

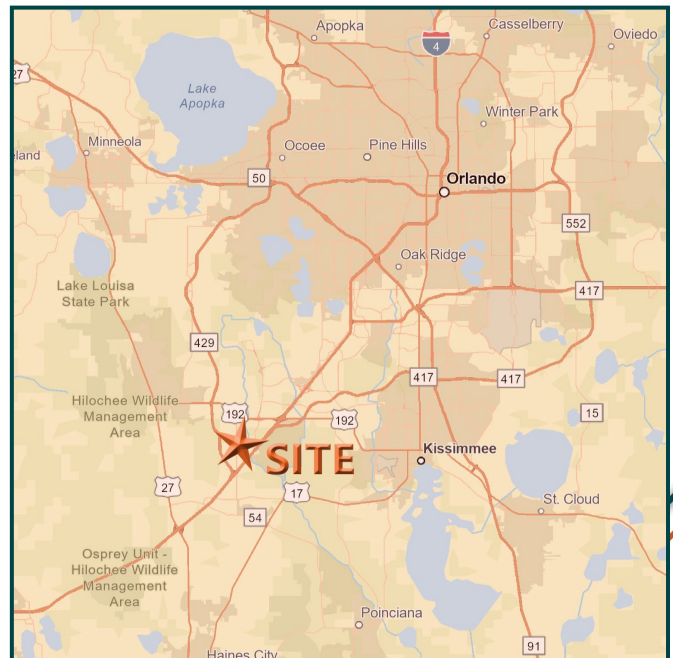
HORIZON WEST DISTRIBUTION WAREHOUSE FOR SUBLEASE



**OFFERED FOR SUBLEASE
BELOW MARKET AT \$9.50 NNN
36,482 SF**

**821 N Old Lake Wilson Rd. Suite 115
Kissimmee, FL 34747**

**36,482 SF - ENDCAP LOCATION
8 DOCK-HIGH DOORS
1 GRADE-LEVEL, DRIVE-IN DOOR
32' CLEAR HEIGHT
1.27 PER 1,000 PARKING
1 MI FROM SR 429/2.7 MI FROM I-4
CONVENIENT TO RESORT AREAS,
METRO ORLANDO, LAKE LAND
& TAMPA
ORIGINAL TERM EXPIRES 9/30/27
AVAILABLE IMMEDIATELY**



TIME DEMOGRAPHICS	POPULATION	HOUSEHOLDS
1 HOUR	3,971,615	1,472,095
2 HOURS	10,729,854	4,327,748
4 HOURS	21,440,453	8,565,719

Contact:

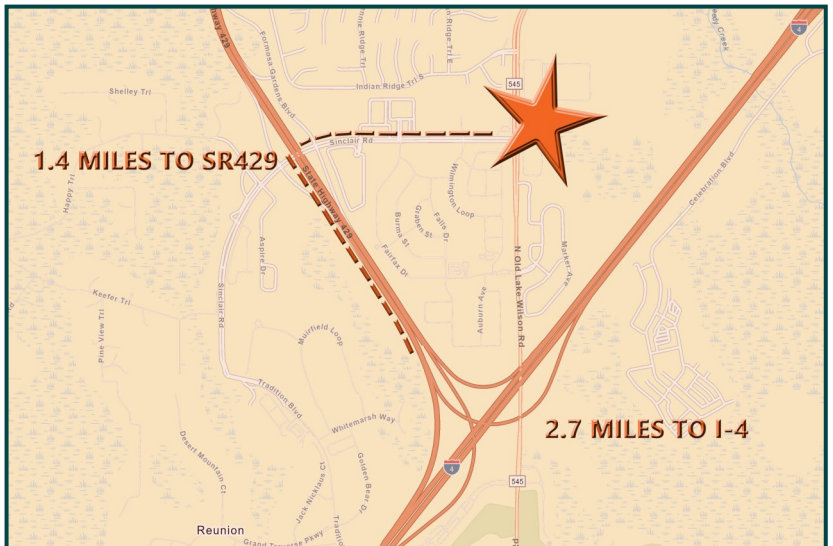
Scott Lloyd CCIM, RPA

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18 W. Pine St. | Orlando, FL 32801

COMMERCIAL
LLOYD
ADVISORS

HORIZON WEST DISTRIBUTION WAREHOUSE FOR SUBLEASE



**BUILDING 2 OF AN 11 BUILDING, 854,000 SQ FT, CLASS A,
INDUSTRIAL PARK KNOWN AS HORIZON WEST LOGISTIC PARK**

FEATURING INSTANT ACCESS TO CENTRAL FLORIDA HIGHWAYS

**CLOSE PROXIMITY WALT DISNEY PARKS &
RESORTS, UNIVERSAL STUDIOS, AND
FULFILLMENT CENTERS
FOR AMAZON, WALMART, CVS,
FORD & FED EX.**

Contact:

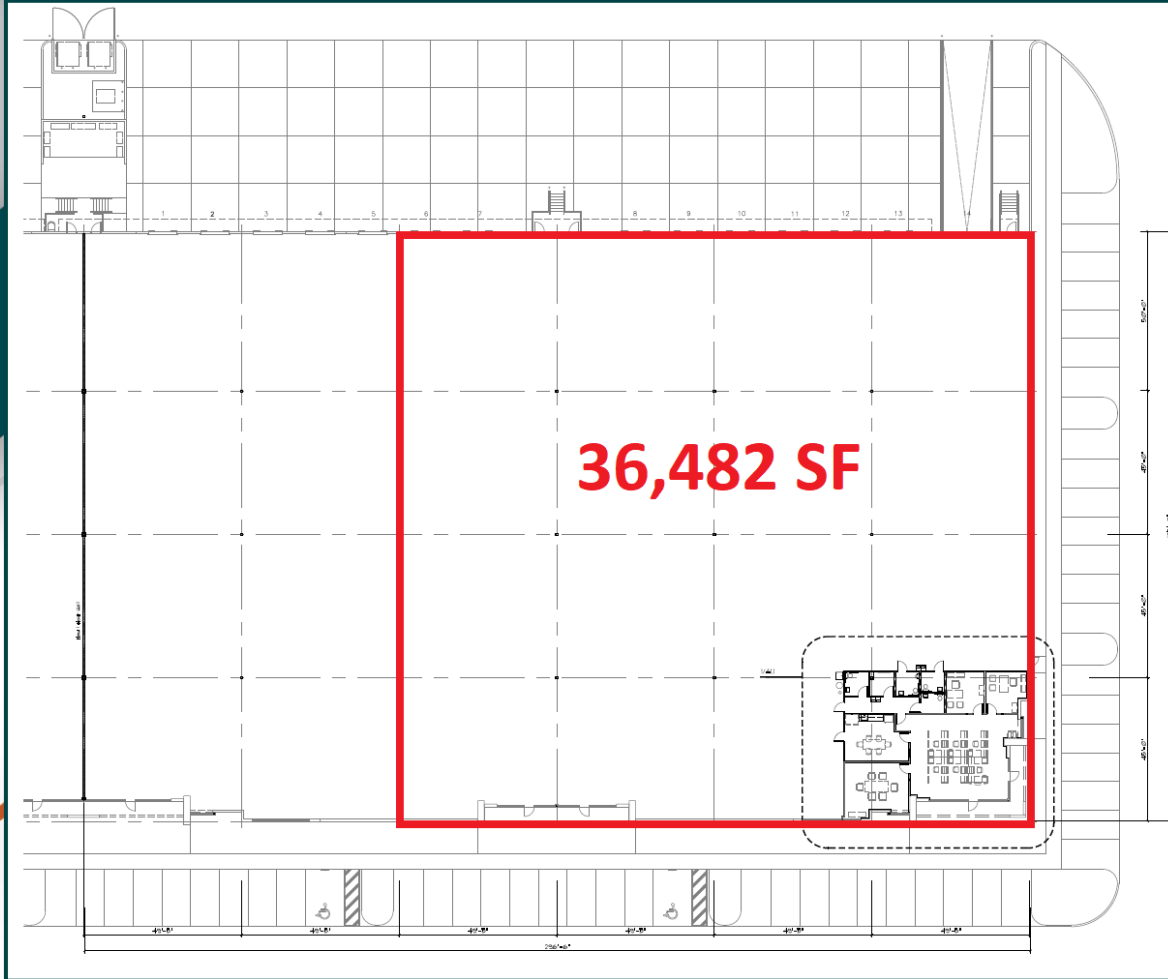
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8 DOCK DOORS

**1 GRADE
LEVEL, DRIVE-IN
RAMP**

185' DEPTH

32' CLEAR

**COLUMN
SPACING
56' X 45'
(W/56'
LOADING BAY)**

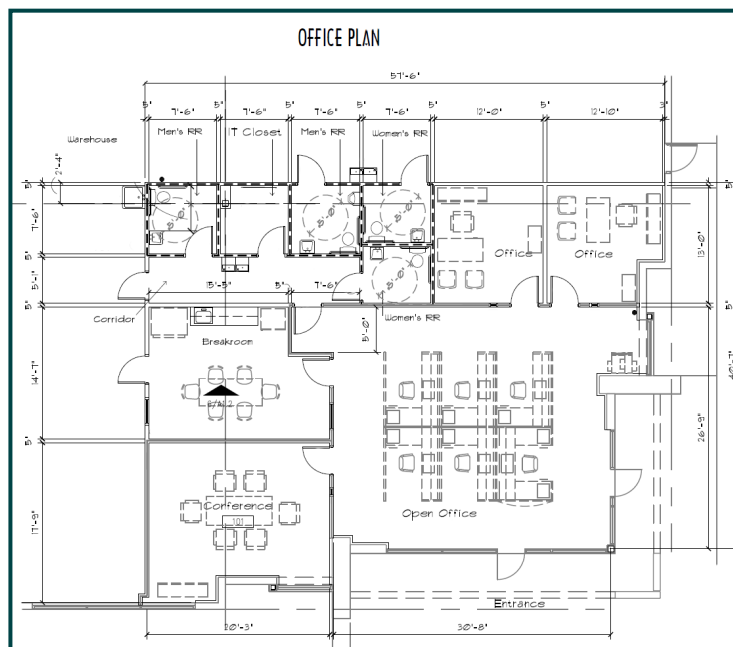
**50' CONCRETE
APRON**

**120' TRUCK
COURT DEPTH**

**1600 Amps
480V/3-Phase**

**SLIGHTLY
UTILIZED
OFFICE AREA IN
EXCELLENT
CONDITION**

**HIGHLY
FUNCTIONING
LAYOUT**



**ESFR
FIRE
SUPPRESSION**

**SUBLEASE RATE:
\$9.50 (NNN)
BELOW MARKET**

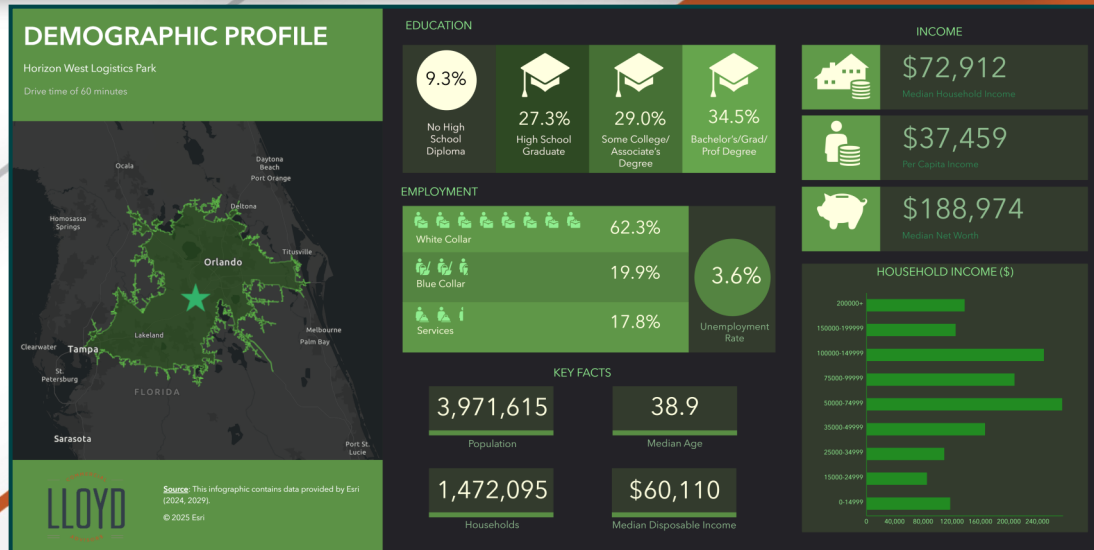
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INCREDIBLE DEMOGRAPHIC REACH (DRIVE TIMES FROM SITE)

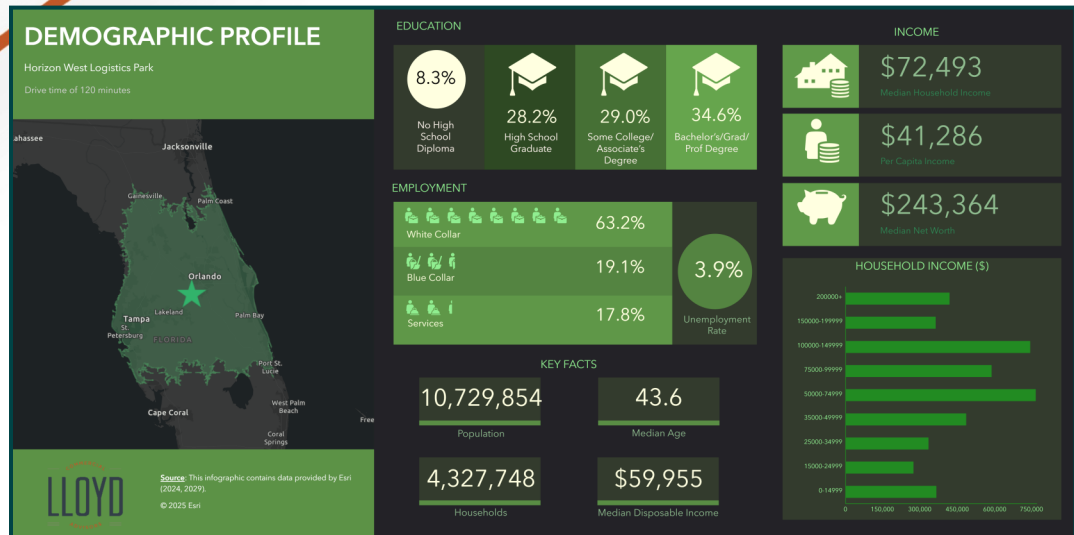
**ONE HOUR
DRIVE TIME:**

**REACH 85%
OF THE I-4
CORRIDOR**



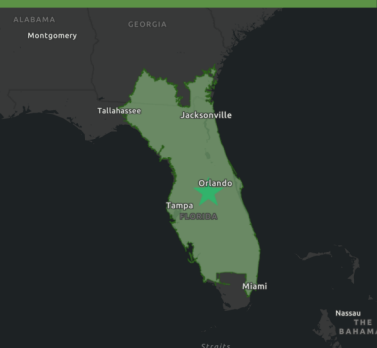
**TWO HOUR
DRIVE TIME:**

**REACH ALL
OF CENTRAL
FLORIDA**

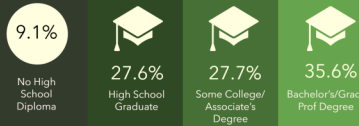


DEMOGRAPHIC PROFILE

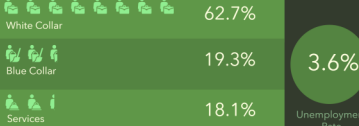
Horizon West Logistics Park
Drive time of 240 minutes



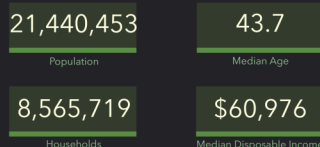
EDUCATION



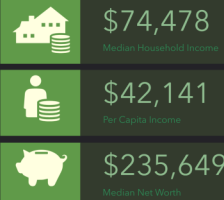
EMPLOYMENT



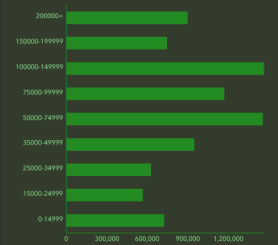
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)



**FOUR HOUR
DRIVE TIME:**

**REACH EVERY
MAJOR
METRO
AREA IN
FLORIDA**

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