



CLEWISTON COMMERCE CENTER

\$15.00 PSF, Industrial Gross

32,820 SF (Divisible to 16,410 SF)

- 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
- Wide Clear Span - One Column Line



512 Commerce Court, Clewiston, FL 33440

Exclusively Listed By;



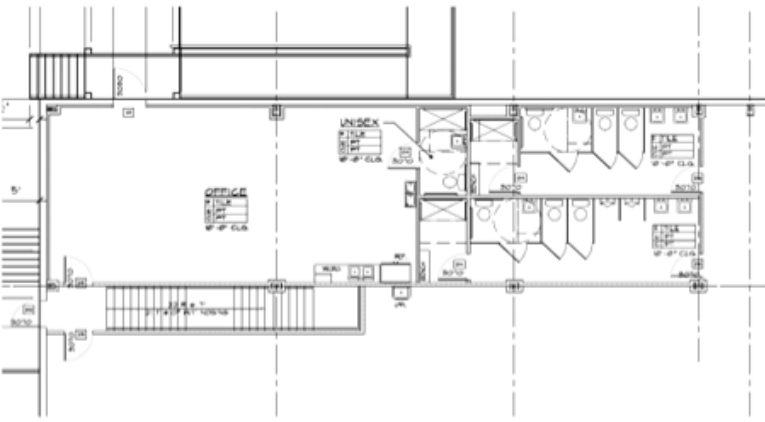
INFINITY COMMERCIAL REAL ESTATE
305-947-9514
1021 Ives Dairy Road, Suite #119
Miami, FL 33179
www.InfinityCommercial.net

For Information Contact:

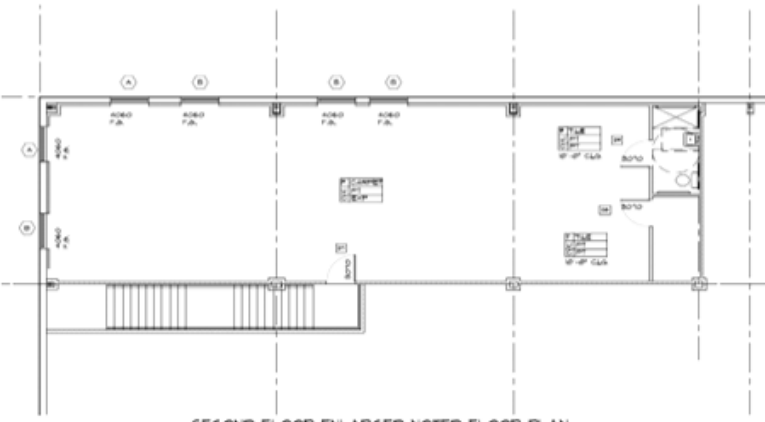
Sherri Beregovoy
Cell: 305-803-3781
Sherri@infinitycommercial.net

FOR LEASE

32,820 SF (Divisible to 16,410 SF)

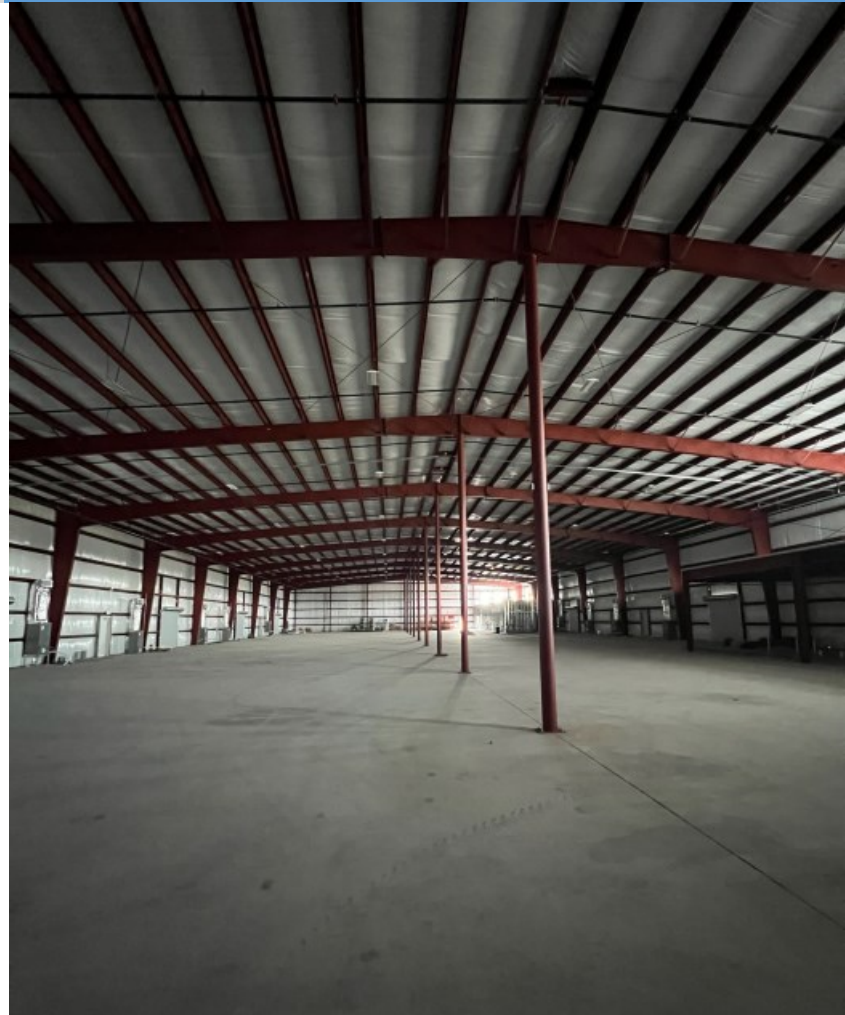


FIRST FLOOR ENLARGED NOTED FLOOR PLAN



SECOND FLOOR ENLARGED NOTED FLOOR PLAN

Office and Mezzanine

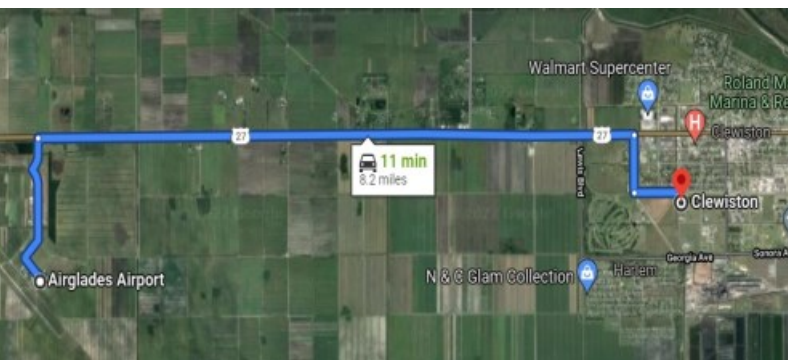


New and Ready to Occupy

Clewiston Commerce Center

Outstanding "In-City" Location

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



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FOR LEASE

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Warehouse

New and Ready to Occupy

Clewiston Commerce Center



Office



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



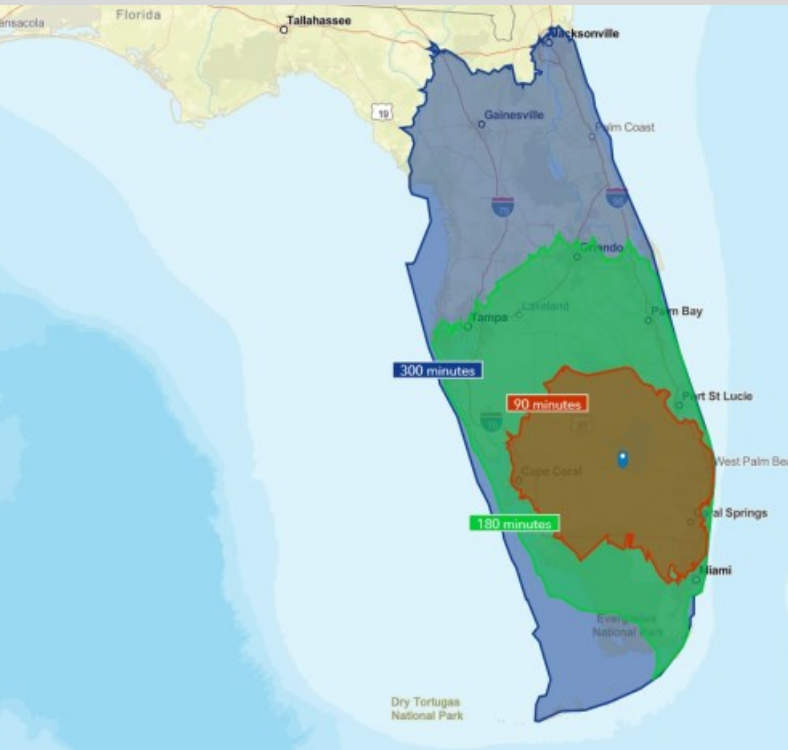
- ◆ Within 100 Miles: Ft. Lauderdale, Palm Beach & Miami Metros
- ◆ Within 150 Miles of Tampa, Orlando Metros
- ◆ 334 Miles to the Georgia State Line

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
- Easy Access to all of South & Central Florida

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