

# 13,000 SF AVAILABLE



## AVAILABLE FOR SUBLLEASE

12668 Hancock Road, Building 200, Clermont, FL

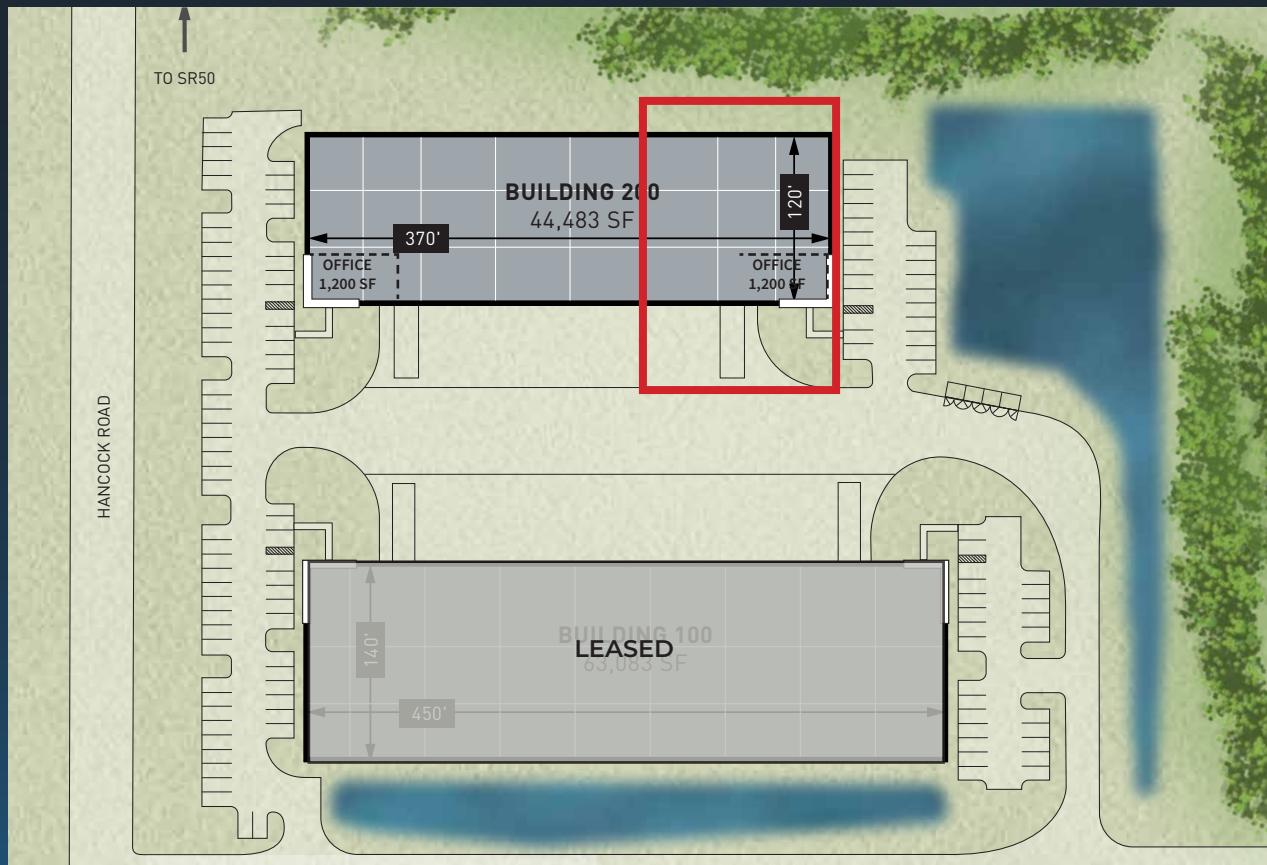
## HIGHLIGHTS

- SUBLLEASE EXP: 10/31/2031
- Flexible Lease Terms
- 13,000 SF Available
- 1,200 SF Office
- 24' clear height
- 4 Dock High Doors
- Industrial Zoning



# BUILDING SPECIFICATIONS:

13,000 SF Available



<b>Master Lease Expiration:</b>	October 31, 2031
<b>Available Size:</b>	13,000 SF
<b>Building Size:</b>	44,483 SF
<b>Loading:</b>	Front Load
<b>Building Dimensions:</b>	370' x 120'
<b>Ceiling Height:</b>	24'
<b>Office Space:</b>	1,200 SF
<b>Loading Doors:</b>	4 Dock High Doors
<b>Drive-Ins:</b>	1 Drive-Ins
<b>Column Spacing:</b>	48' x 50'
<b>Truck Court:</b>	180'
<b>Employee Parking:</b>	21 Spaces
<b>Trailer Parking:</b>	No
<b>Sprinkler System:</b>	ESFR
<b>Warehouse Lighting:</b>	LED
<b>Power:</b>	600 Amps
<b>Zoning:</b>	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

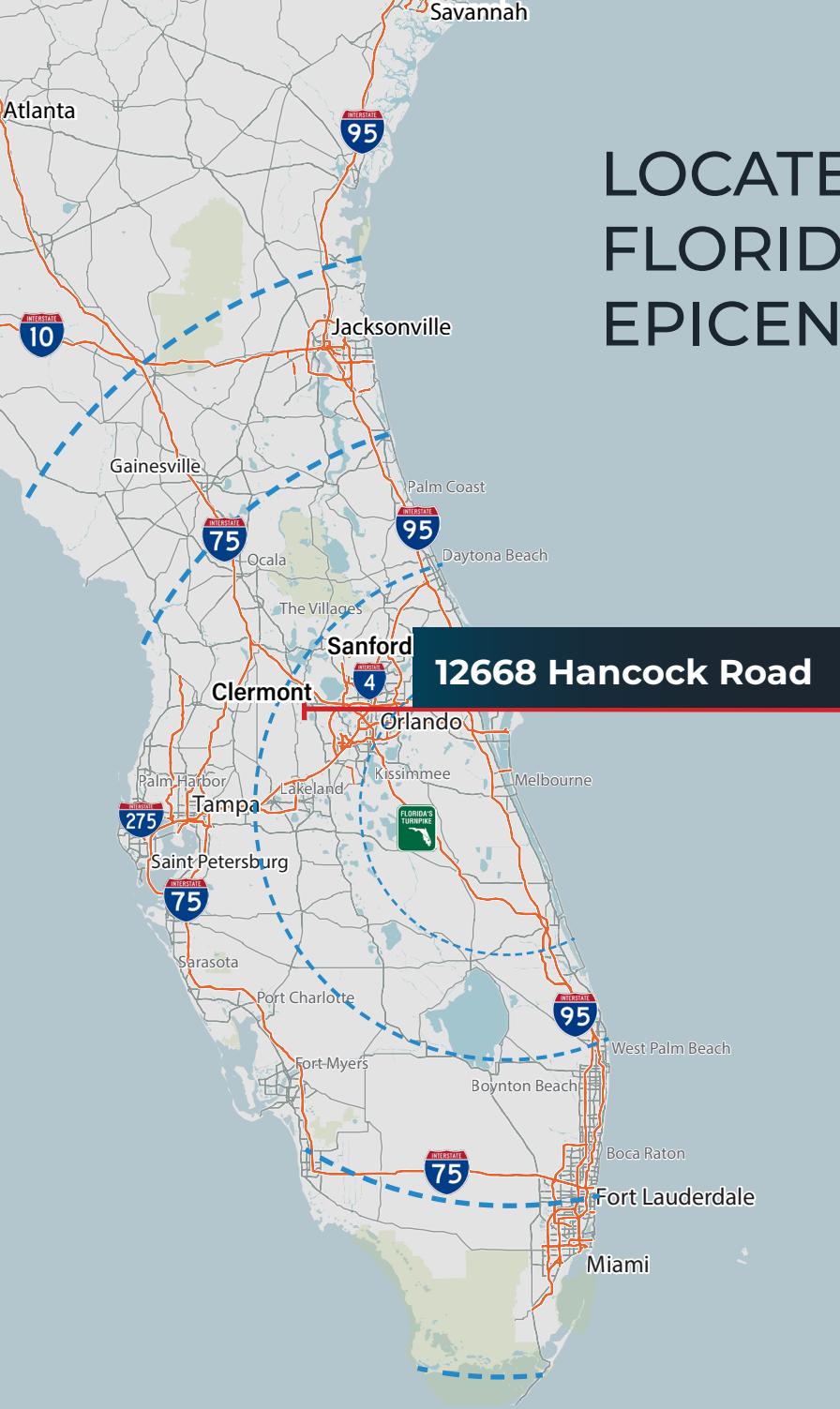
Orlando	23 Miles
Tampa	76 Miles
Jacksonville	160 Miles
Miami	247 Miles
Savannah	298 Miles
Atlanta	420 Miles

### 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



# YOUR PARTNERS IN COMMERCIAL REAL ESTATE



## JOE HILLS

Principal

 +1 407-718-3096

 [JHills@HLIPartners.com](mailto:JHills@HLIPartners.com)

## JOSH LIPOFF

Principal

 +1 856-535-6973

 [JLipoff@HLIPartners.com](mailto:JLipoff@HLIPartners.com)

DISCLAIMER: HLI Partners LLC, a licensed real estate broker. Although information has been obtained from sources deemed reliable, neither Owner nor HLI makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor HLI accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. HLI Partners is presenting available properties but may not be representing the ownership of all of the presented properties. ©2023. HLI Partners, LLC. All rights reserved.