cresa

Central Florida Food-Grade Processing Campus

& Industrial Land Holdings

11 Cloud Street | Leesburg, Lake County, Florida

288.65 AC	36.15 AC	252.5 AC
TOTAL ACREAGE	PLANT & SUPPORT PARCELS	SPRAYFIELD

An integrated industrial real estate and food-processing complex combining a heavy industrial campus with agricultural and utility infrastructure across Lake County parcels.

PROPERTY & ACREAGE BREAKDOWN

Leesburg main plant - fruit side and packaging	15.00 AC
Primary warehouse	6.50 AC
NFC storage tanks and fruit yard	12.65 AC
Employee parking lot	2.00 AC
Sprayfield	252.50 AC
TOTAL ACREAGE	**288.65 AC**

PROCESSING CAMPUS & INFRASTRUCTURE

Processing & extraction. Multi-building food and beverage manufacturing complex with automated fruit receiving, washing and extraction, plus multi-stage evaporation systems.

Storage & handling. NFC (not-from-concentrate) storage tanks, bulk stainless steel liquid storage, cold-storage warehousing and wet/dry by-product processing mills.

Utilities & power. Heavy three-phase power, steam boilers and central ammonia refrigeration. On-site generation was capable of **4 MW**; the plant historically imported an additional **1.5-2 MW from the City**.

Logistics & sprayfield. Truck staging and loading docks with Central Florida rail/highway access corridors. The 252.5-acre sprayfield supports industrial processing and wash-water effluent management.

OFFERING POTENTIAL

Potential single-tenant processing use, adaptive reuse, logistics redevelopment or equipment liquidation and repositioning, subject to operating condition, permits and applicable approvals.

Information supplied for preliminary marketing. Acreage, equipment, operating condition, utility availability and permitted uses require verification. Power figures reflect historical capability and imports; current availability is subject to confirmation.