

Clewiston Commerce Center

512 Commerce Ct

Clewiston, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



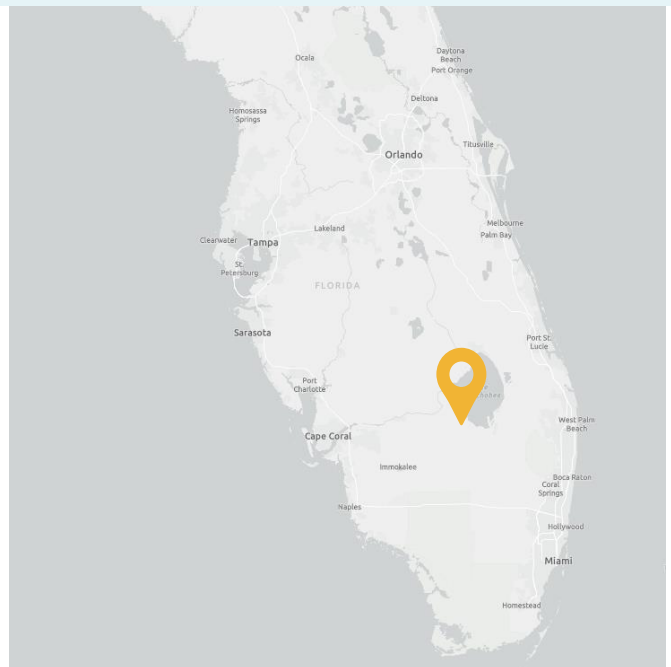
Newly Constructed Industrial Property for Sale or Lease

32,840 SF
4.69 acres

\$5,499,000

Property Highlights

- Brand new 32,840 SF industrial building on a large 4.69 ac lot
- \pm 32,840 SF of state-of-the-art newly-constructed light industrial space is now available for lease or sale in Clewiston, Hendry County.
- Situated just south of Lake Okeechobee less than a mile from US-27, this prime position in central southern Florida offers excellent access to the Miami-Tampa-Southwest Florida markets.



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Better never settles

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LEASE INFORMATION

Brand New Construction!

Building SF	Lease Rate	Monthly Rent <small>*Taxes not included</small>
32,840 SF	\$13.50 Gross	\$26,820.00

Building Highlights

- Light industrial Zoning
- Fully Air Conditioned
- 6 Dock High Doors 8' x 8'
- 1 Drive-in Door 8' x 12'
- Cross Dock Facility
- Power: 800 amps, 208v, 3 phase
- Clear Span - Just one Column Line
- +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

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CENTRAL LOCATION:

AROUND 94 MILES TO MIAMI INTERNATIONAL AIRPORT (MIA), 79 MILES TO PORT EVERGLADES, 180 MILES TO TAMPA INTERNATIONAL AIRPORT (TPA) AND 72 MILES TO RSW AIRPORT (FORT MYERS.) LESS THAN 9 MILES FROM THE PLANNED AIRGLADES AIRPORT FREIGHT TERMINAL PROJECT IN HENDRY COUNTY



GROWING INFRASTRUCTURE:

THIS BRAND-NEW FACILITY WILL PLAY A KEY ROLE IN MEETING DEMAND FOR LOGISTICS, ECOMMERCE, GENERAL WAREHOUSING/STORAGE, ASSEMBLY, MANUFACTURING OR MANY OTHER LIGHT INDUSTRIAL USES.



MAJOR TRANSPORTATION ROUTES:

SITUATED JUST SOUTH OF LAKE OKEECHOBEE LESS THAN A MILE FROM US-27, THIS PRIME POSITION IN CENTRAL SOUTHERN FLORIDA OFFERS EXCELLENT ACCESS TO THE MIAMI-TAMPA-SOUTHWEST FLORIDA MARKETS.



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