

CAMP LAKE COMMERCE CENTER

1300 & 1500 CAMP LAKE COMMERCE BLVD MINNEOLA, FL 34715

**DELIVERING
Q4 2026**

PROPERTY SNAPSHOT:

Total Park:

+ ±1,379,065 SF

+ ±163 Acres

+ 896 auto spaces

+ 193 trailer spaces

+ 32' clear height

Phase I:

+ Two buildings

+ 379,315 SF

+ 285 auto spaces

+ 85 trailer spaces

LOCATION:

+ Instant access to Turnpike & Highway 27

+ Located at the crossroads of N. Hancock Rd & Citrus Grove Rd

+ 22 minutes to Winter Garden

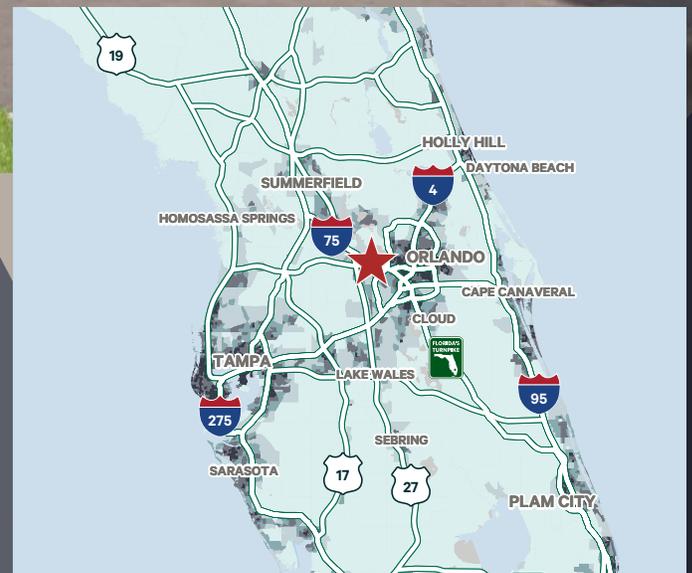
+ Situated for statewide distribution

+ 180 bed Advent Health Hospital across Turnpike

+ Fronting road to be widened by county

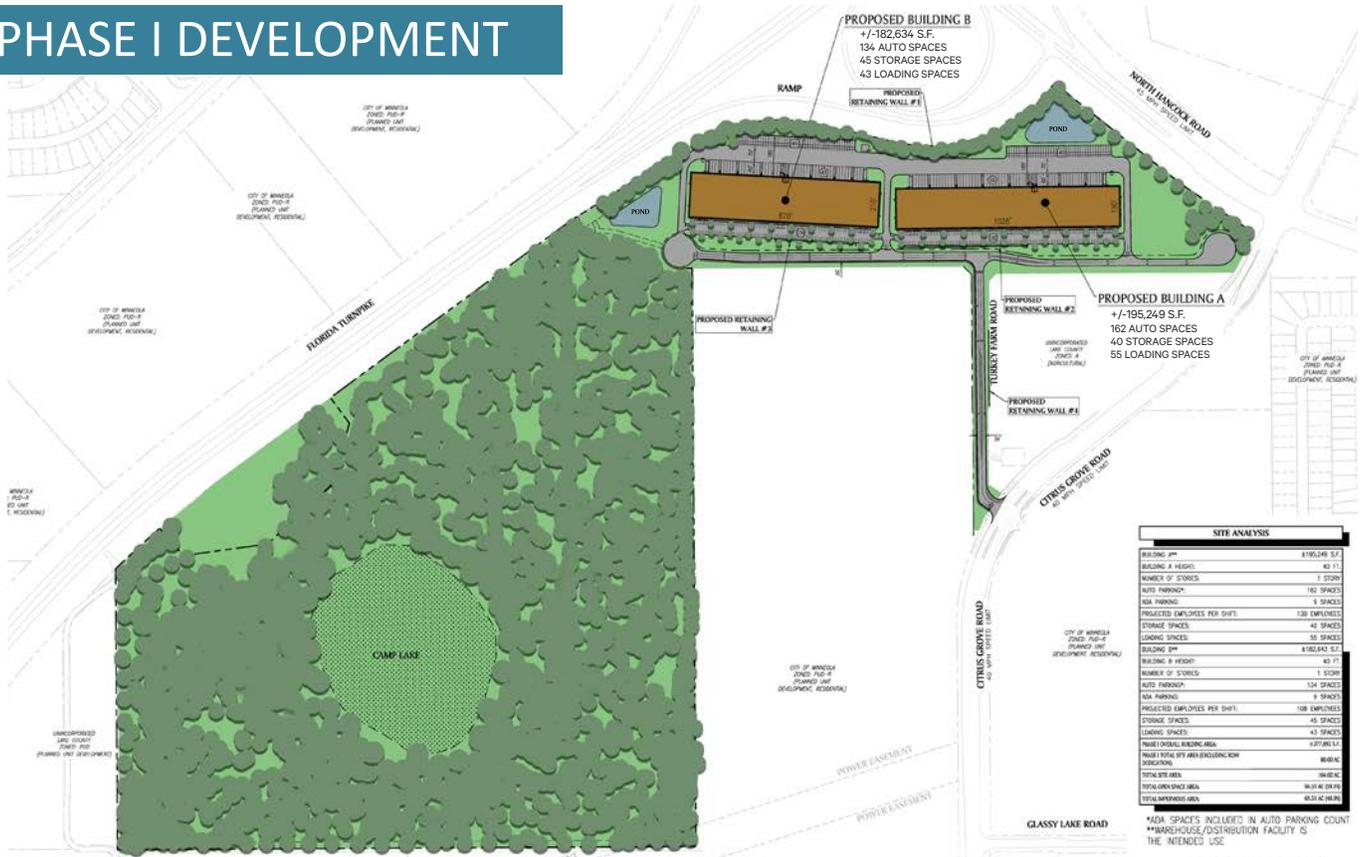
+ Level 3 fire station

CBRE



1,379,065 TOTAL SF DIVISIBLE BY 20,628 SF

PHASE I DEVELOPMENT

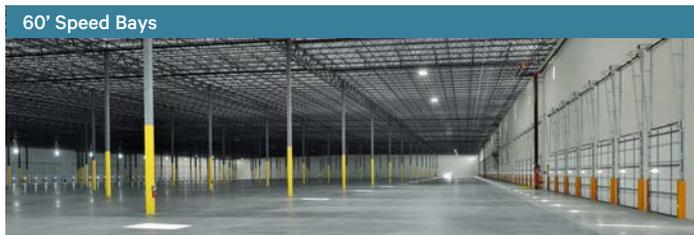


FUTURE DEVELOPMENT



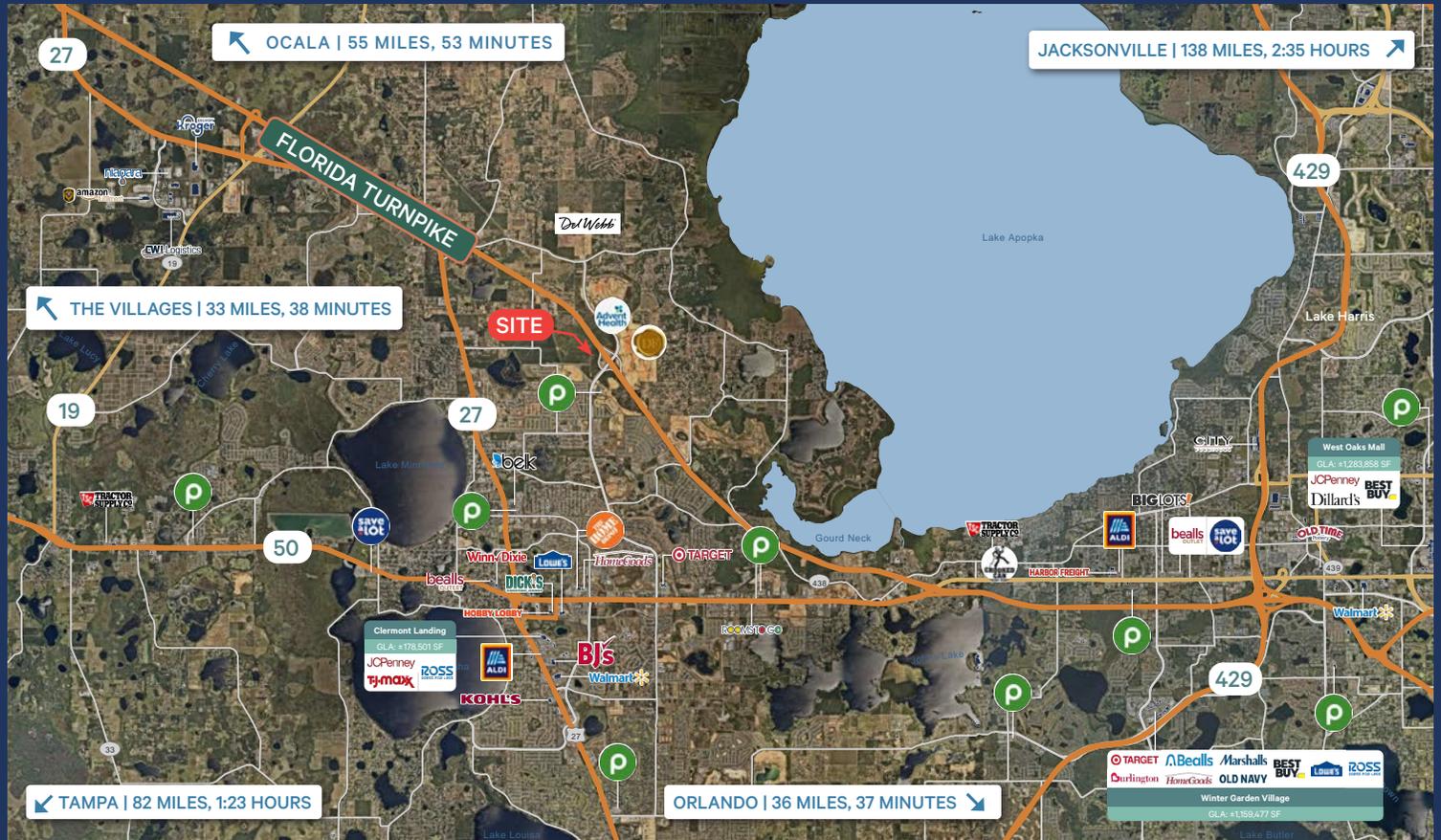


	BLDG A	BLDG B	BLDG C	BLDG D	BLDG E	BLDG F	BLDG G
	PHASE 1		PHASE 2		PHASE 3		
Total SF	±20,628 - 195,960 SF	±22,680 - 183,355 SF	±196,040 SF	±140,070 SF	±172,380 SF	±154,290 SF	±336,970 SF
Office	Two (2) 2,500 SF pods	Two (2) 2,500 SF pods	Built to Suit				
Loading	Rear						
Depth	190'	210'	260'	210'	260'	260'	310'
Typical Bay	54' W x 434" D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D	54' W x 50' D
Speed Bay	60'	60'	60'	60'	60'	60'	60'
Clear Height	32'	32'	32'	32'	32'	32'	36'
Dock Doors	55 (9' x 10')	43 (9' x 10')	38 (9' x 10')	33 (9' x 10')	33 (9' x 10')	30 (9' x 10')	54 (9' x 10')
Rear Drive-Ins	Two (2) 12' x 14'						
Front Drive-Ins	Two (2) 10' x 12' (6 knockouts)	Two (2) 10' x 12' (4 knockouts)	TBD	TBD	TBD	TBD	TBD
Truck Court	185'	185'	185'	135'	130'	130'	185'
Trailer Parking	40	45	33	0	0	0	75
Auto Parking	156	129	138	112	110	84	167
Power	2,000 amps, 277 / 480 volt, 3-phase	3,000 amps, 277 / 480 volt, 3-phase					
Sprinklers	ESFR						



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2025 DEMOGRAPHICS	5 MILE RADIUS	15 MILE RADIUS
TOTAL POPULATION	76,045	532,170
2029 POPULATION PROJECTION	98,075	581,958
DAYTIME WORKERS	37,826 48.4%	179,101 39.1%
TOTAL HOUSEHOLDS	30,358	198,644
AVERAGE HOUSEHOLD INCOME	\$116,868	\$126,102
TOTAL BUSINESSES	2,831	15,243



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