

# INDUSTRIAL PROPERTY

# FOR SALE

19520 US HIGHWAY 27  
CLERMONT, FL 34715

CALL US TODAY!  
**954.214.6700**

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Current 10,000 SF Building on Property

**Buy Today,  
Operate Tomorrow:**  
Turnkey Industrial HQ in  
Clermont's Next-Wave  
Growth Corridor

Offered at  
**\$5,750,000**

Prime US Hwy 27  
frontage with  
Florida Turnpike  
exposure

This industrial headquarters opportunity delivers rare visibility, immediate functionality, and room to grow in one of Central Florida's fastest-expanding corridors. Located at 19520 US Highway 27, Clermont, FL 34715, the property combines US-27 frontage with Florida Turnpike exposure, giving an owner-user constant brand presence in front of daily commuter and commercial traffic.

## Property Overview

±5.16 acres of industrial land with direct US Highway 27 frontage and Turnpike visibility for powerful branding presence.

Existing ±10,000 SF industrial building plus ±800 SF mezzanine, designed for immediate owner-user occupancy.

Secured, fenced yard ideal for vehicle and equipment storage, outdoor inventory, or contractor operations.

## Visibility & Brand Leverage

- Dual exposure to US 27 and the Florida Turnpike creates continuous drive-by impressions every day.
- Ideal for large building signage and potential pylon/monument signage to turn the site into a permanent billboard for your business.
- Perfect for companies that understand visibility can offset traditional advertising spend.

## Growth Corridor Location

- Located between Clermont and Minneola in a rapidly developing industrial and commercial corridor.
- Surrounded by population, infrastructure, and industrial growth, making this a "future-proof" location for expanding companies.
- Strong positioning for users looking to serve West Orlando and broader Central Florida from a single, strategic hub.

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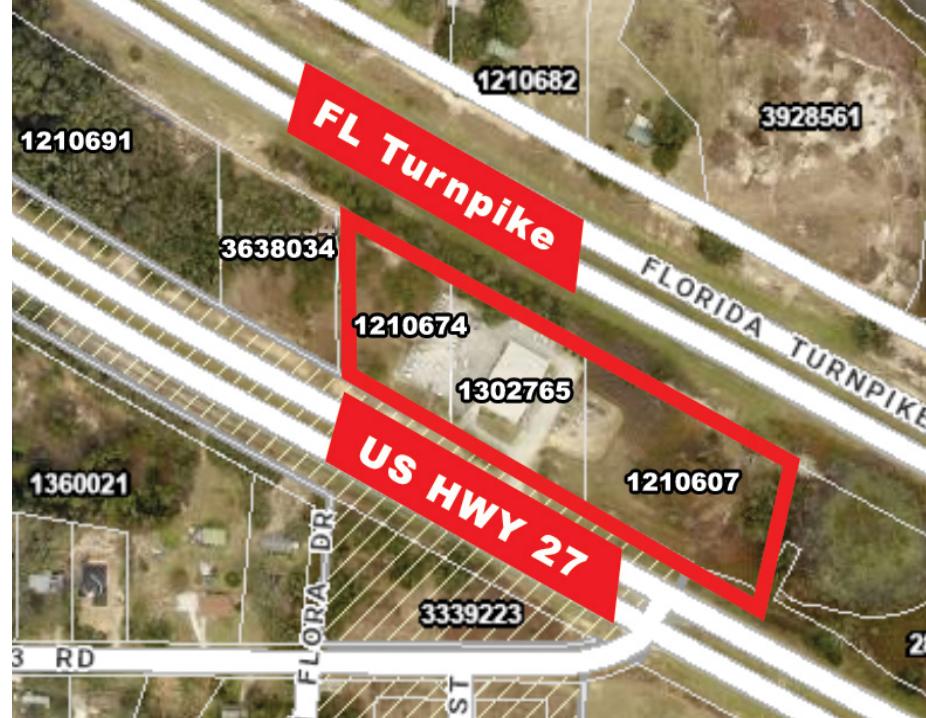
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Rendering of New Building



**±5.16 acres of Industrial Land  
Industrial Building and TWO Industrial Lots**

This is not just an industrial property - it's a highly visible operating headquarters in one of Central Florida's fastest-growing corridors. Located at 19520 US Highway 27 in Clermont, this ±5.16-acre site delivers rare dual frontage on US-27 and Florida's Turnpike, giving your brand a front-row seat to thousands of cars every day and effectively replacing traditional ad spend with permanent visibility.

The property features an existing ±10,000 SF industrial building with office and mezzanine, plus a secured fenced yard, allowing an owner-user to buy today, operate tomorrow, and expand when ready. Excess land and flexible Light Industrial zoning provide room for future growth, while nearby projects in Clermont and Minneola are rapidly transforming this corridor into the region's next-wave industrial and commercial hub.

Area	Acres	Alternate Key	Zoning
Parcel 1	2.217	1210607	Industrial
Parcel 2	1.59	1302765	Industrial
Parcel 3	1.35	1210674	Industrial

## Ideal Uses

- Building supply / distribution
- Contractor yard
- Logistics / service-based operations
- Light manufacturing
- Owner-user industrial headquarters