

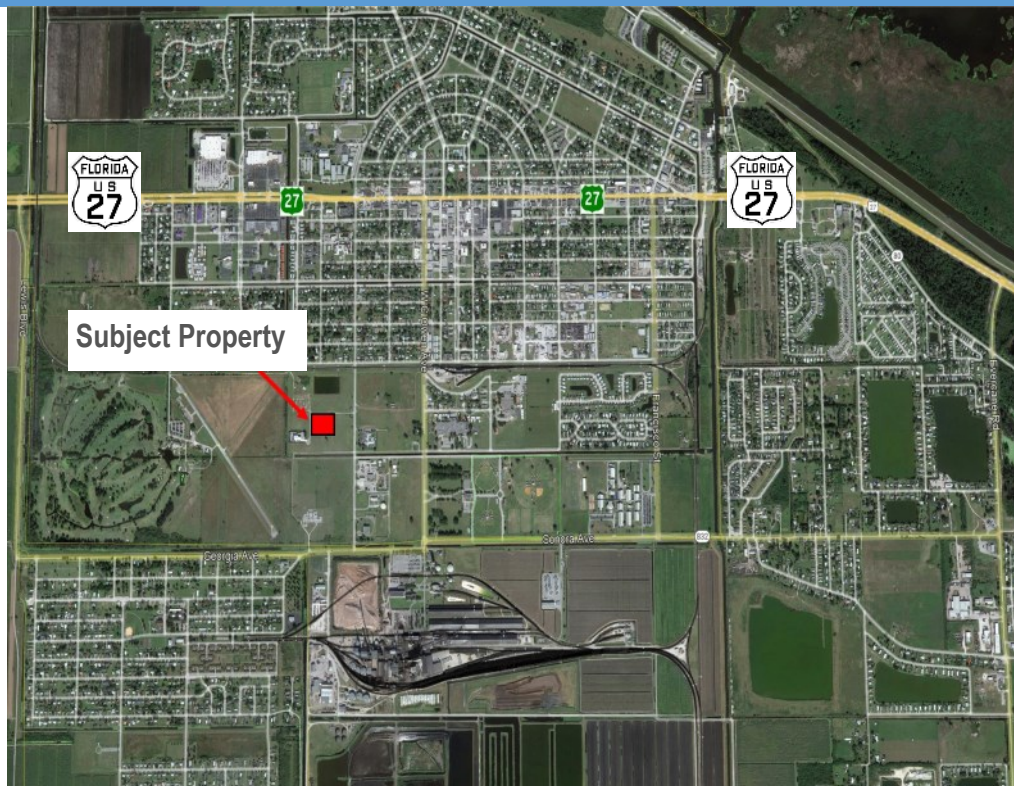
CLEWISTON COMMERCE CENTER

For Sale or Lease



New 32,840 Sq. Ft. Industrial Building on Oversized 4.69 Acre Lot

- Light Industrial Zoning
- Fully Air Conditioned (70 Ton HVAC)
- 6 Dock High Doors 8'x 8'
- 1 Drive-in Door 8'x 12'
- Cross Dock Facility
- Power: 800 amps, 208v, 3 Phase
- ±230' x 120' Truck Court
- ±250' x 60' Parking
- ±1,330 SF Office Expandable to ±3,670 SF
- 200 LB/FT load-bearing mezzanine above offices
- Private Restrooms with Showers
- Ideal for Manufacturing
- Clear Span - Just One Column Line



512 Commerce Court, Clewiston, FL 33440

Exclusively Listed By;



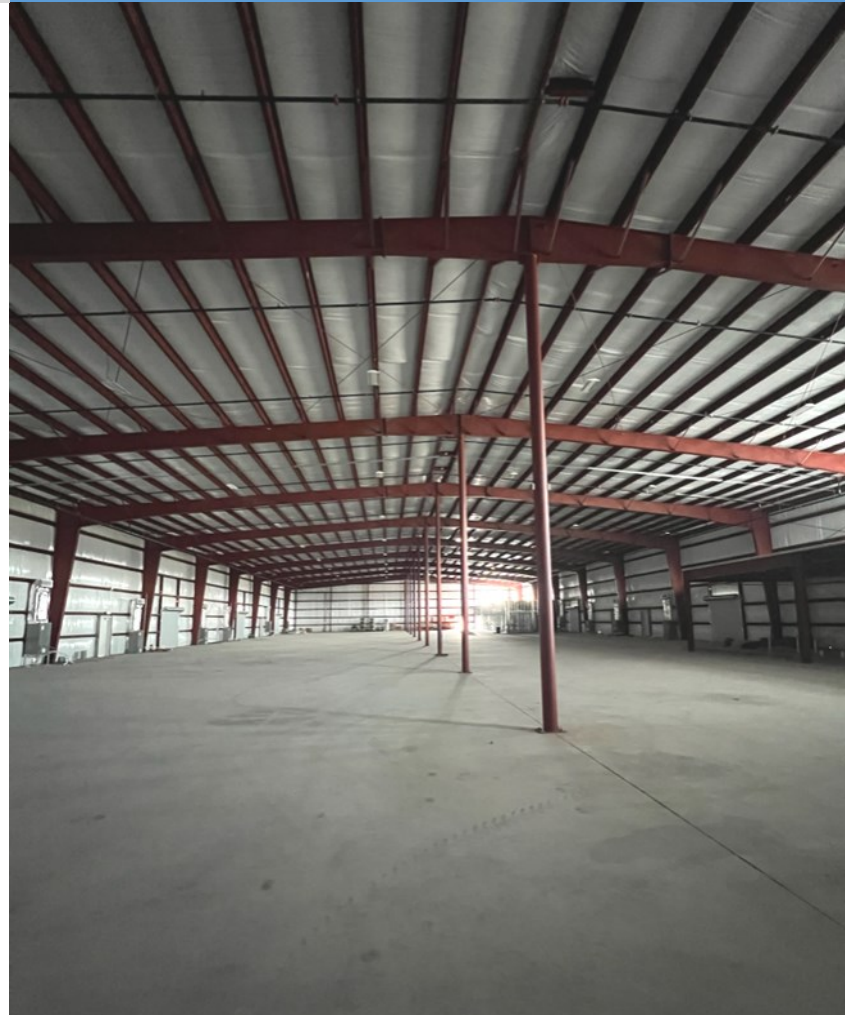
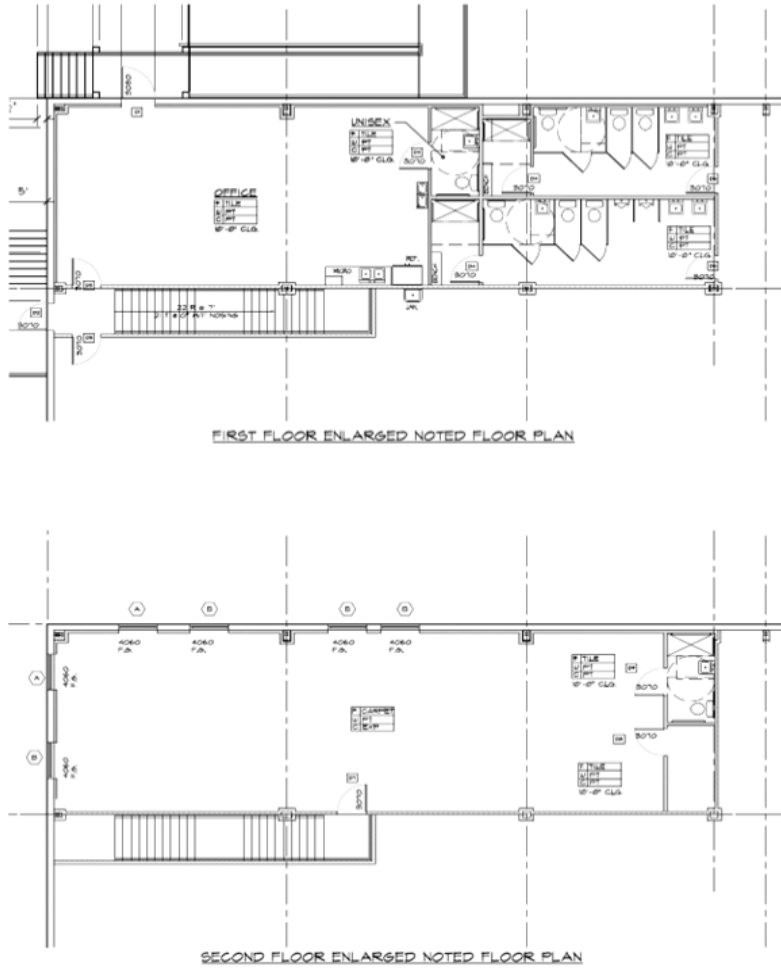
INFINITY COMMERCIAL REAL ESTATE
305-947-9514
1021 Ives Dairy Road, Suite #119
Miami, FL 33179
www.InfinityCommercial.net

For Information Contact:

Sherri Beregovoy
Cell: 305-803-3781
Sherri@infinitycommercial.net

**Lease for \$15.00 PSF
Industrial Gross**

**Buy for
\$7,590,000 (\$231.12 PSF)**

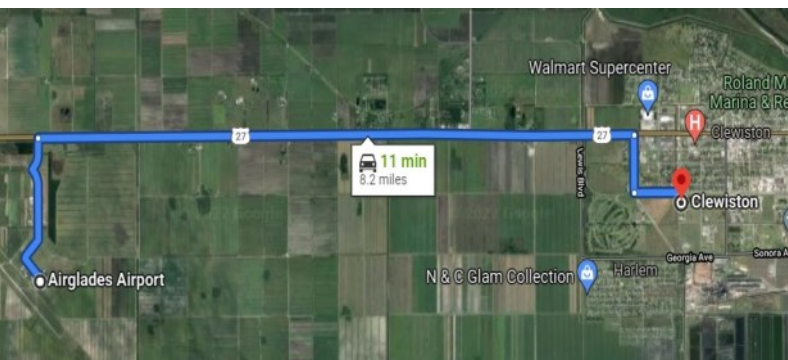


Ready to Occupy

Built to Latest Code

Outstanding "In-City" Location

- **Within 11 minutes of FAA approved cargo and perishables international I airport**
- **Central Florida Location: Within 200 Miles of Most Major State Markets**
- **Affordable, Motivated Workforce**
- **Just off US 27, Florida's Designated Freight Corridor**



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 ARE NOT TO SCALE, AND HAVE 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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Energy Efficient: Fully Insulated, LED Lights, Hurricane Windows & Doors



Just One Column Line, Fully A/C

Abundant Power



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Location,

ACCESS to Ports / Airports / People



- ◆ 97 miles to Port of Miami
- ◆ 79 miles to Port Everglades
- ◆ 69 miles to Port of Palm Beach

- ◆ 98 miles to Miami International Airport
- ◆ 69 miles to Palm Beach International Airport
- ◆ 80 miles to Fort Lauderdale International Airport



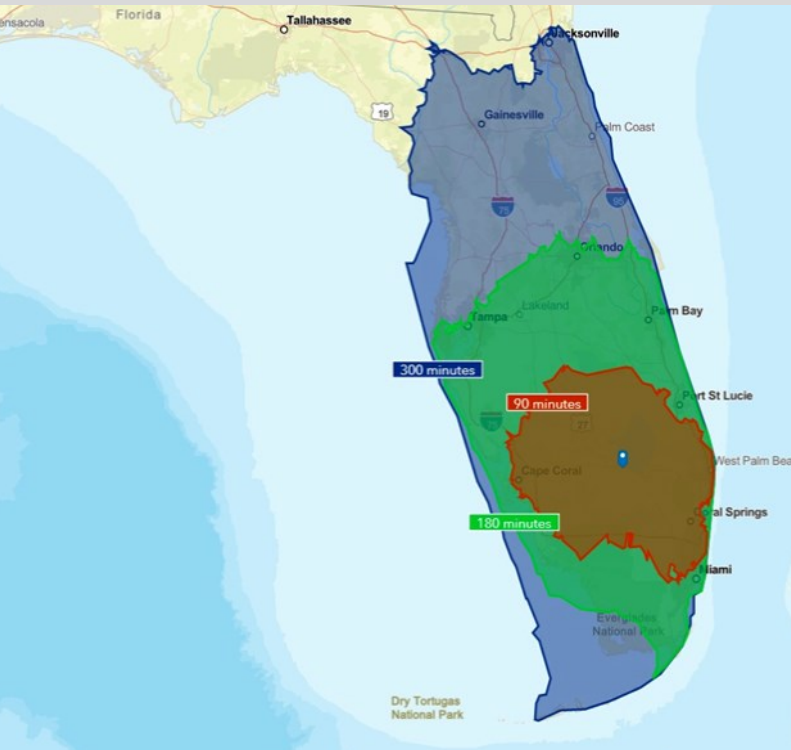
- ◆ Within 100 Miles: Ft. Lauderdale, Palm Beach & Miami Metros
- ◆ Within 150 Miles of Tampa, Orlando Metros
- ◆ 334 Miles to the Georgia State Line

Demographic Summary	100 Miles	150 Miles	200 Miles
Total Population	9,168,893	16,166,332	17,962,948
Number of Businesses	483,203	768,783	832,184
Number of Employees	3,965,281	6,975,441	7,550,581

Location,



Drive Times



Location!

- Industry Friendly Hendry County and City of Clewiston
- Motivated and Affordable Workforce
- Local Grants, Incentives and Tax Credits for Targeted Uses
- Excellent Lifestyle & Community
- Fast Access to all Major Florida Market Areas, Ports and Airports

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