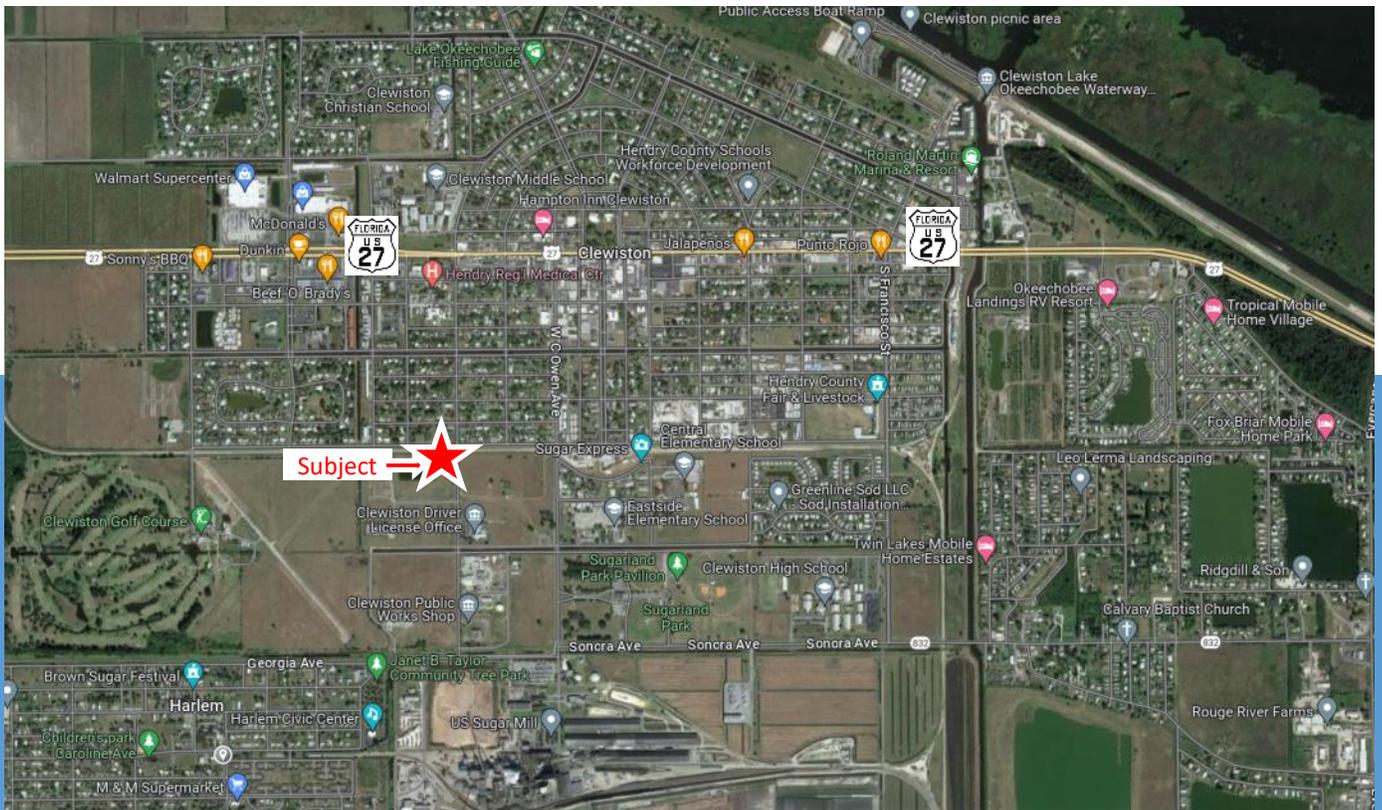


CLEWISTON COMMERCE CENTER



Asking: \$250,000 Per Acre

+/- 2.76 Acres

- ± 2.76 Acres in the path of progress
- Light Industrial Zoning
- Roads & Utilities to the edge of site
- Filled to Grade
- City of Clewiston, FL
- Main Street Frontage at Front of Commerce Park
- Economic Incentives may be available for Qualified Business Owners



501 Commerce Court, Clewiston, FL 33440



Exclusively Listed By

INFINITY COMMERCIAL REAL ESTATE
1021 Ives Dairy Road, Suite #119
Miami, FL 33179

www.InfinityCommercial.net

Sherri Beregovoy

Cell: 305-803-3781

Office: 863-777-5067

Sherri@infinitycommercial.net

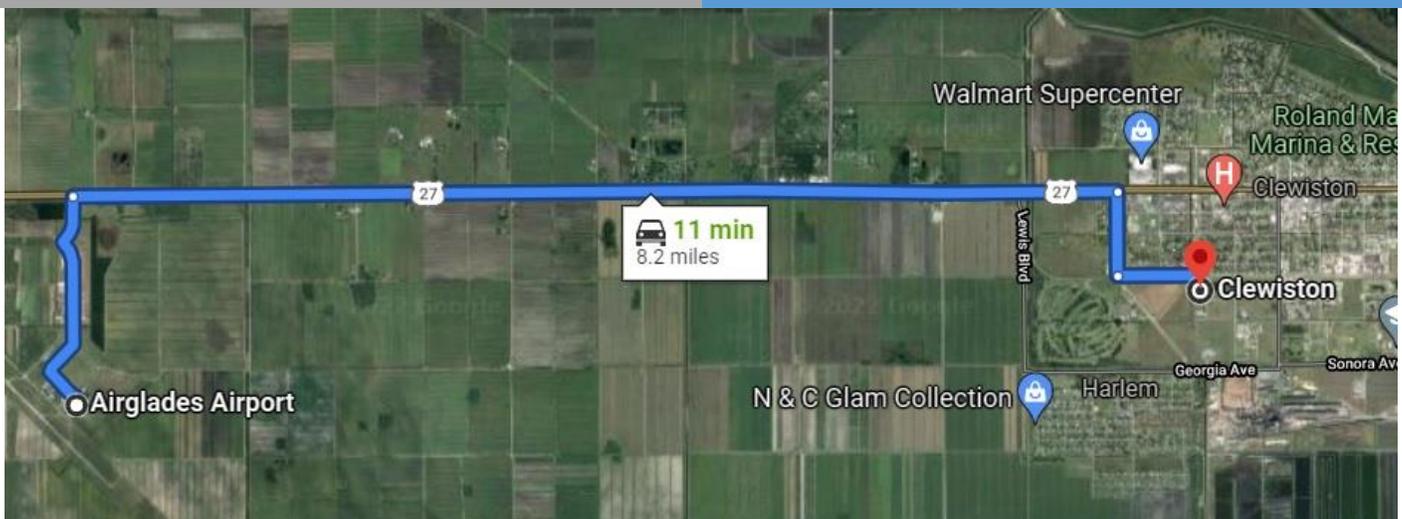
FOR SALE

±2.76 Acres



Asking: \$250,000 Per Acre

Clewiston Commerce Center



501 Commerce Court, Clewiston, FL 33440

- Centrally located in Florida
- Available diversified workforce
- Light Industrial Zoning
- Minutes off Highway US 27
- **Economic Incentives may be available**
- Main Street Frontage
- Within minutes of FAA approved Perishable Cargo Airport
- Excellent Growth Environment

THIS INFORMATION IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. THE FLOOR PLANS ABOVE AND HEREIN IS NOT TO SCALE, AND HAS NOT BEEN VERIFIED FOR ACCURACY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.



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Drive Time

Over 6,000 Trucks Pass on US 27 Every Day

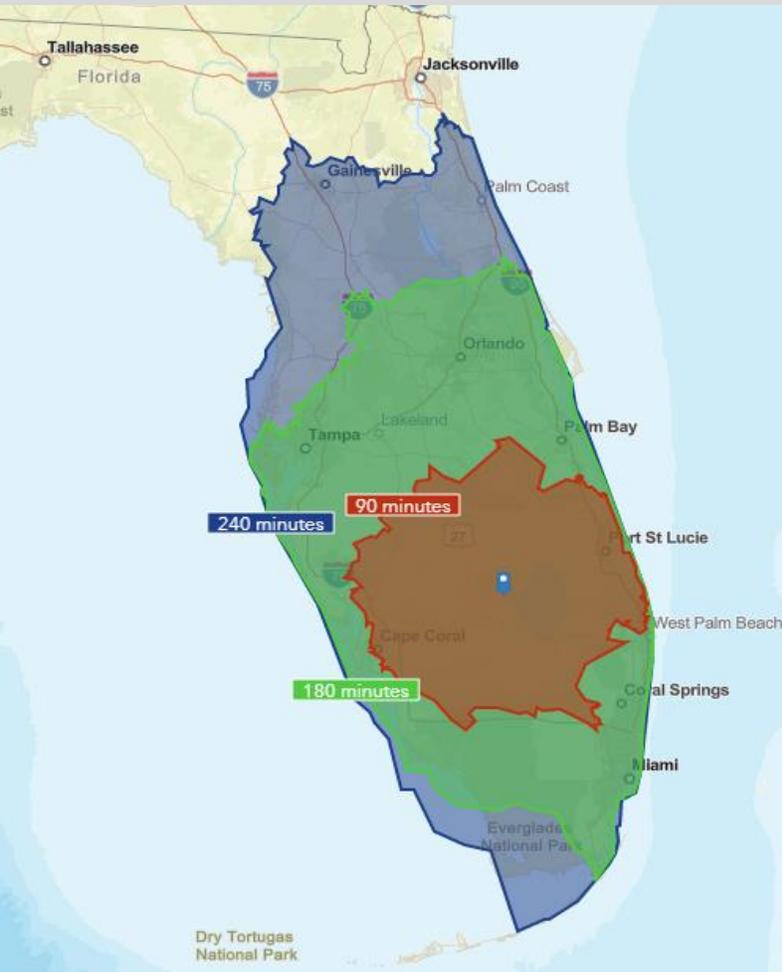
Population Summary	100 Miles	150 Miles	200 Miles
2010 Population	9,216,666	14,780,025	15,784,866
2020 Population	10,622,637	17,042,969	18,166,978
2025 Population	11,357,812	18,232,691	19,427,577

- 62 miles from Southwest Florida International Airport
- 78 miles to Palm Beach International Airport
- 138 miles to Orlando International Airport
- 160 miles to Tampa International Airport
- 87 miles to Port of Palm Beach
- 156 miles to Port of Tampa
- 115 miles to Port of Miami
- 96 miles to Port Everglades
- 283 miles to Georgia State Line
- 111 miles to Miami International Airport
- 95 miles to Fort Lauderdale International Airport

±2.76 Acres



Exposure & Growth



South Central Florida

- Industry Friendly Glades County and City of Clewiston
- Motivated and Affordable Workforce
- Local Grants, Incentives and Tax Credits for Some Uses
- 12% Lower Overall Operating Costs per *Site Selection Group*
- Foreign Trade Zone Status for Industrial Uses
- Easy Access to all of South & Central

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