

NNN, SINGLE-TENANT INDUSTRIAL

11.04 Acres

\$1.35 M

10,000 SF Warehouse &
Adjacent Land for Development

19520 Hwy 27, Clermont, FL 34715



Quest Company
Commercial Real Estate Services

19520 HWY 27 - CLERMONT, FL

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Street Views



Entrance to Front Parking Lot



Rear Parking Lot



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Street Views | Adjacent Parcels



Facing Northwest

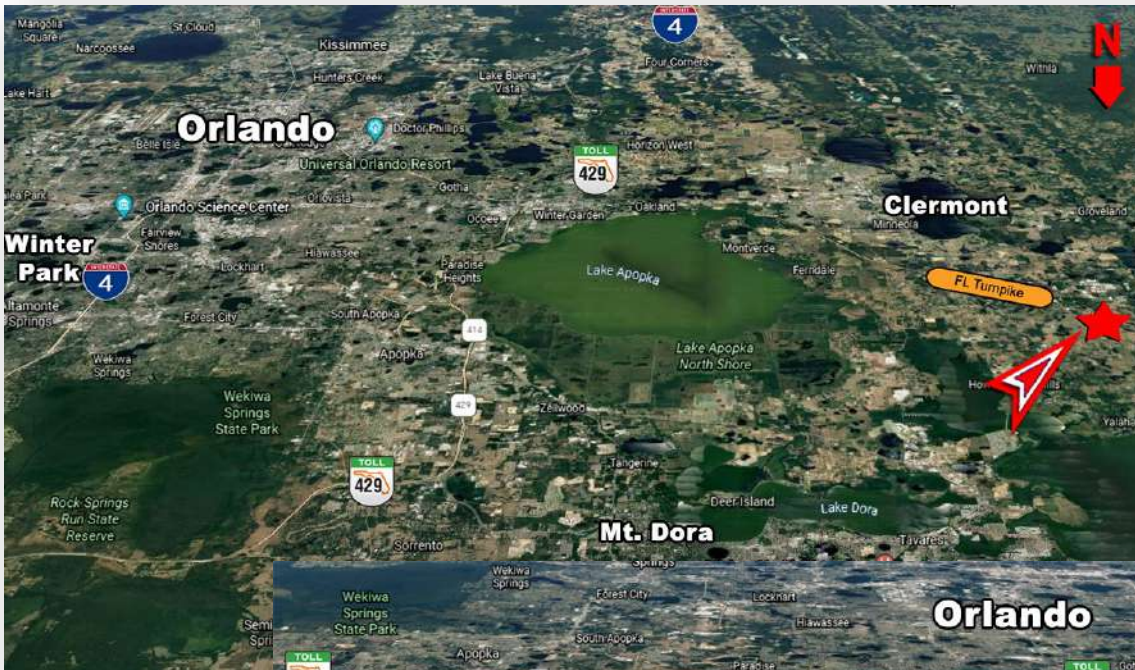


Facing Northeast

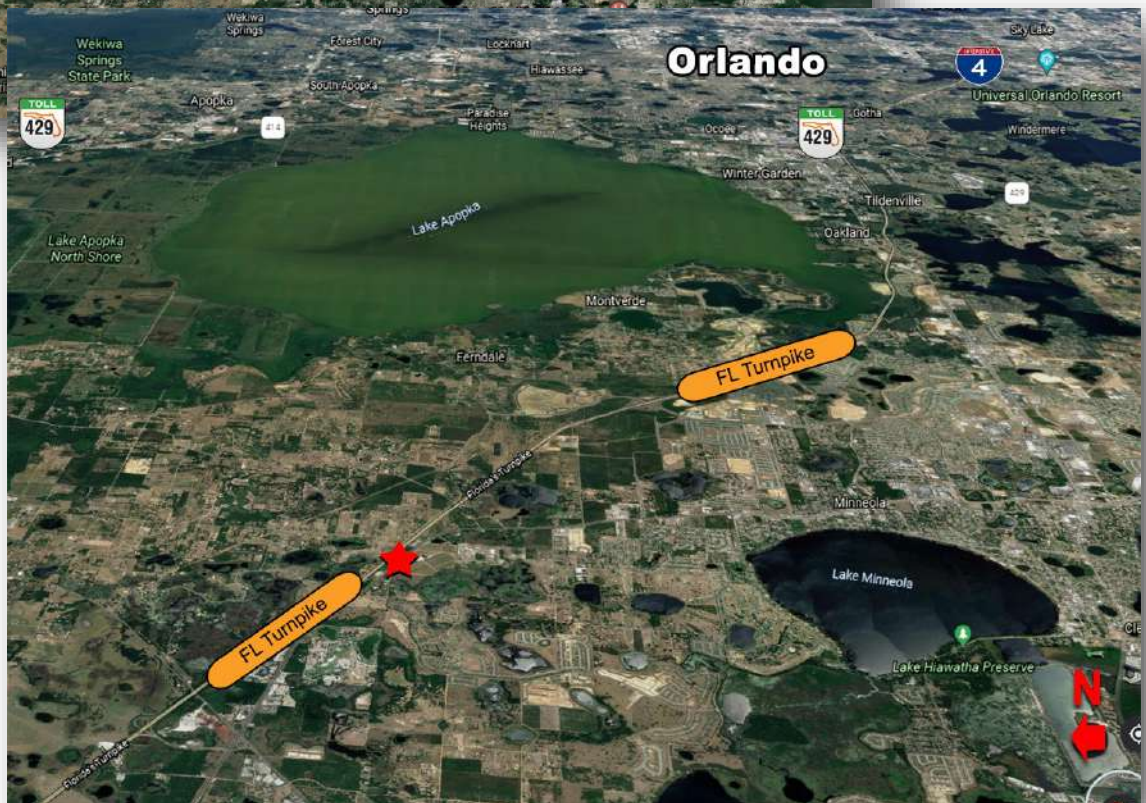


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3D Aerials



Facing S



Facing E



19520 HWY 27 - CLERMONT, FL Plat Map



6 Parcels with their Alt. Keys



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Zoning Map



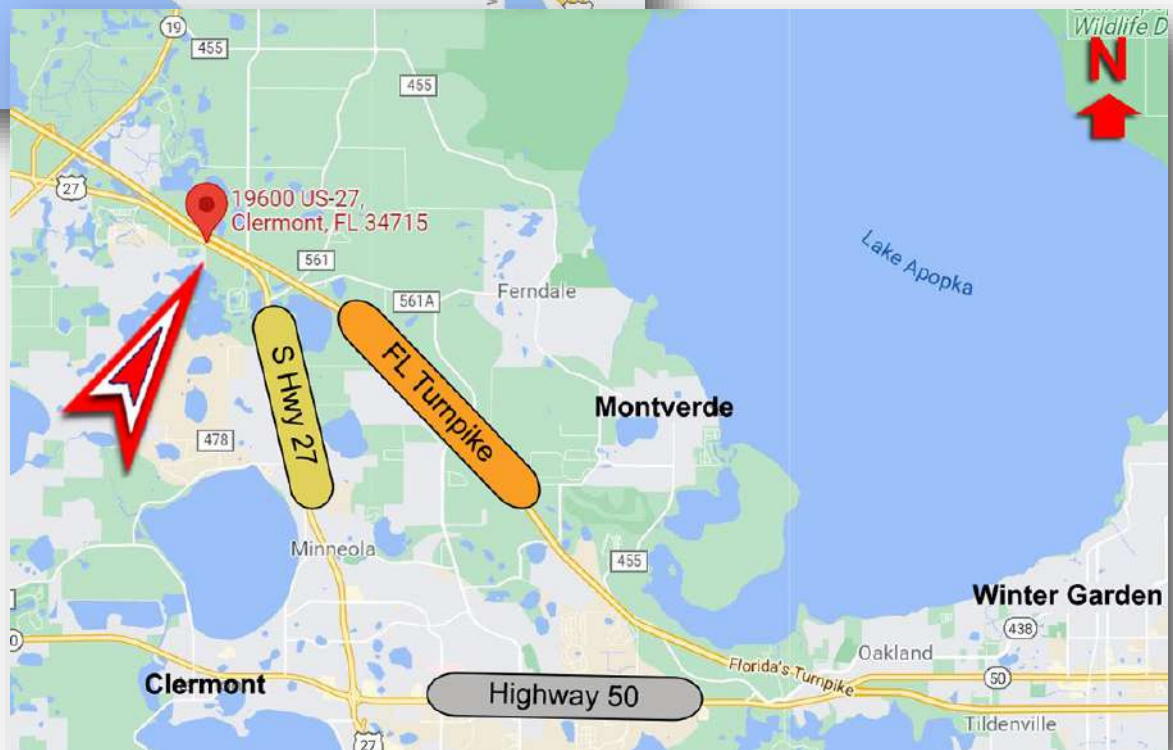
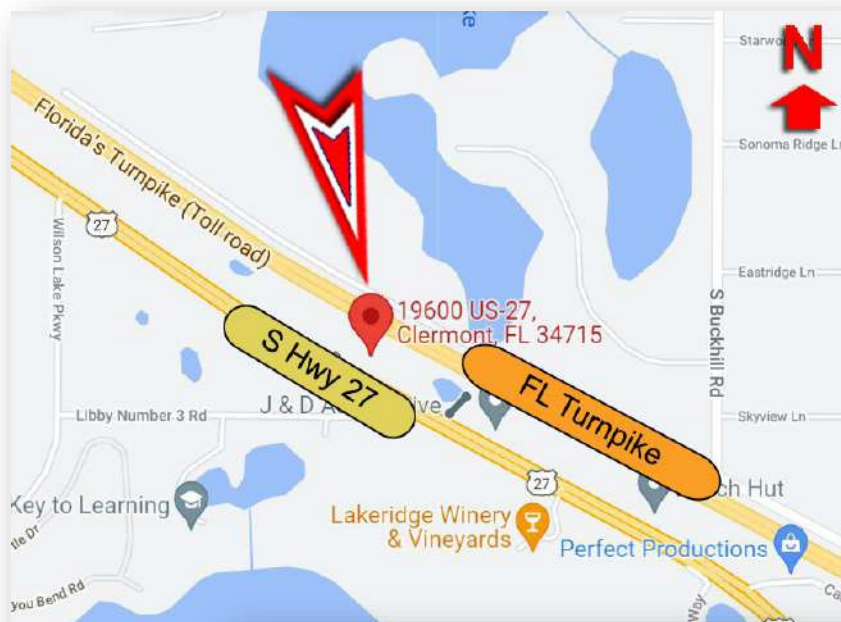
“LM” = Light Industrial Zoning

“... engaged in the manufacturing and/or sale of products may locate in a clean environment ...”



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Location Maps



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Property Description

- = The Subject Property is comprised of **6 adjacent parcels totaling 11.04 Acres** with **frontage on Hwy 27** and **Florida Turnpike exposure** to the rear.
- = The **NNN, single tenant is Del-Air**, well known throughout greater Central Florida for providing quality HVAC services and appliances since 1983.
- = The single story Del-Air facility was built in in 1995 and **offers 10,000 SF of industrial space**. Their 5-year, **NNN lease** generates **\$61,920 in rent revenue** with **annual escalations of 3%**. The Term expires January 31, 2026.
- = Customer parking is available in front and employee parking with **chain link fencing for security** is along the rear of the building.
- = **Zoning is "Light Industrial"** for the facility.
- = Local landmark, **Lakeridge Winery**, is **diagonally across Hwy 27** from the subject property
- = **Orlando International Airport ["MCO"]** is only 33 miles to the East.
- = Offered for **\$1.35M**.



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Clermont & Lake County

The **largest city in Lake County**, Florida, Clermont offers an **abundance of natural resources** to its residents, as well as **strong support to its businesses**.

-= For commuters, **Clermont's tranquility** is the perfect antidote to Orlando's hustle and bustle. In fact, Clermont was chosen by the general public as the **"2016 Best City in Central Florida to Live In."**

-= Lake County is an integral part of the **Florida Metro Area 'Orlando-Kissimmee -Sanford MSA'**, which is **ranked the 2nd highest for manufacturing jobs** in all of Florida. "Elevate Lake" is part of Lake County's efforts to become Florida's most pro-active county with regards to business support.

-= **Lake County, Florida has...**

- **NO** state personal income tax guaranteed by constitutional provision
- **NO** corporate income tax on limited partnerships
- **NO** corporate income tax on subchapter S-corporations
- **NO** corporate franchise tax on capital stock
- **NO** state-level property tax assessed
- **NO** property tax on business inventories
- **NO** sales tax on manufacturing machinery and equipment
- **NO** property tax on goods-in-transit for up to 180 days
- **NO** sales and use tax on goods manufactured or produced in Florida for export outside the state
- **NO** sales tax on purchases of raw materials incorporated in a final product for resale, including non-reusable containers or packaging
- **NO** sales/use tax on co-generation of electricity

<https://ElevateLake.com/BusinessAttraction>



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