

# CAMP LAKE COMMERCE CENTER

TURKEY FARM ROAD MINNEOLA, FL 34715

## PROPERTY SNAPSHOT:

### Total Park:

- + ±1,377,642 SF
- + ±163 Acres
- + 996 auto spaces
- + 193 trailer spaces
- + 32' clear height

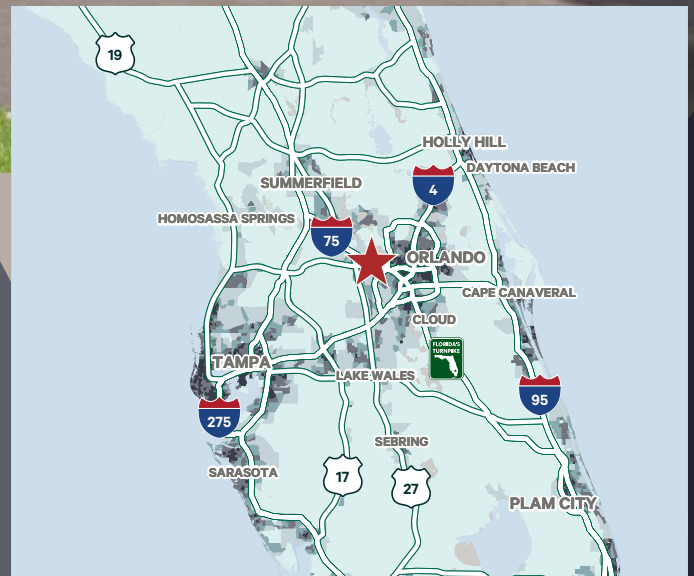
### Phase I:

- + Two buildings
- + 377,892 SF
- + 296 auto spaces
- + 85 trailer spaces

## LOCATION:

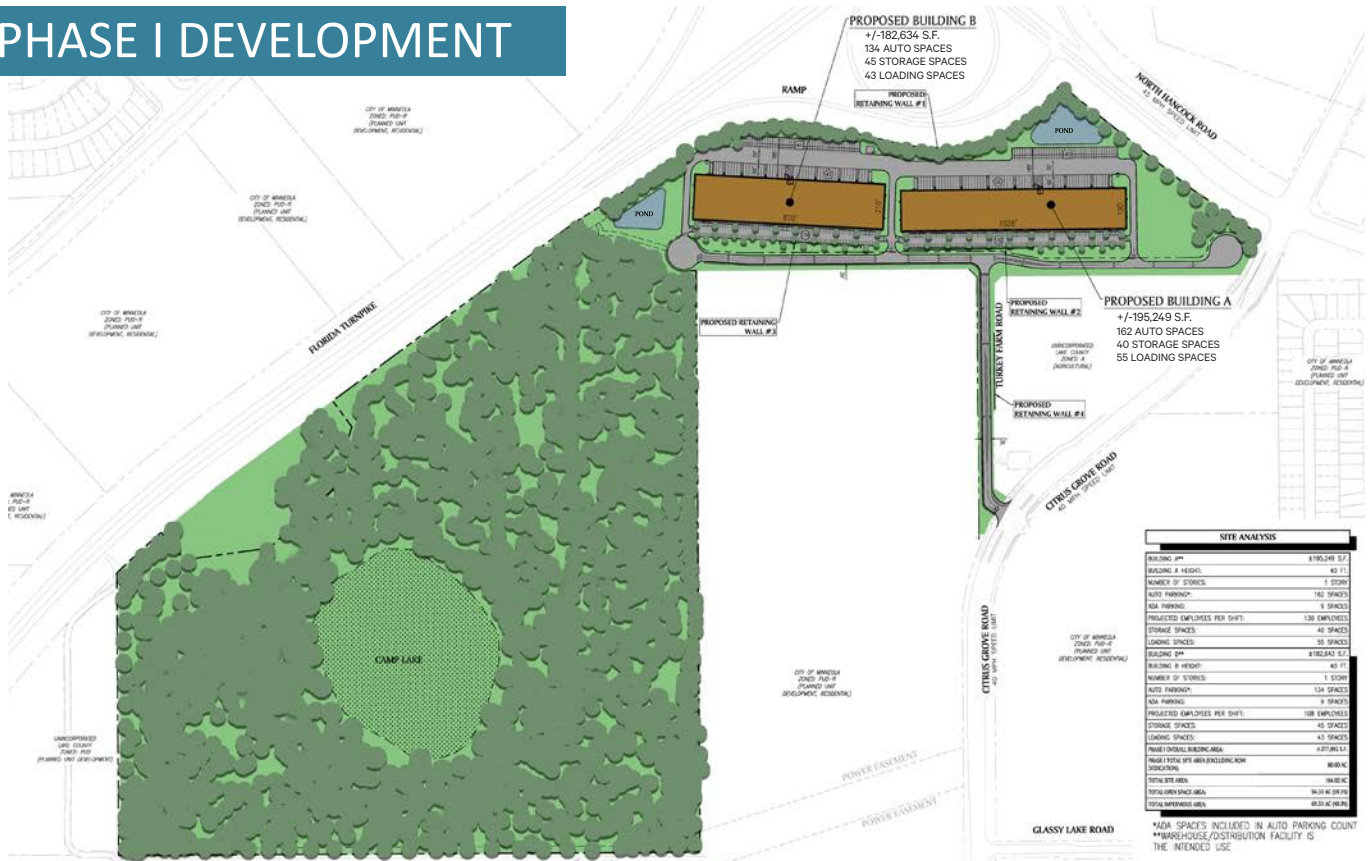
- + Instant access to Turnpike & Highway 27
- + Located at the crossroads of N. Hancock Rd & Citrus Grove Rd
- + 22 minutes to Winter Garden
- + Situated for statewide distribution
- + 180 bed Advent Health Hospital across Turnpike
- + Fronting road to be widened by county
- + Level 3 fire station

**CBRE**



1,377,642 TOTAL SF DIVISIBLE BY 14,000 SF

## PHASE I DEVELOPMENT



## FUTURE DEVELOPMENT

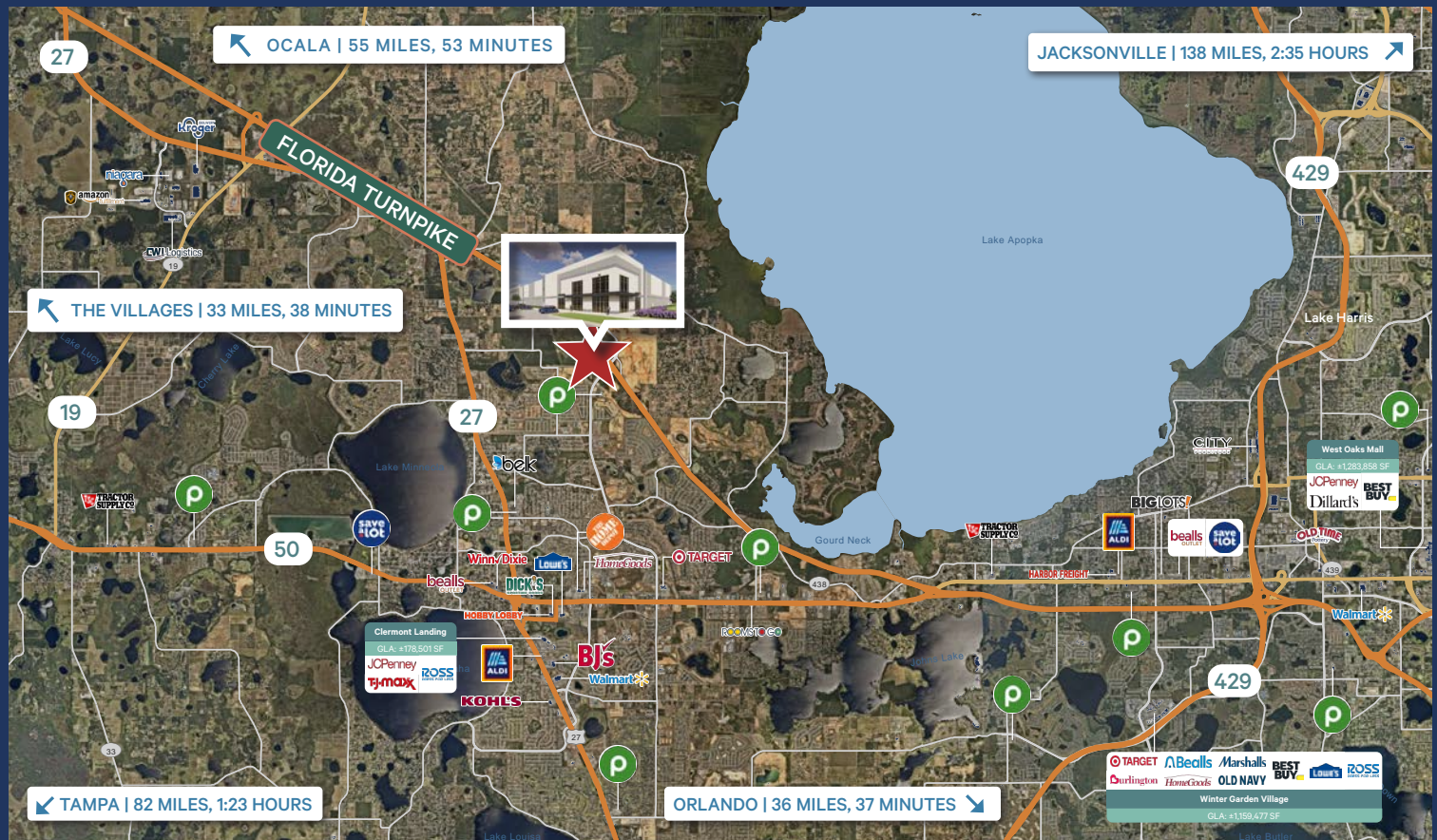






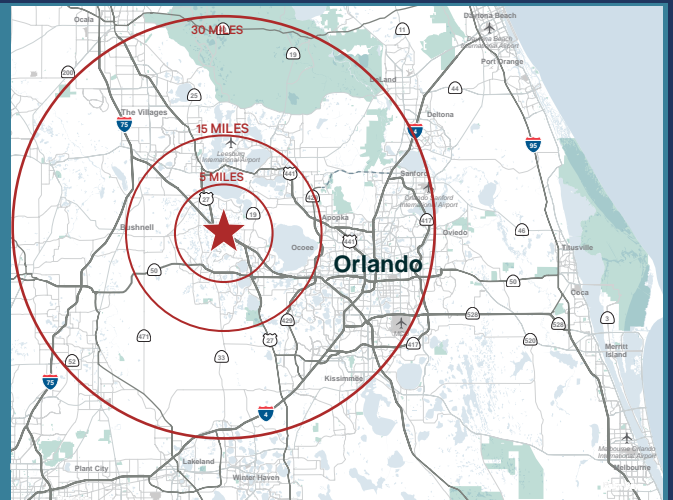
	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G
	PHASE 1		PHASE 2		PHASE 3		
<b>Total SF</b>	±195,249	±182,643 SF	±196,040 SF	±140,070 SF	±172,380 SF	±154,290 SF	±336,970 SF
<b>Office</b>	Two (2) 2,500 SF pods	Two (2) 2,500 SF pods	Built to Suit	Built to Suit	Built to Suit	Built to Suit	Built to Suit
<b>Loading</b>	Rear	Rear	Rear	Rear	Rear	Rear	Rear
<b>Depth</b>	190'	210'	260'	210'	260'	260'	310'
<b>Typical Bay</b>	54' W x 43 3/4" D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D
<b>Speed Bay</b>	60'	60'	60'	60'	60'	60'	60'
<b>Clear Height</b>	32'	32'	32'	32'	32'	32'	36'
<b>Dock Doors</b>	55 (9' x 10')	43 (9' x 10')	38 (9' x 10')	33 (9' x 10')	33 (9' x 10')	3.0 (9' x 10')	54 (9' x 10')
<b>Rear Drive-Ins</b>	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'
<b>Front Drive-Ins</b>	Two (2) 10' x 12' (6 knockouts)	Two (2) 10' x 12' (4 knockouts)	TBD	TBD	TBD	TBD	TBD
<b>Truck Court</b>	185'	185'	185'	135'	130'	130'	185'
<b>Trailer Parking</b>	40	45	33	0	0	0	75
<b>Auto Parking</b>	162	134	138	112	110	84	167
<b>Power</b>	2,000 amps, 277 / 480 volt, 3-phase	2,000 amps, 277 / 480 volt, 3-phase	2,000 amps, 277 / 480 volt, 3-phase	2,000 amps, 277 / 480 volt, 3-phase	2,000 amps, 277 / 480 volt, 3-phase	2,000 amps, 277 / 480 volt, 3-phase	3,000 amps, 277 / 480 volt, 3-phase
<b>Sprinklers</b>	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR	ESFR





## 2024 DEMOGRAPHICS

	5 MILE RADIUS	15 MILE RADIUS
TOTAL POPULATION	81,495	532,170
2029 POPULATION PROJECTION	98,075	581,958
DAYTIME WORKERS	32,288 43.0%	162,756 38.0%
TOTAL HOUSEHOLDS	30,358	190,220
AVERAGE HOUSEHOLD INCOME	\$116,868	\$120,622
TOTAL BUSINESSES	2,968	14,768



## For More Information Contact:

### David Murphy

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### Monica Wonus

Senior Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### Gaby Gissy

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

### JR Wright Jr

Strategic Real Estate Partner  
+1 912 617 7705  
jrwright@strategicrepartners.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.