.com
321.281.8502



Clermont Business Center

Building 200



Building Type:	Front-Load
Building Size:	44,483 SF
Building Dimensions:	370' W x 120' D
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
Ceiling Height:	24' Clear
Column Spacing:	40'-6" W x 40' D (Typ) 52' W Loading Bays
Electrical:	800 Amps, 480 Volts, 3-Phase
Sprinkler:	ESFR System with Pump
Dock Doors:	14 (9' x 10') Dock Highs
Drive-In Doors:	2 (12' x 14') Ramped Drive-Ins
Car Parking:	55 car parking spaces
Truck Court:	180' Deep, Heavy Duty Asphalt, 60' Concrete Apron; Shared with Building 100