



Colliers



FOR LEASE

Airport

Industrial Campus

544 Airglades Boulevard, Clewiston, FL
±10.81 Acres Industrial Aviation Campus

Rare opportunity to lease a **fully paved ±10.81 acre industrial campus** located within the active Airglades general aviation environment.

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Property Highlights

- **10.81 +/- fully paved acres**
- Zoned Airport Overlay Protection District (AOPD)
- **Current land use-vacant industrial**
- Active general aviation location
- Approximately **28,624 +/- SF** across three buildings
- Excellent truck access with ample paved yard for parking, storage, and equipment staging

Building Improvements

- **Building 1**-8,589 SF with 1,146 SF office, 6,805 warehouse, 638 SF concrete pad former tanker wash facility with two **drive-through bays, including built-in floor drainage**
- **Building 2**-6,066 SF warehouse with **four drive-through overhead doors** accommodating semi-trucks (former "tank wash")
- **Building 3**-2,828 SF constructed as maintenance/mechanic building
- **Building 4**-11,141 SF with 6,000 SF office and 4,556 SF warehouse

Ideal Uses

- Tank Wash Service and Dealership
- Opportunities Aviation
- Logistics
- Manufacturing
- Fleet Maintenance
- Equipment Service
- Outdoor Storage (IOS)
- Government & Specialty Industrial Users



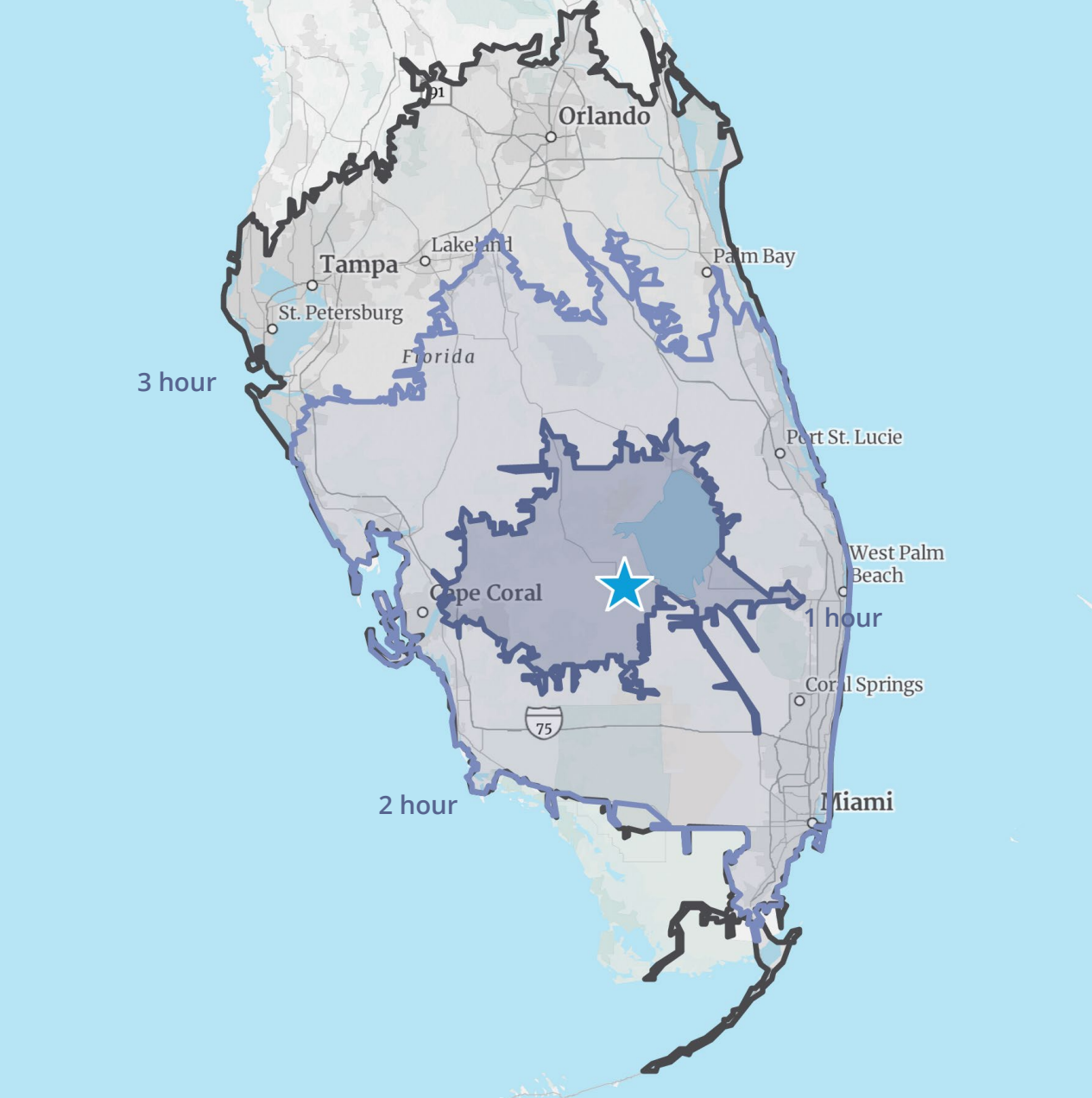


The Location

Clewiston is strategically located in the heart of Florida, between the Gulf of Mexico and Atlantic coasts, within a well-established agricultural and transportation corridor. The city offers convenient access to major Florida seaports, situated approximately 100 miles from the Port of Miami and 170 miles from the Port of Tampa, providing strong logistical advantages for distribution, trade, and regional connectivity.

The Airglades Project

Airglades is planned as a state-of-the-art cargo-focused airport and logistics complex, designed specifically for handling perishable goods. The developers describe it as a custom-built, cargo-dedicated logistics hub with integrated cold-chain infrastructure, USDA/AFIS and CBP operations on-site, and streamlined truck distribution.



Driving Distances

Palm Beach Int'l Airport 61 mi

Port of Palm Beach 71 mi

Port St. Lucie 85 mi

Boca Raton 94 mi

Fort Lauderdale Airport 76 mi

Port Everglades 79 mi

Fort Lauderdale 79 mi

Miami 97 mi

Port Miami 99 mi

Miami Int'l Airport 90 mi

Orlando 162 mi

Lakeland 132 mi

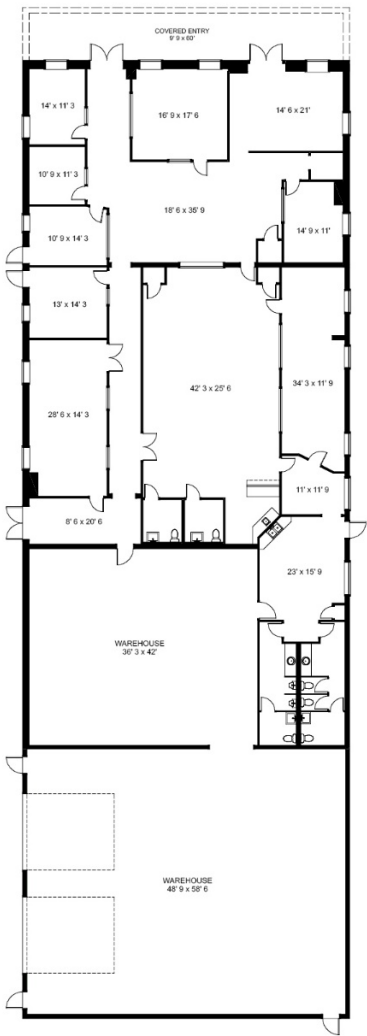
Tampa 177 mi

St. Petersburg 163 mi

Fort Myers 62 mi

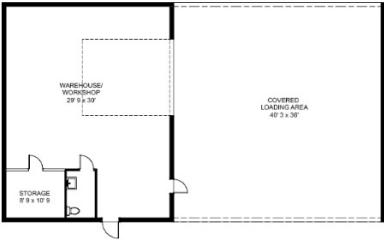
Cape Coral 73 mi

Floor Plans



BUILDING 4

BUILDING 3



BUILDING 1

Office Area	1146 sq. ft.
Warehouse Area	6805 sq. ft.
Concrete Pad	638 sq. ft.
TOTAL AREA	8589 sq. ft.

BUILDING 2

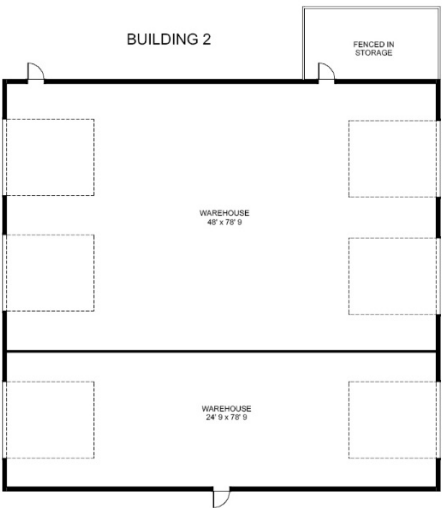
TOTAL AREA	6066 sq. ft.
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BUILDING 3

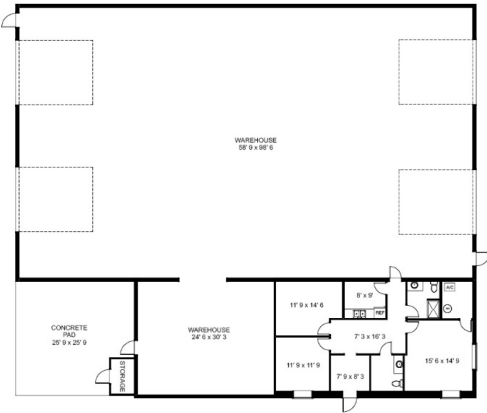
Warehouse/Workshop	1268 sq. ft.
Covered Loading Area	1560 sq. ft.
TOTAL AREA	2828 sq. ft.

BUILDING 4

Office Area	6000 sq. ft.
Warehouse Area	4556 sq. ft.
Covered Entry	585 sq. ft.
TOTAL AREA	11141 sq. ft.



BUILDING 1



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