

A long, single-story industrial building with a light grey corrugated metal exterior and a dark green metal roof. The building features several large, dark green roll-up doors and smaller green doors. Yellow bollards line the paved driveway in front of the building. The sky is blue with some white clouds.

For lease

13537 Granville Ave Clermont, FL 34711

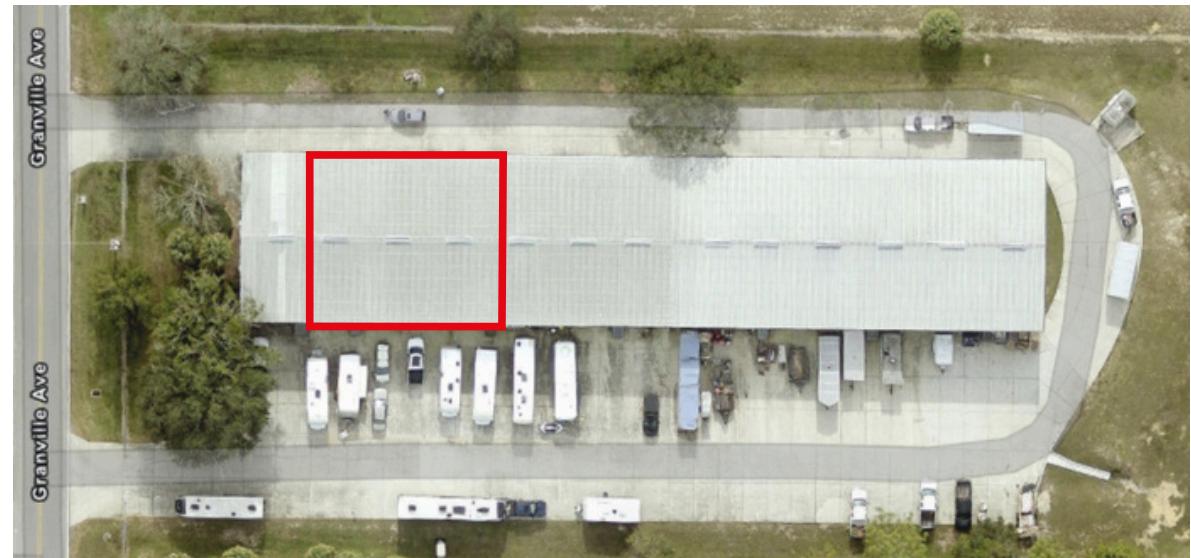
4,500 SF available

 **JLL** SEE A BRIGHTER WAY

4,500 SF
warehouse space
for lease

Property specifications

- 4,500 SF
- 800 SF of office
- 2 dock doors with edge-of-dock-levelers
- 2 grade doors
- Zoned HM, Heavy Industrial, Lake County
- Built in 1988
- \$16.00/SF NNN



Location

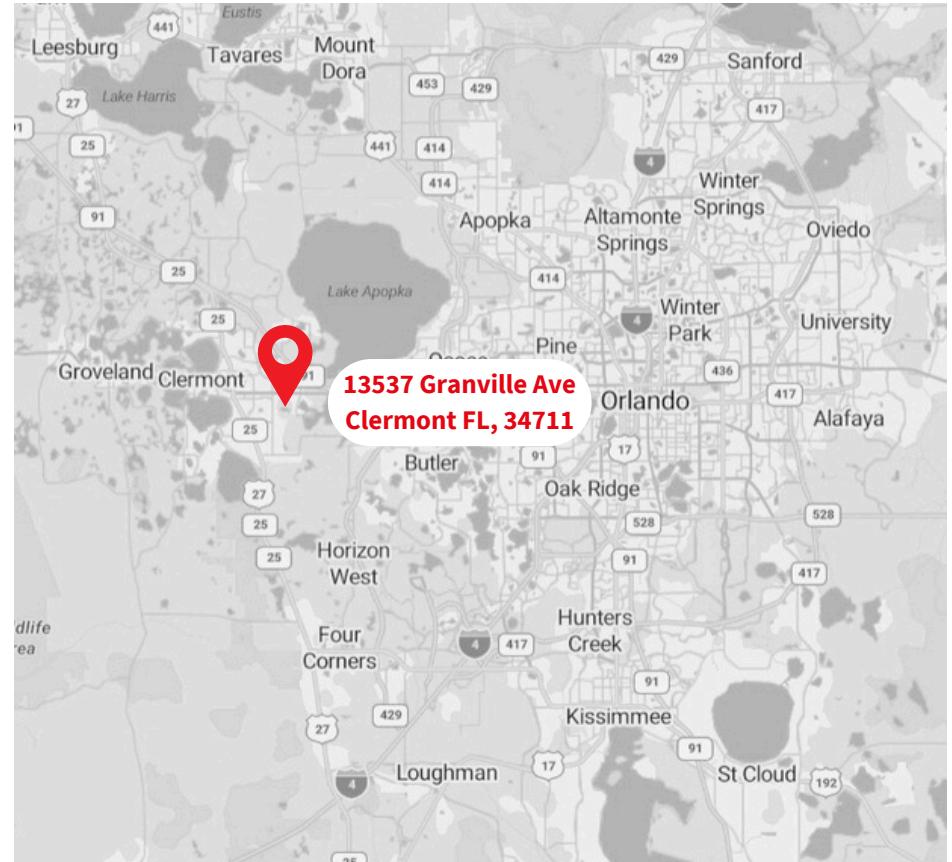
Key Distances

- Located less than ten minutes from Florida's Turnpike
- Easy access to I-4, I-75, State Road 429 and US Highway 27

Overview

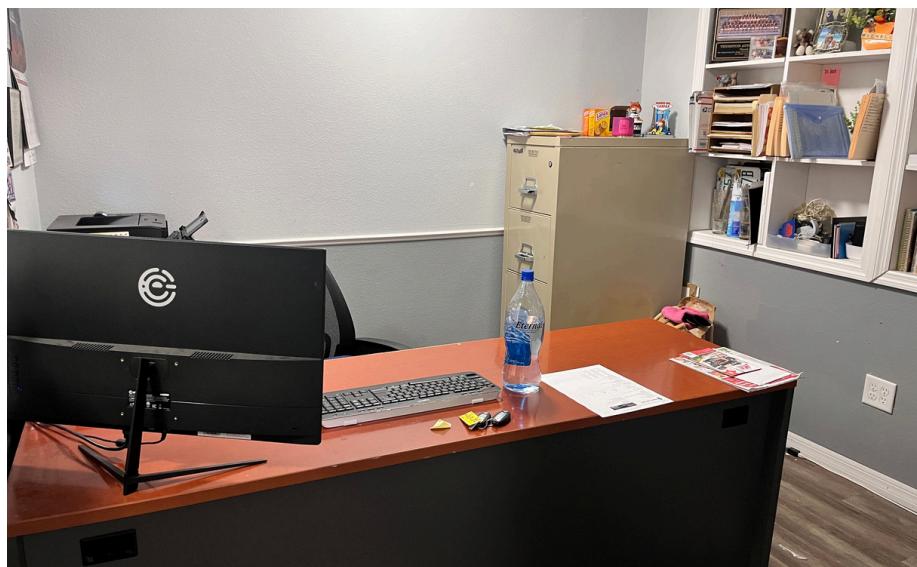
13537 Granville Avenue is situated in Clermont, Florida, which is located in Lake County and is part of the Metro Orlando MSA.

Clermont is a fast-growing “small town” with many amenities for residents and businesses.



	30 min	60 min	90 min
Total population	1,013,457	3,554,305	6,690,241
Total households	379,127	1,347,803	2,612,978
Avg households	\$98,235	\$94,686	\$91,255
Total businesses	51,971	140,231	257,136
Total employees	571,494	1,469,896	2,657,511

Building photos





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