

REAL ESTATE For Sale



10,000 SF INDUSTRIAL BUILDING ON 1.6 ACRES WITH OUTSIDE STORAGE

**19520 US HIGHWAY 27
CLERMONT, FL 34715**

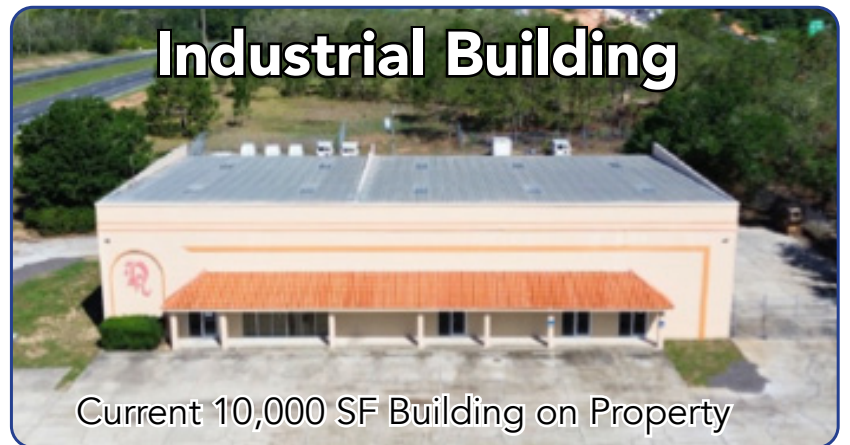
PRIME INDUSTRIAL FRONTAGE ASSET

Highly visible industrial property offering an existing 10,000 SF warehouse building with secured paved yard, strategically positioned along US Highway 27 with direct exposure to the Florida Turnpike. This offering includes the building on 1.6 acre parcel with outside storage, providing operational flexibility and future expansion potential.

PROPERTY HIGHLIGHTS

- ±10,000 SF Industrial Building
 - ±1,000 SF office
 - ±600 SF mezzanine
- Fenced & secured paved yard
- Industrial zoning (LM)
- On a 1.6 Acre lot with outside storage
- Existing infrastructure in place
- Ideal for owner-user or investor

Industrial Building



Current 10,000 SF Building on Property

Rendering of New Building



Offered at
\$4,250,000

Contact Us Today!
954.214.6700

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**Additional Parcels
Available!**

See back for details

UNMATCHED VISIBILITY & ACCESS

- US Highway 27 frontage
 - AADT ±27,000
- Florida Turnpike rear exposure
 - AADT ±97,500
- Minutes to Florida Turnpike Exit #278
- Excellent signage and branding potential
- Positioned at the crossroads of Central Florida growth



ADDITIONAL PARCELS AVAILABLE (IN YELLOW)

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Strategic Location

- Located in South Lake County's fastest-growing corridor
- Adjacent to Clermont & Minneola commercial expansion
- Near major economic drivers:
 - Hills of Minneola master development
 - Olympus Sports & Wellness District
 - National industrial and retail projects
- Easy access to SR-50 and regional distribution routes

Ideal Uses

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

SUMMARY

- ▶▶ Existing income-ready industrial asset
- ▶▶ Lower acquisition cost than full assemblage
- ▶▶ Immediate usability with expansion upside
- ▶▶ Exceptional highway and Turnpike exposure

ADDITIONAL PARCELS AVAILABLE EACH PARCEL SOLD SEPERATELY

Area	Acres	Alternate Key	Zoning	NOTES - All Lots Have Turnpike Exposure and US Hwy 27 Frontage
Parcel 1	2.217	1210607	Industrial	Lot Needs Fill Added
Parcel 2	1.35	1210674	Industrial	Clean Lot
Parcel 3	1.4029	3638034	Industrial	Clean Lot
Parcel 4	3.1	1210691	Industrial	Clean, But some Trees Removed
Parcel 5	1.37	1210658	Wetlands	Essential Stormwater Management & Drainage

Total Acres Available including Industrial Building Lot: 11.03 Acres