

### 35,285 SF Industrial building for sale or lease

Status: Designed and permitted





# TRINITRIAL PARK

#### **BUILDING 400 - Industrial Lane, Kissimmee, FL 34758**

#### Location

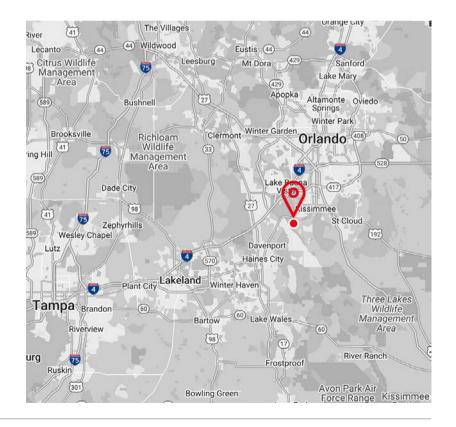
- Adjacent to Poinciana Industrial Park
- Three minutes to US 17-92
- 15 minutes to Interstate 4

#### Advantages and amenities

- SunRail station now open north of US 17-92
- One of the fastest growing residential areas in Osceola County with 1,000 homes planned north of the site

#### **Property specifications**

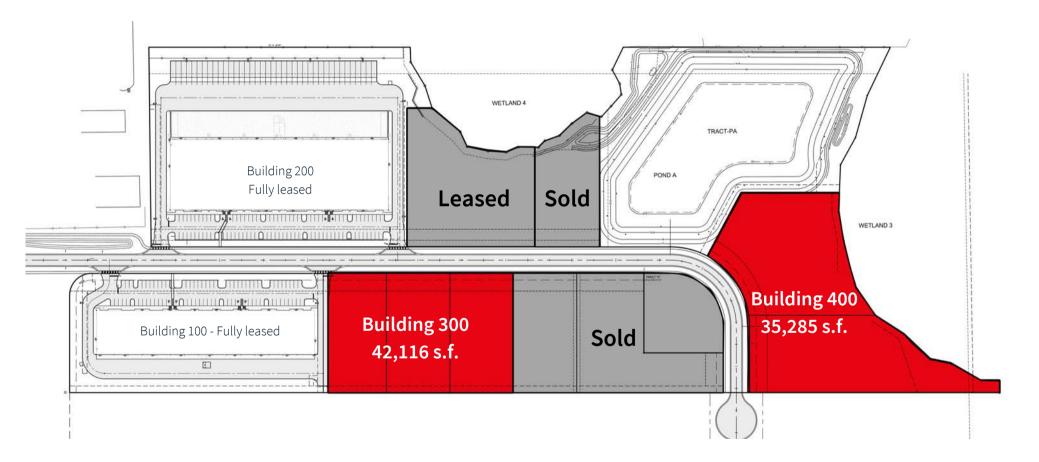
- 35,285 SF free-standing warehouse building
- 1,200 s.f. spec office
- 32' clear height
- 10 dock doors
- 2 drive-in doors
- Rear load
- ESFR sprinklers
- 1.13/1,000 s.f. parking ratio
- Zoned PD, Light Industrial
- Please call for pricing







#### Project site plan



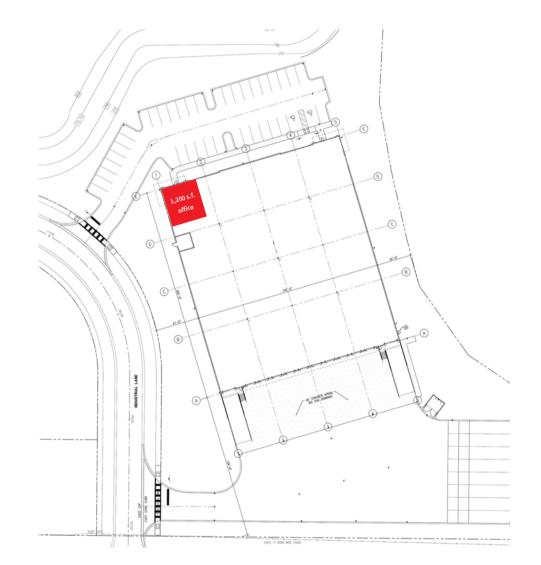
#### 35,285 SF Class A Warehouse Building

BUILDING 400 - Industrial Lane, Kissimmee, FL 34758





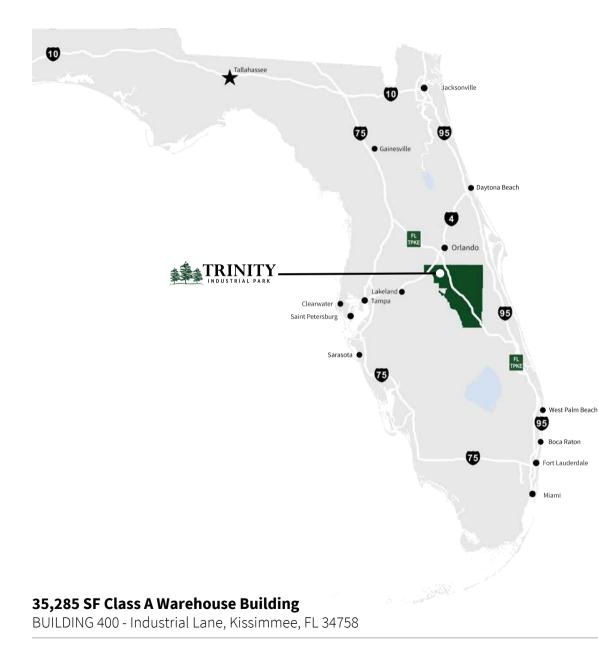
#### Building site plan



#### 35,285 SF Class A Warehouse Building

BUILDING 400 - Industrial Lane, Kissimmee, FL 34758

TRINITY INDUSTRIAL PARK



## ()) JLL

#### **Key distances**

8 miles to Interstate 4

**57 miles** 

**67 miles** to Tampa

**11 miles** to Florida's Turnpike

**168 miles** to Jacksonville

**226 miles** to Miami

**60 miles** to Interstate 95

to Interstate 75

**457 miles** to Atlanta, GA

**27 miles** to Orlando Int'l Airport

#### Demographics

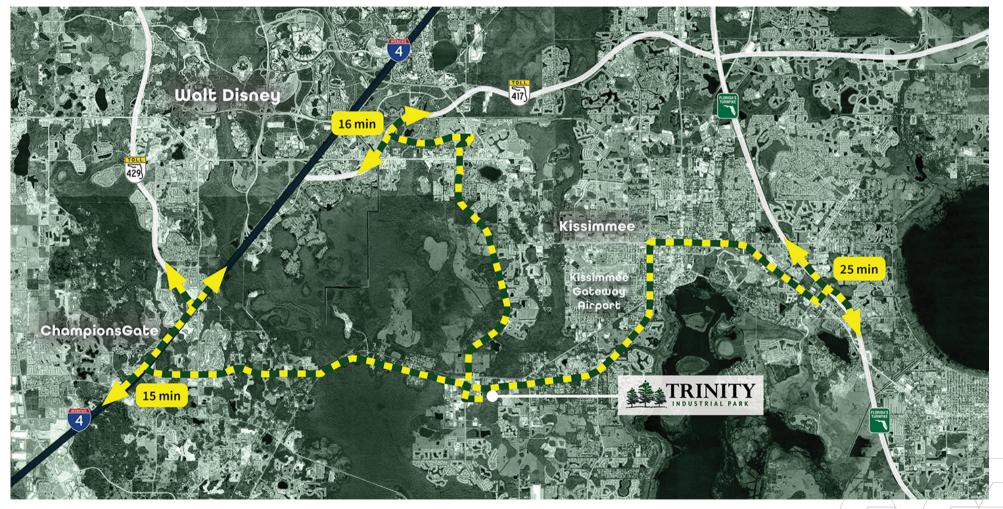
2022

	60 min	120 min	240 min
Total population	3,300,716	9,990,055	20,624,093
Total households	1,207,379	3,995,323	8,179,891
Avg household income	\$109,621	\$91,507	\$96,200
Total businesses	135,511	410,015	1,001,501
Total employees	1,394,311	3,9 <del>28,9</del> 01	8,7 <del>28,18</del> 2





#### Highway access



Trinity Industrial Park is located immediately adjacent to Poinciana Industrial Park and is minutes from Walt Disney World resorts and theme parks, Kissimmee Gateway Airport, Give Kids the World Village, Celebration Golf Club, Providence Golf Club, Kissimmee Golf Club, Championsgate, and The LOOP Shopping Center.





#### Area amenities



#### **JLL contacts**

#### Cameron Montgomery Associate

+1 407 982 8650 cameron.montgomery@jll.com +1 407 930 1801 wilson.mcdowell@jll.com

**Executive Managing Director** 

Wilson McDowell, SIOR, CCIM

**35,285 SF Class A Warehouse Building** BUILDING 400 - Industrial Lane, Kissimmee, FL 34758

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle Brokerage, Inc. All rights reserved.