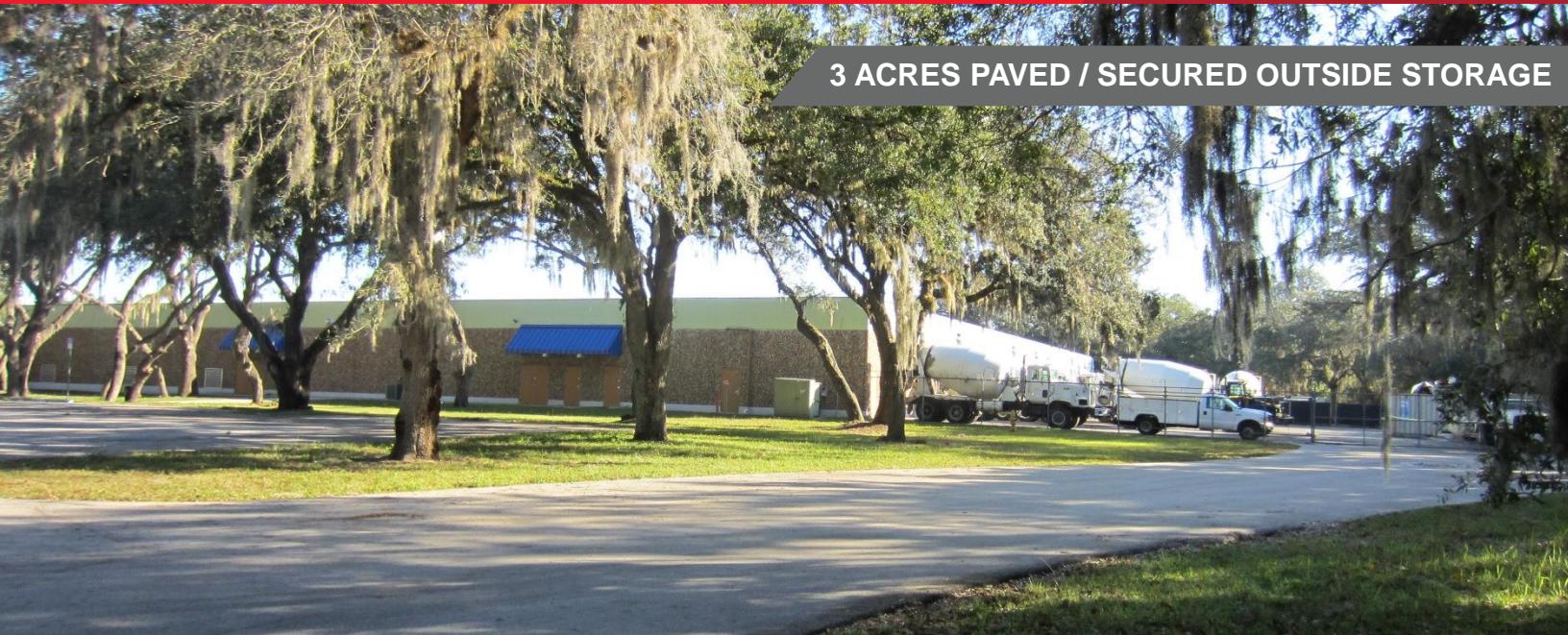




FOR SALE OR LEASE
1901 South Poinciana Boulevard
Kissimmee, Florida 34758



3 ACRES PAVED / SECURED OUTSIDE STORAGE

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	Varies
Fire sprinklers	Class IV
Electrical	5,200 amps / 480 volts
Power	3-phase
Zoning	PUD
Year built	1976

* More doors can be added



For more information, please contact

Jared Bonshire
Director
+1 407 541 4414
jared.bonshire@cushwake.com

David Perez
Associate Director
+1 407 541 4435
david.perez@cushwake.com

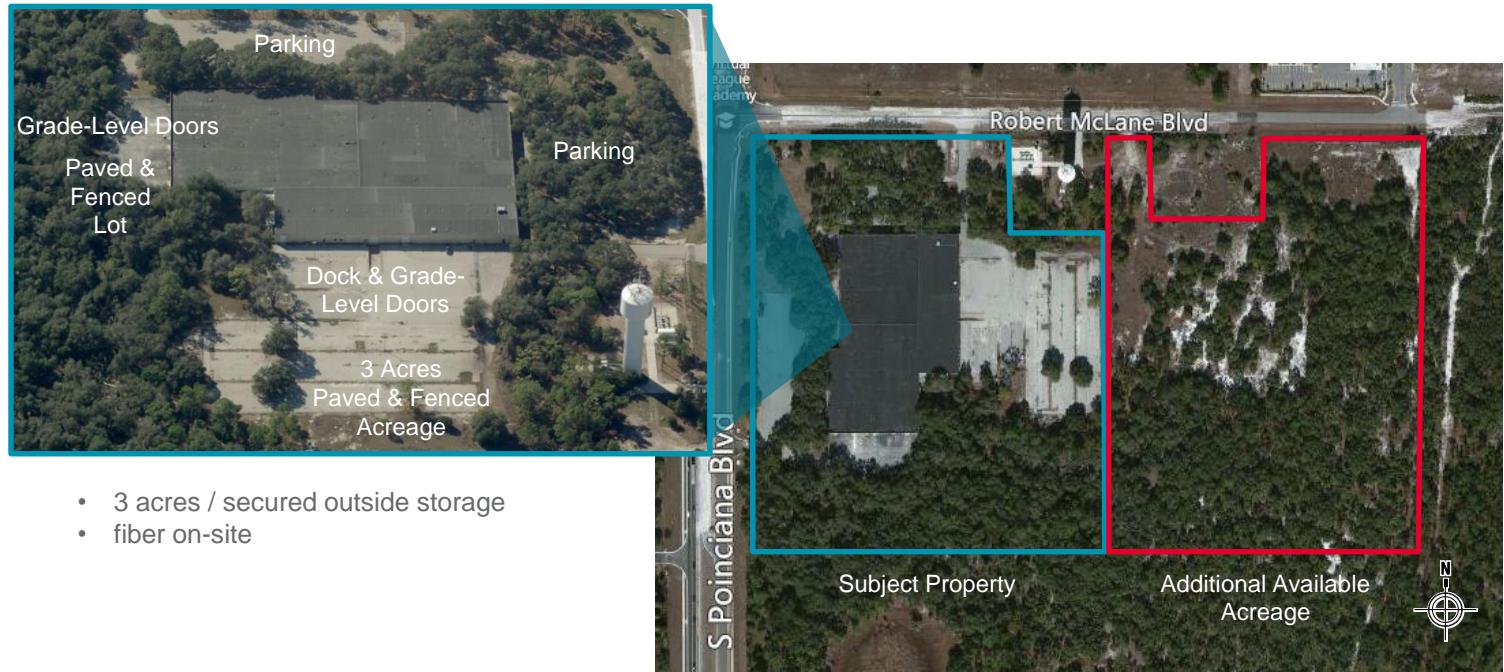
Cushman & Wakefield of Florida, Inc.
20 North Orange Avenue, Suite 300
Orlando, Florida 32801
phone: +1 407 841 8000

cushmanwakefield.com

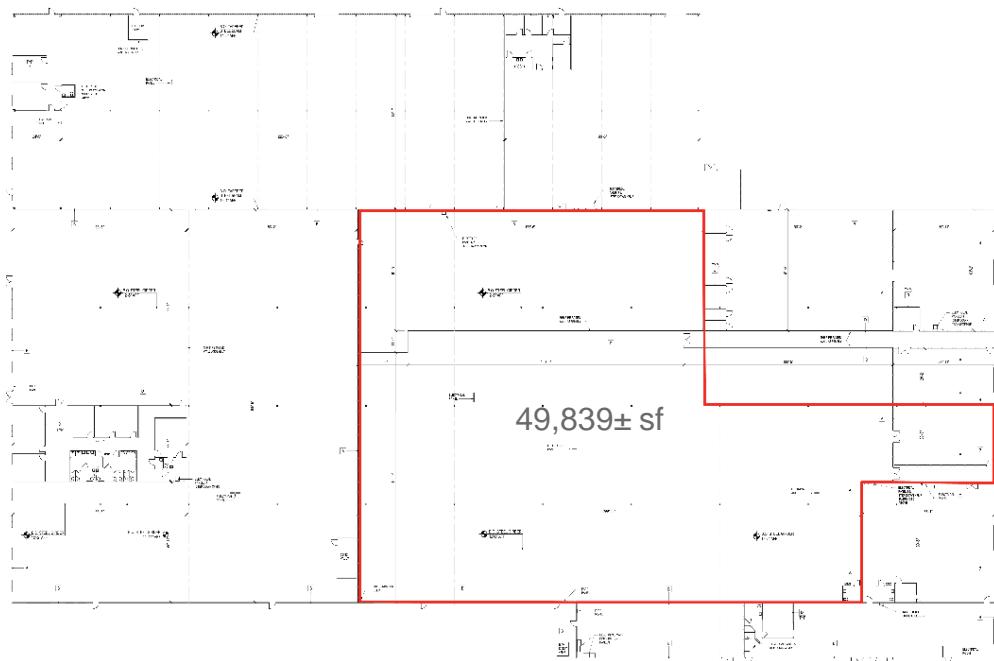


FOR SALE OR LEASE
1901 South Poinciana Boulevard
Kissimmee, Florida 34758

Site Overview



Space Plan



Drive Times

	Interstate 4	8.7 Miles
		12 Minutes
	State Road 417	9.8 Miles
		17 Minutes
	Florida's Turnpike	12.3 Miles
		20 Minutes
	State Road 528	15.7 Miles
		22 Minutes

For more information, please contact

Jared Bonshire
Director
+1 407 541 4414
jared.bonshire@cushwake.com

David Perez
Associate Director
+1 407 541 4435
david.perez@cushwake.com

Cushman & Wakefield of Florida, Inc.
20 North Orange Avenue, Suite 300
Orlando, Florida 32801
phone: +1 407 841 8000

cushmanwakefield.com