



35,285 SF

Industrial building for sale or lease

Status: Designed and permitted



Rendering for illustration purposes only; design subject to change.



TRINITY INDUSTRIAL PARK

BUILDING 400 - Industrial Lane, Kissimmee, FL 34758

Location

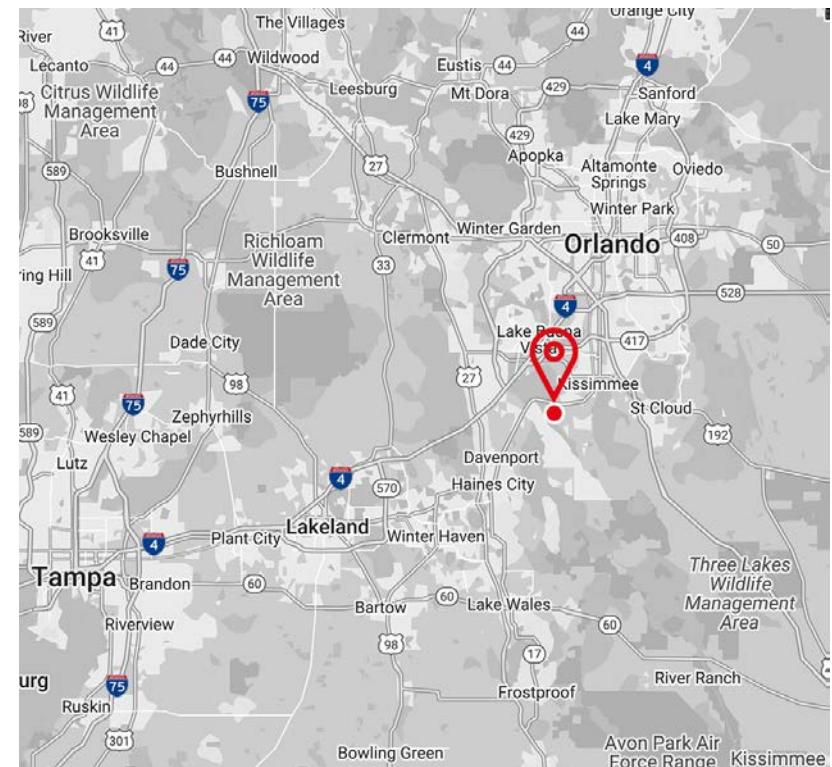
- Adjacent to Poinciana Industrial Park
- Three minutes to US 17-92
- 15 minutes to Interstate 4

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

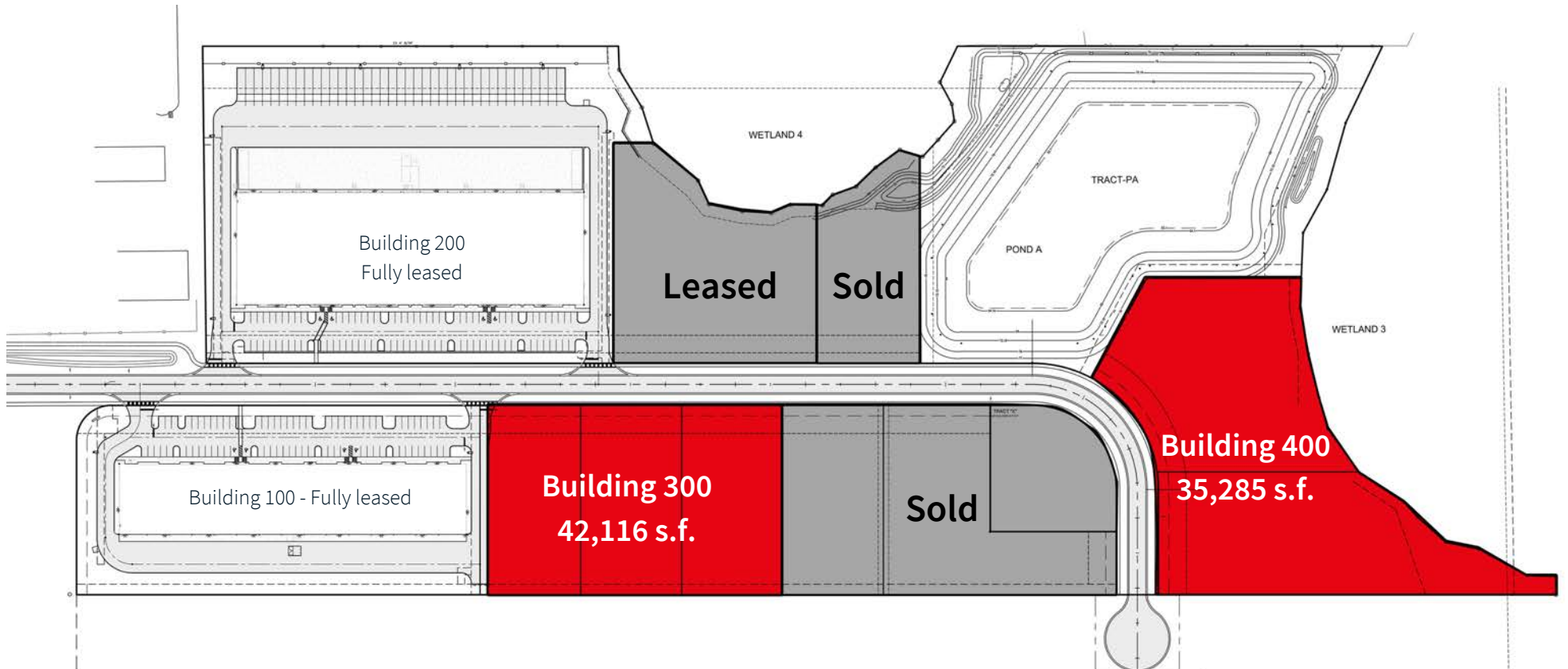
Property specifications

- 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

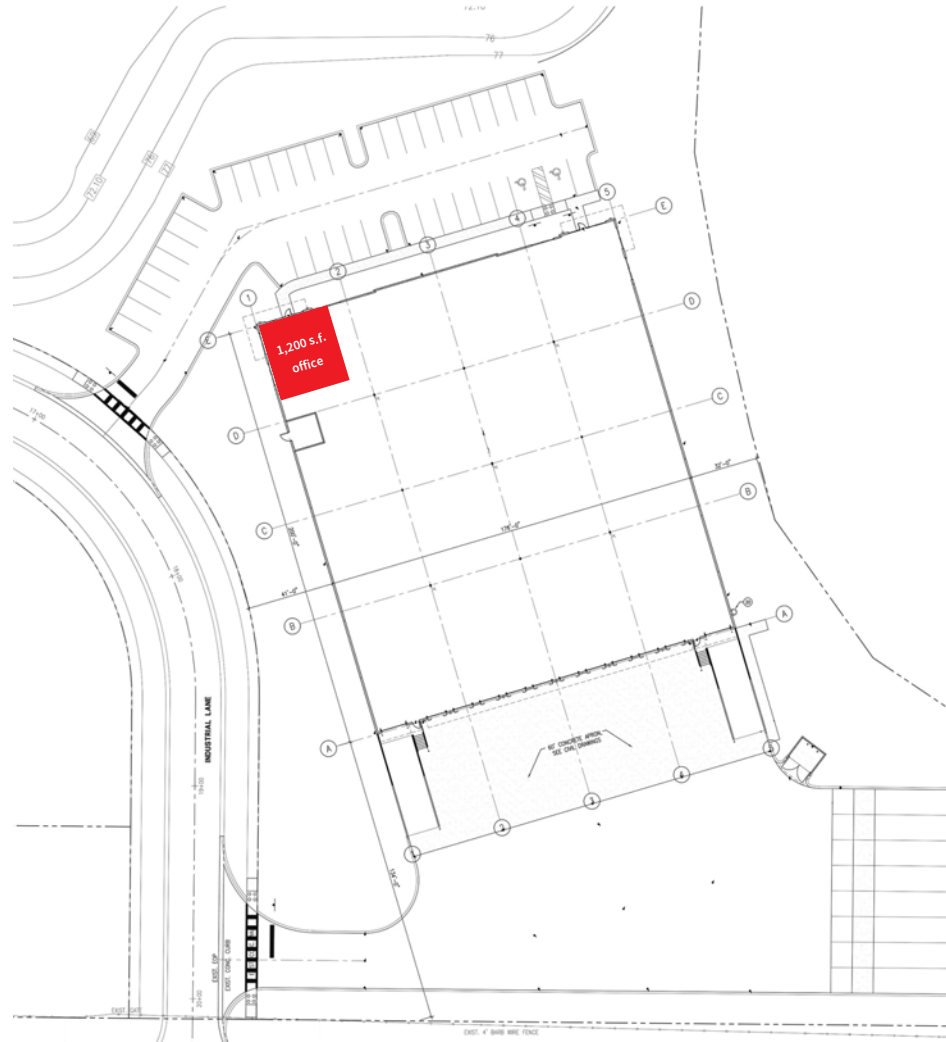


35,285 SF Class A Warehouse Building

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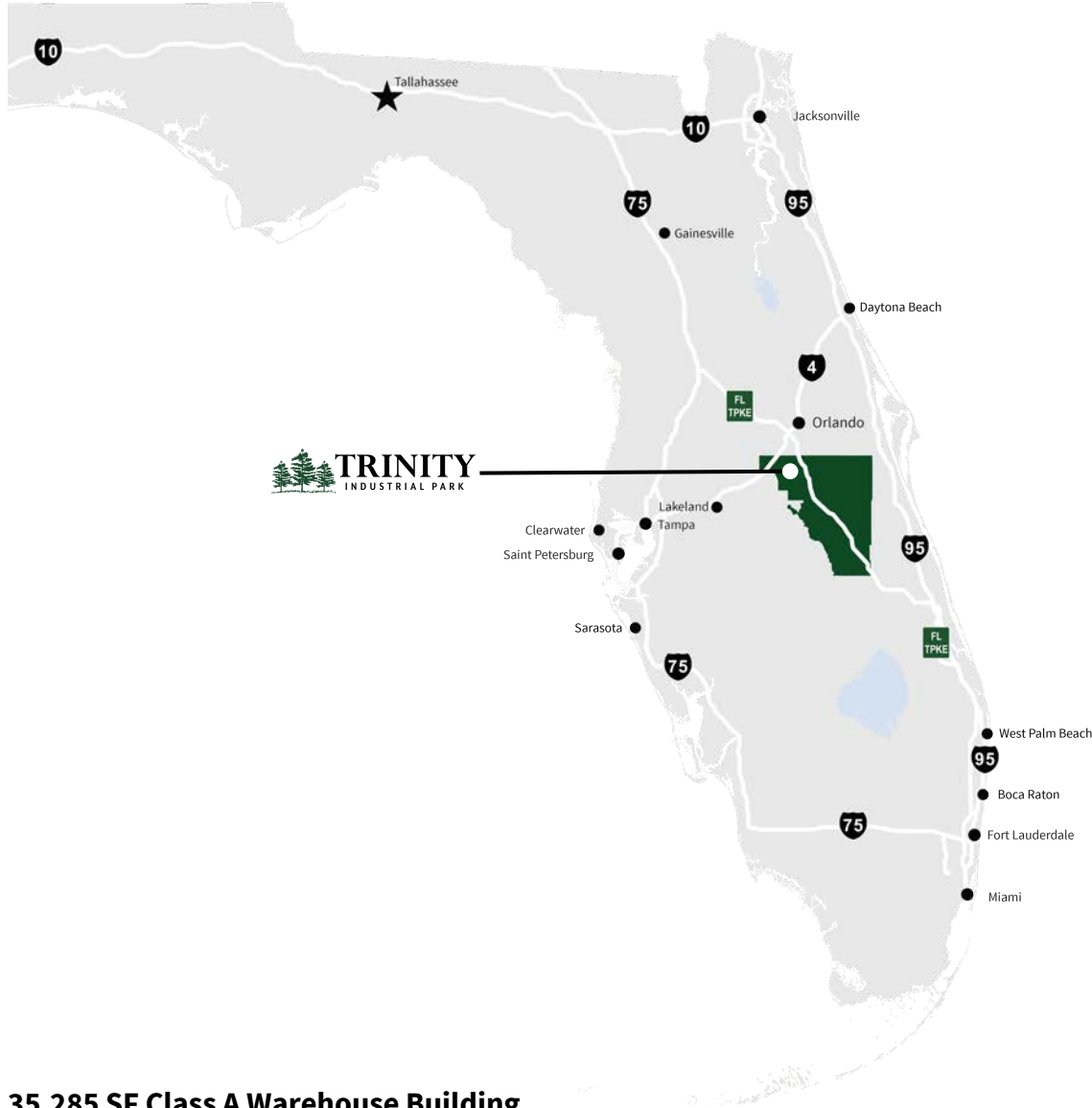


Building site plan



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Key distances

8 miles
to Interstate 4

11 miles
to Florida's Turnpike

57 miles
to Interstate 75

60 miles
to Interstate 95

27 miles
to Orlando Int'l Airport

67 miles
to Tampa

168 miles
to Jacksonville

226 miles
to Miami

457 miles
to Atlanta, GA

Demographics

2022

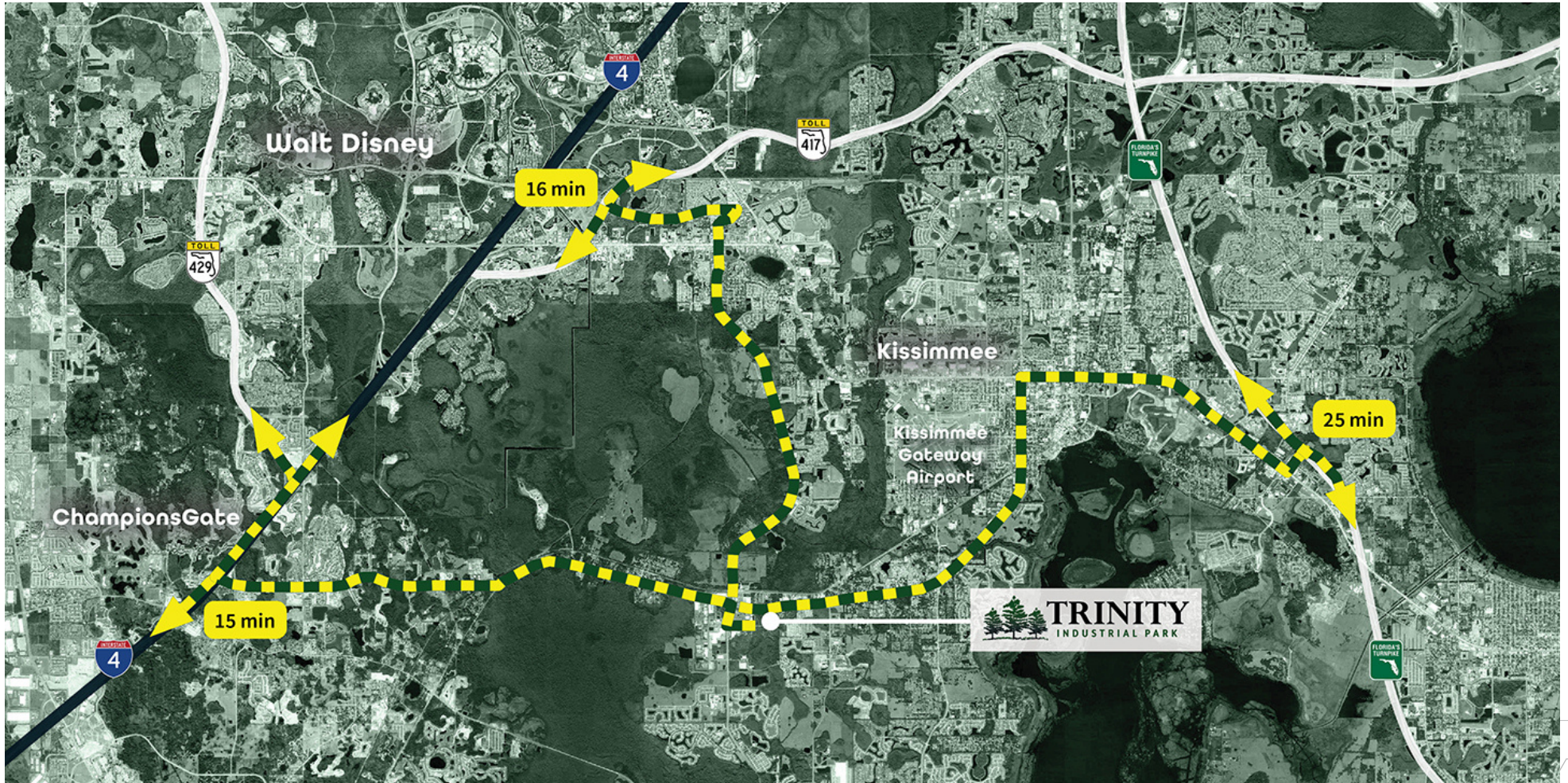
	60 min	120 min	240 min
Total population	3,300,716	9,990,055	20,624,093
Total households	1,207,379	3,995,323	8,179,891
Avg household income	\$109,621	\$91,507	\$96,200
Total businesses	135,511	410,015	1,001,501
Total employees	1,394,311	3,928,901	8,728,182

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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

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