

16,000 SF AVAILABLE



AVAILABLE

FOR SUBLEASE

12668 Hancock Road, Building 200, Clermont, FL

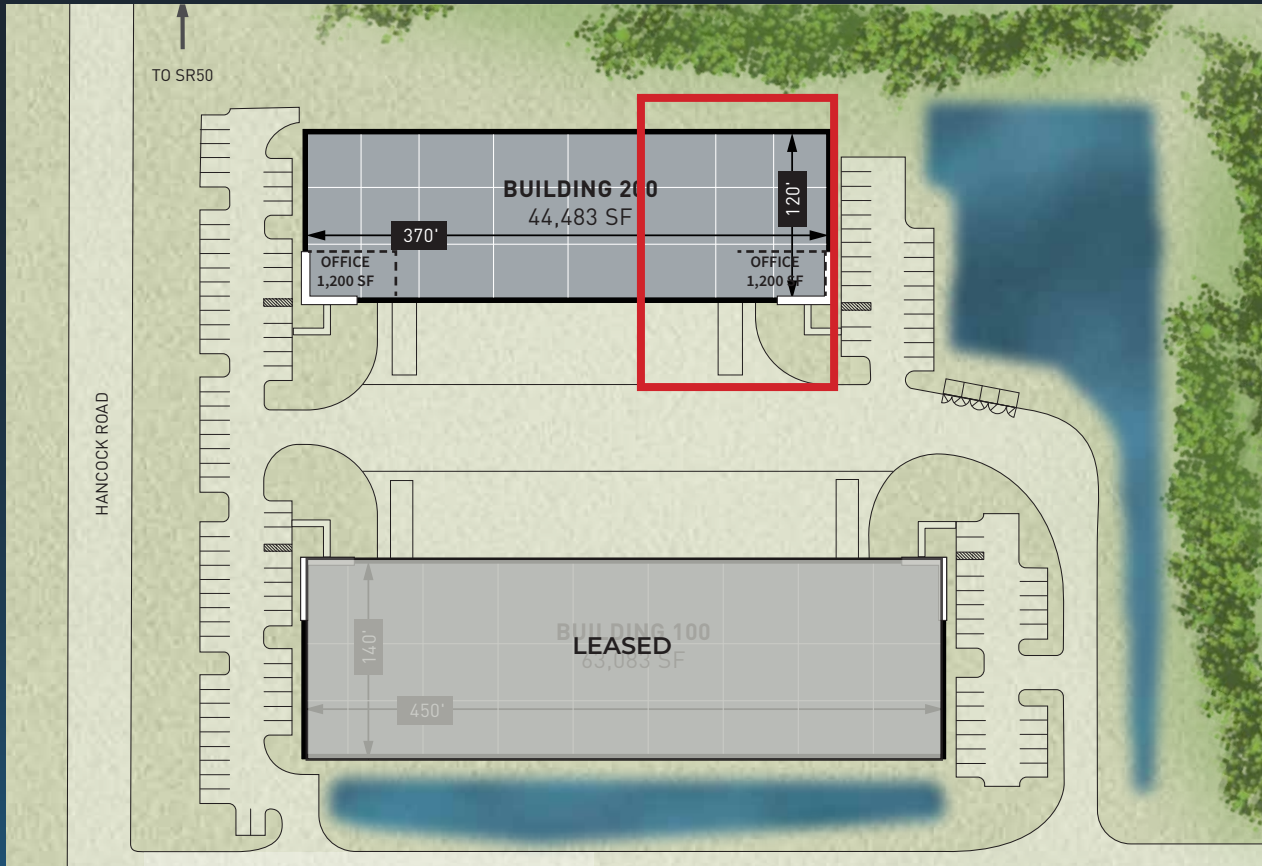
HIGHLIGHTS

- SUBLEASE EXP: 10/31/2031
- Flexible Lease Terms
- 16,000 SF Available
- 1,200 SF Office
- 24' clear height
- 4 Dock High Doors
- Industrial Zoning



BUILDING SPECIFICATIONS:

13,000 SF Available



Master Lease Expiration:	October 31, 2031
Available Size:	16,000 SF
Building Size:	44,483 SF
Loading:	Front Load
Building Dimensions:	370' x 120'
Ceiling Height:	24'
Office Space:	1,200 SF
Loading Doors:	4 Dock High Doors
Drive-Ins:	1 Drive-Ins
Column Spacing:	48' x 50'
Truck Court:	180'
Employee Parking:	21 Spaces
Trailer Parking:	No
Sprinkler System:	ESFR
Warehouse Lighting:	LED
Power:	600 Amps
Zoning:	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.



THE HOME DEPOT
DUNKIN'
 Cuckoo Coffee
 Publix
 CVS pharmacy
 Applebee's

COSTCO WHOLESALE
FLOOR DECOR TILE • WOOD • STONE
 Publix
 Orangetheory
 Bajangles
CARMAX

Save a lot
 Publix
 CRASH FITNESS
 APEX FITNESS
 Wawa
 Firestone COMPLETE AUTO CARE
 CVS pharmacy
 KFC
 DUNKIN'
 BURGER KING
 STARBUCKS COFFEE

BIG LOTS!
 DOLLAR TREE
 TACO BELL
 Culver's
 Wendy's
 CVS pharmacy
SUBWAY

Target
 Ruby Tuesday
 Pizzeria
 Starbucks COFFEE
 McDonald's

ALDI
 H&R BLOCK
 Harbor Freight
 Circle K

MILLER'S ALE-HOUSE
 BAEFF'S

at home ZAXBY'S
 The Home & Holiday Superstore
 Fitness CF
 BEEF O'BRADY'S
 Applebee's
 SONNY'S BBQ
 Omg JUICE
 Planet Fitness
 SMOOTHIE KING
 SKY ZONE

macy's
 BEST BUY
 LOWE'S
 Burlington
 BONEFISH GRILL
 Target
 PET SMART
 Party City
 Marshalls
 ULTA
 HAVERTYS FURNITURE
 OLD NAVY
 Staples
 LA FITNESS
 KIRKLAND'S
 JOANN
 carter's
 FIVE GUYS
 Chick-fil-ix
 NIKE
 just salad
 TORCHYS TACOS

Walmart * **JCPenney** **Michaels** **ROSS** DRESS FOR LESS
 B.J.'s
 STRETCH LAB
 ALDI
 TJ-maxx
 Culver's
 Bath & Body Works
 FAMOUS footwear
 Olive Garden
 DOLLAR TREE
 IHOP

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




12668 Hancock Road

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