

UP TO 44,598 SF AVAILABLE



AVAILABLE

FOR SUBLEASE

12668 Hancock Road, Building 200, Clermont, FL

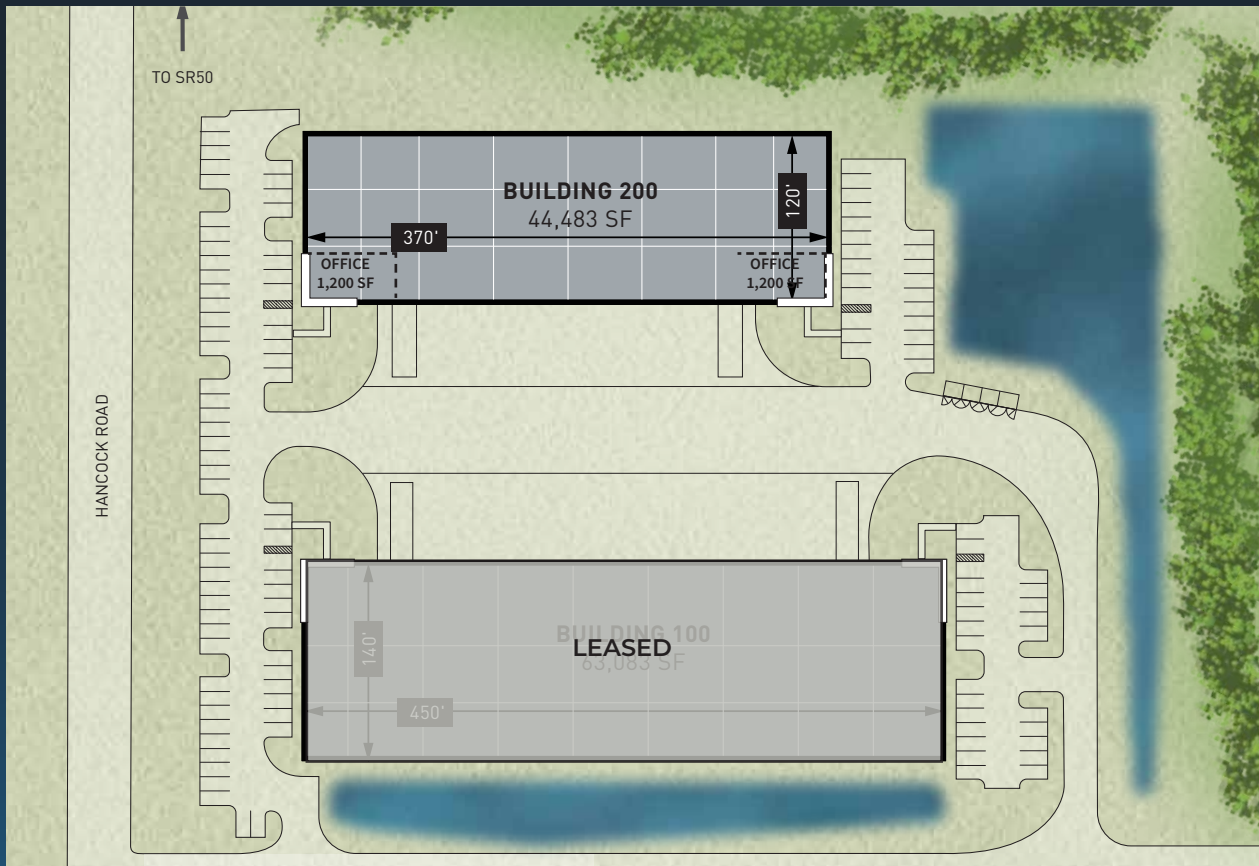
HIGHLIGHTS

- SUBLEASE EXP: 10/31/2026
- Divisible from 13,000 SF up to 44,598 SF
- Two 1,200 SF Offices
- 24' clear height
- 14 Dock High Doors
- Industrial Zoning



BUILDING SPECIFICATIONS:

Divisible from 13,000 SF up to 44,598 SF



Master Lease Expiration:	October 31, 2026
Available Size:	13,000 SF to 44,483 SF
Building Size:	44,483 SF
Loading:	Front Load
Building Dimensions:	370' x 120'
Ceiling Height:	24'
Office Space:	(2) 1,200 SF
Loading Doors:	14 Dock High Doors
Drive-Ins:	2 Drive-Ins
Column Spacing:	48' x 50'
Truck Court:	180'
Employee Parking:	60 Spaces
Trailer Parking:	No
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	600 Amps
Zoning:	Industrial

A CENTRALIZED LOCATION



- Manufacturing
- Distribution
- Outside Storage

Located in the heart of Clermont, Florida, 12668 Hancock Road offers easy access to local amenities and major transportation routes, including U.S. Route 27 and the Florida Turnpike. Surrounded by a growing mix of residential, commercial, and recreational areas, this property is close to shopping centers, restaurants, schools, and parks. Outdoor enthusiasts will also enjoy the nearby lakes, nature reserves, and hiking trails.



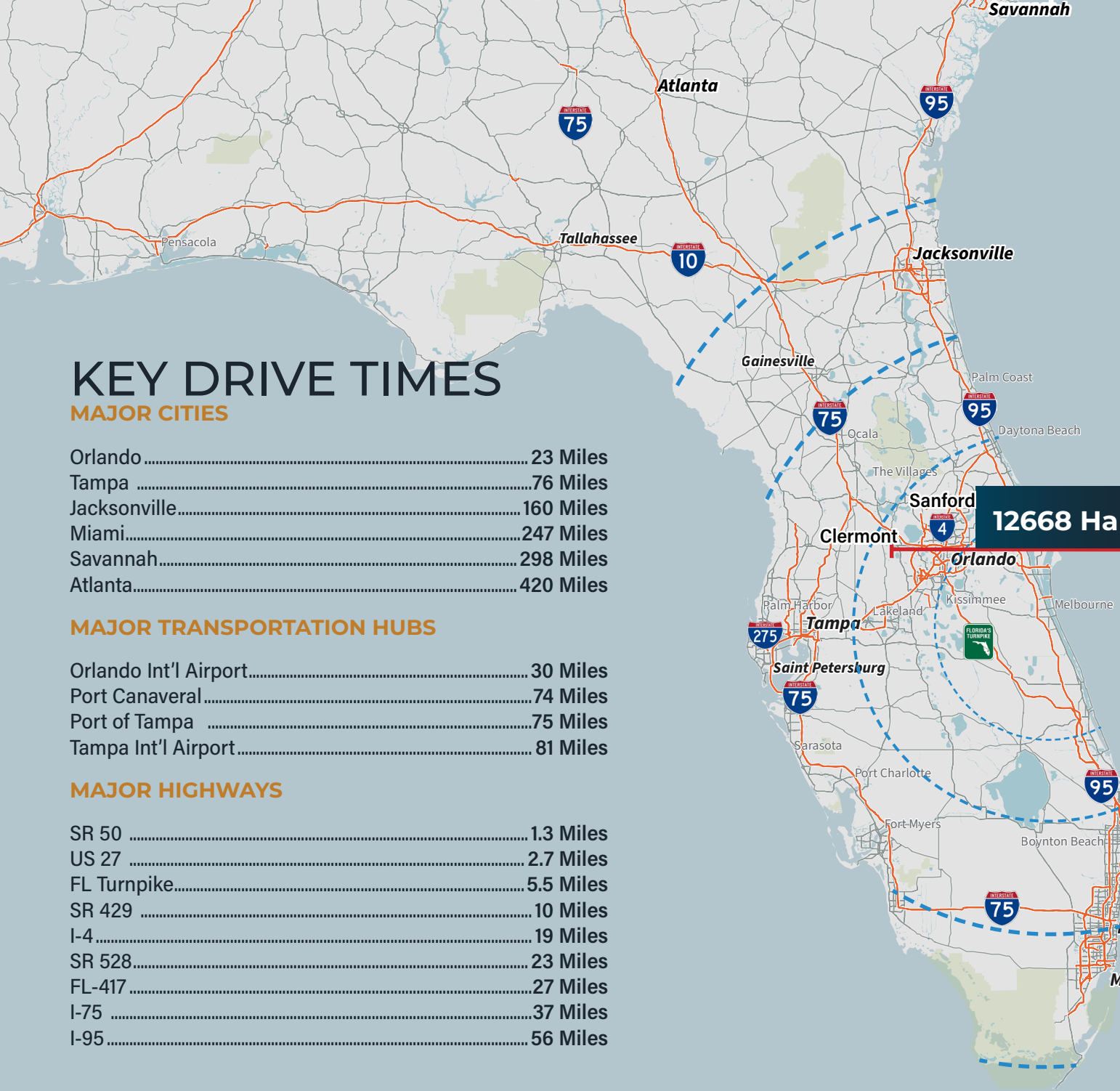
LOCATION OVERVIEW

The warehouse at 12668 Hancock Road in Clermont, FL, offers an ideal location for businesses seeking strategic access to key transportation routes in Central Florida. With proximity to U.S. Highway 27, Florida's Turnpike, and State Road 50, the property provides efficient connections to Orlando and other major markets, enhancing logistics and distribution capabilities. Clermont's rapid growth, competitive leasing rates, and access to a skilled labor pool make it an attractive option for businesses looking to expand in a region with increasing opportunities.

REGIONAL DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	55,022	97,729	263,180
Households	20,818	35,987	92,210
Employees	17,656	27,240	63,289
Ave. HH Income	\$99,461	\$102,916	\$113,726





LOCATED IN
FLORIDA'S
EPICENTER

KEY DRIVE TIMES

MAJOR CITIES

Orlando	23 Miles
Tampa	76 Miles
Jacksonville	160 Miles
Miami	247 Miles
Savannah	298 Miles
Atlanta	420 Miles

MAJOR TRANSPORTATION HUBS

Orlando Int'l Airport	30 Miles
Port Canaveral	74 Miles
Port of Tampa	75 Miles
Tampa Int'l Airport	81 Miles

MAJOR HIGHWAYS

SR 50	1.3 Miles
US 27	2.7 Miles
FL Turnpike	5.5 Miles
SR 429	10 Miles
I-4	19 Miles
SR 528	23 Miles
FL-417	27 Miles
I-75	37 Miles
I-95	56 Miles

12668 Hancock Road

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