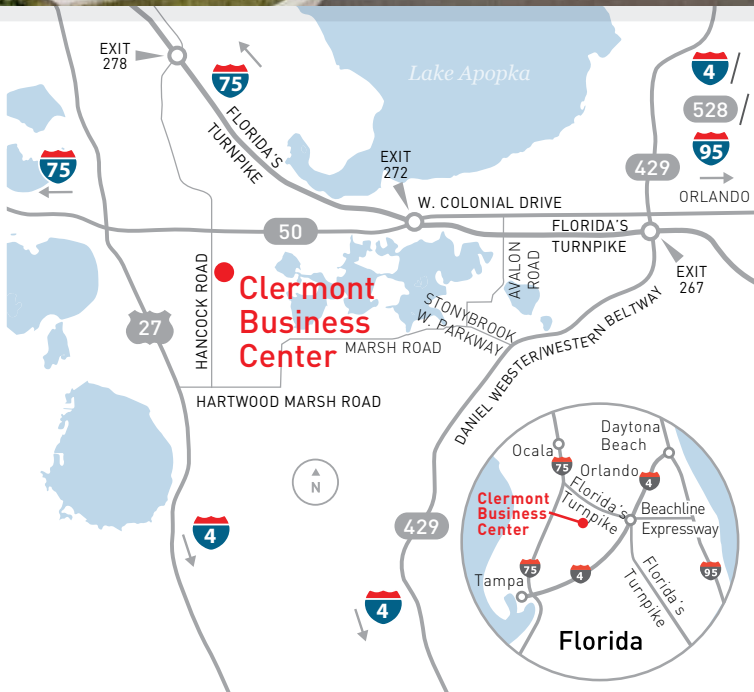


Clermont Business Center

Building 100 - 63,083 SF

12664 Trade Ave., Clermont, FL 34711



NOW LEASING

21,881 SF Available

Front-Load Distribution Facility

Convenient access to SR 50 leading to Orlando, Florida's Turnpike, I-75, I-4, SR 528, 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 100 is 63,083 square feet and has approximately 21,881 square feet available for lease. Office and warehouse finish in the available space can be tailored to meet a tenant's specific needs.

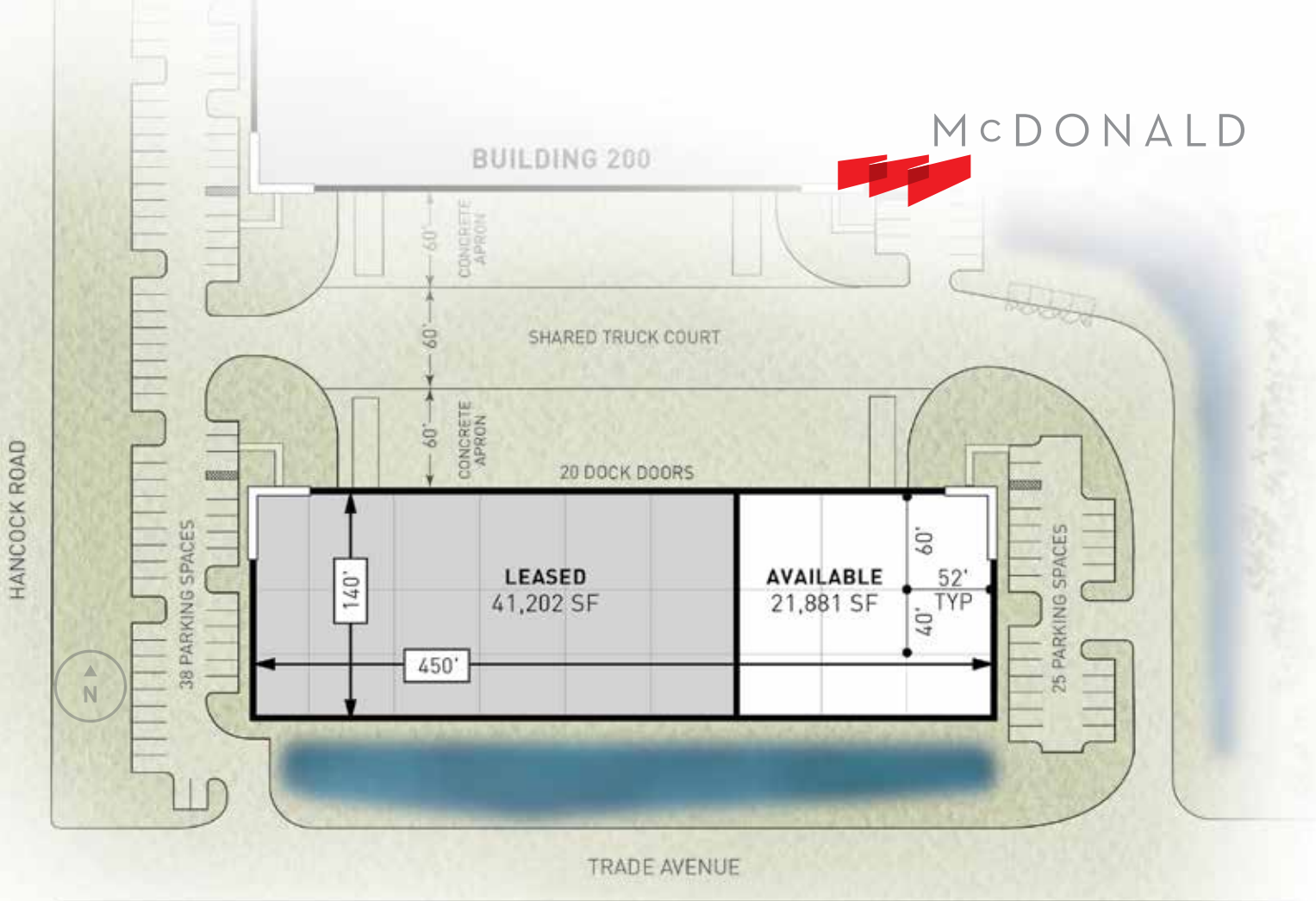


For leasing information contact:

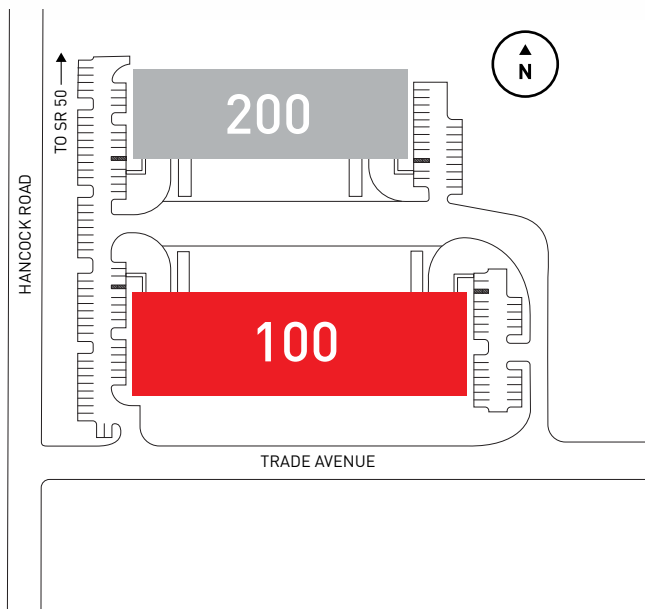
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Clermont Business Center Building 100



Building Type:	Front-Load
Building Size:	63,083 SF
Building Dimensions:	450' W x 140' D
Available Space:	21,881 SF
Dock Doors:	5 (9' x 10') Dock Highs
Drive-In Doors:	1 (12' x 14') Ramped Drive-In
Car Parking:	25 Spaces
Electrical:	1200 Amps, 480 Volts, 3-Phase
Ceiling Height:	26' Clear
Column Spacing:	52' W x 40' D (Typ) 60' D Loading Bays
Sprinkler:	ESFR System with Pump
Construction:	Architectural Tilt-Up Concrete with Tinted Glass and Aluminum Storefronts
Truck Court:	180' Deep, Heavy Duty Asphalt, 60' Concrete Apron; Shared with Building 200