

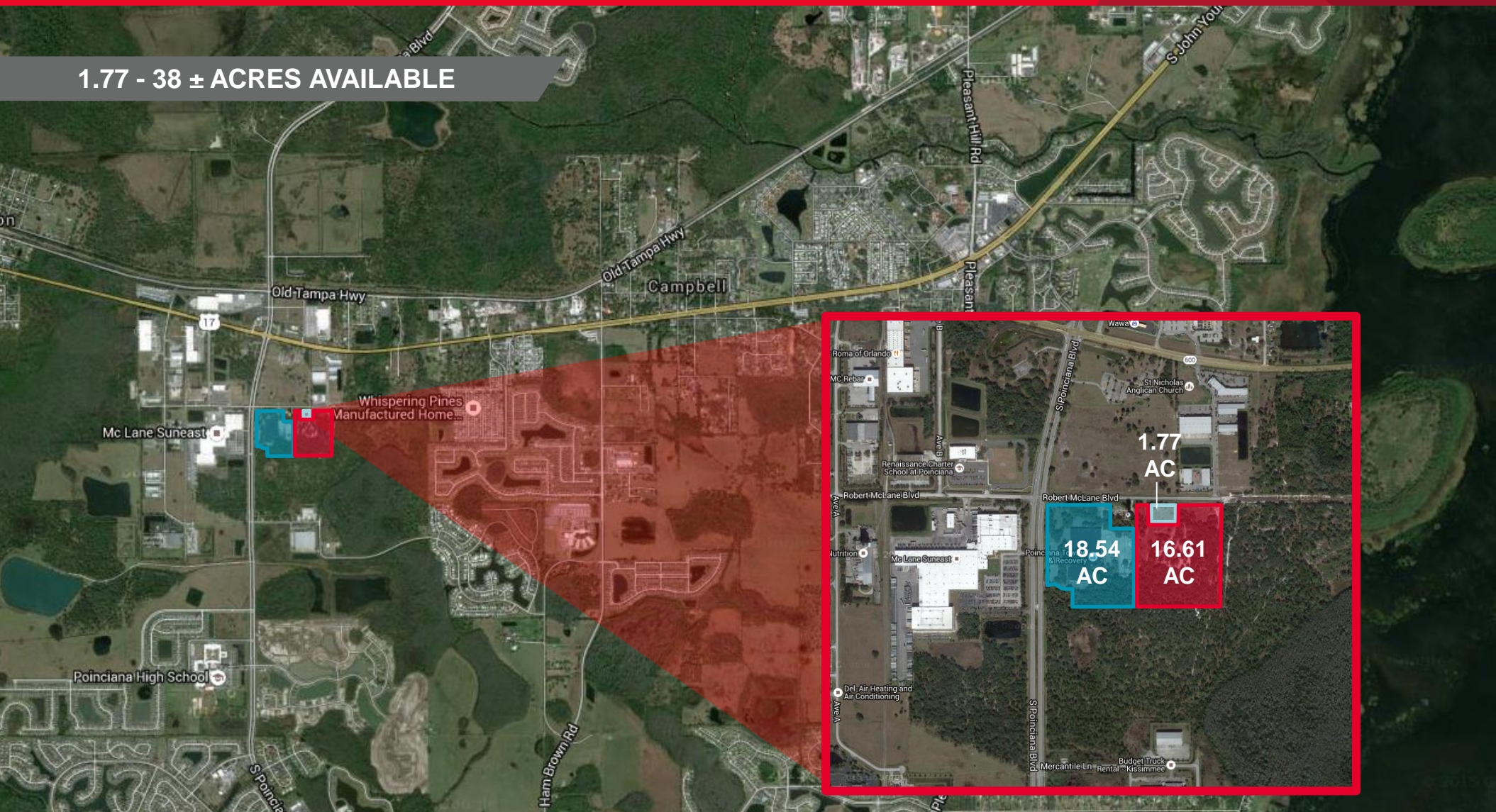


FOR SALE

1901 S. Poinciana Blvd. & Robert McLane Blvd.

Kissimmee, Florida 34758

1.77 - 38 ± ACRES AVAILABLE



For more information, please contact

**Jared Bonshire**  
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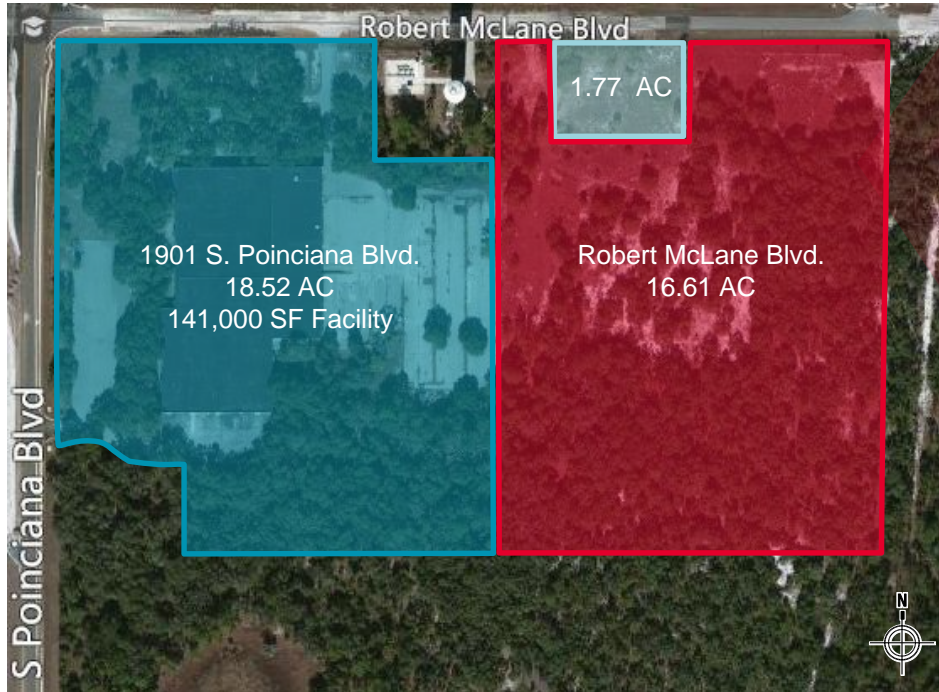




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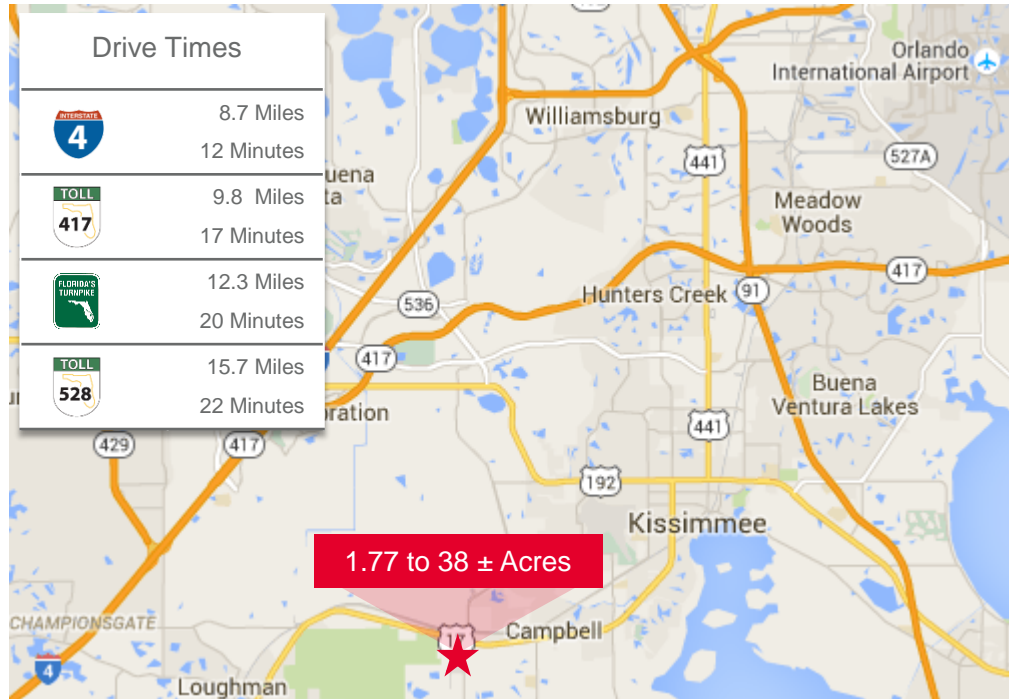
Kissimmee, Florida 34758



Up to 16.61± Acres | Sale Price: \$1,500,000

#### Property Highlights

- Industrially zoned and entitled, ready for development
- Adjacent 141,000 sf facility with 18 additional acres available
- No wetland mitigation needed for development
- Perfect distribution location for any company servicing theme parks



Local Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	1,465	20,094	61,686
Total Housing Units	610	8,936	26,383
Avg. Household Income	\$53,173	\$52,920	\$56,860

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FOR SALE OR LEASE

1901 South Poinciana Boulevard

Kissimmee, Florida 34758

18.52± Acres | Sale Price: \$6,300,000

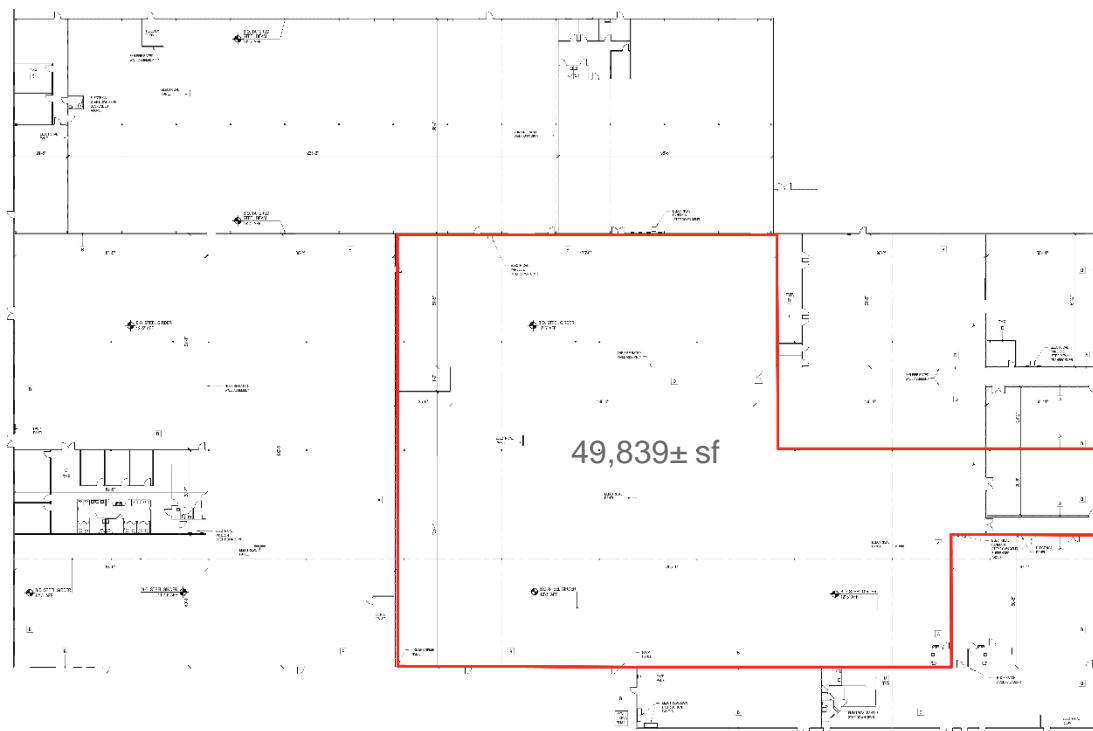
### Property Highlights

- 3 acres paved parking surrounding the building
- Secured outside storage
- Fiber on-site

### Property Highlights

Asking price	\$6,300,000
Base rent	\$4.00 NNN includes small office construction
OPEX	\$1.40
Space available	49,839± sf
Dock doors	None available*   1 total
Grade doors	1 available*   7 total
Clear height	12'5" - 16'4" minimum
Total building	141,235± sf
Acreage	Up to 38.05 ac
Column spacing	50 x 45 in vacant space
Fire sprinklers	Class IV
Electrical	5,200 amps / 480 volts
Power	3-phase
Zoning	PUD
Year built	1976

\* More doors can be added



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