

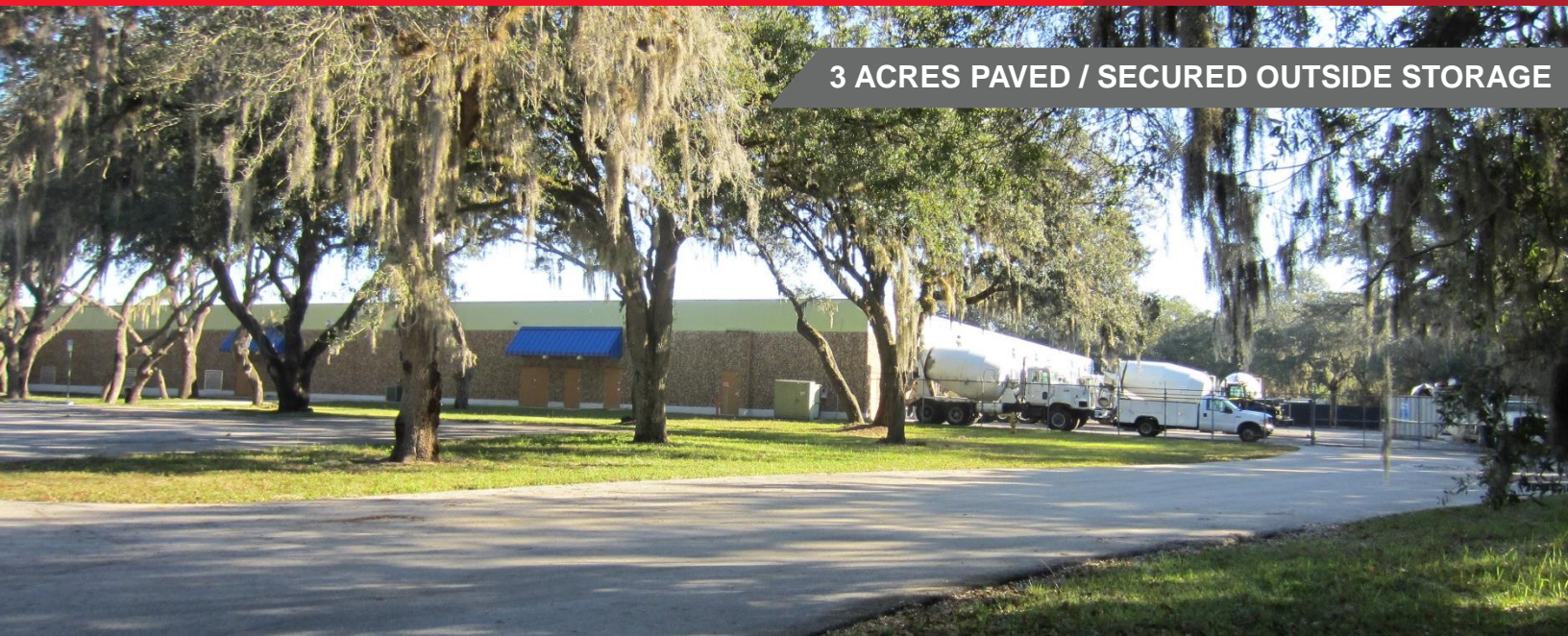


FOR SALE OR LEASE

1901 South Poinciana Boulevard

Kissimmee, Florida 34758

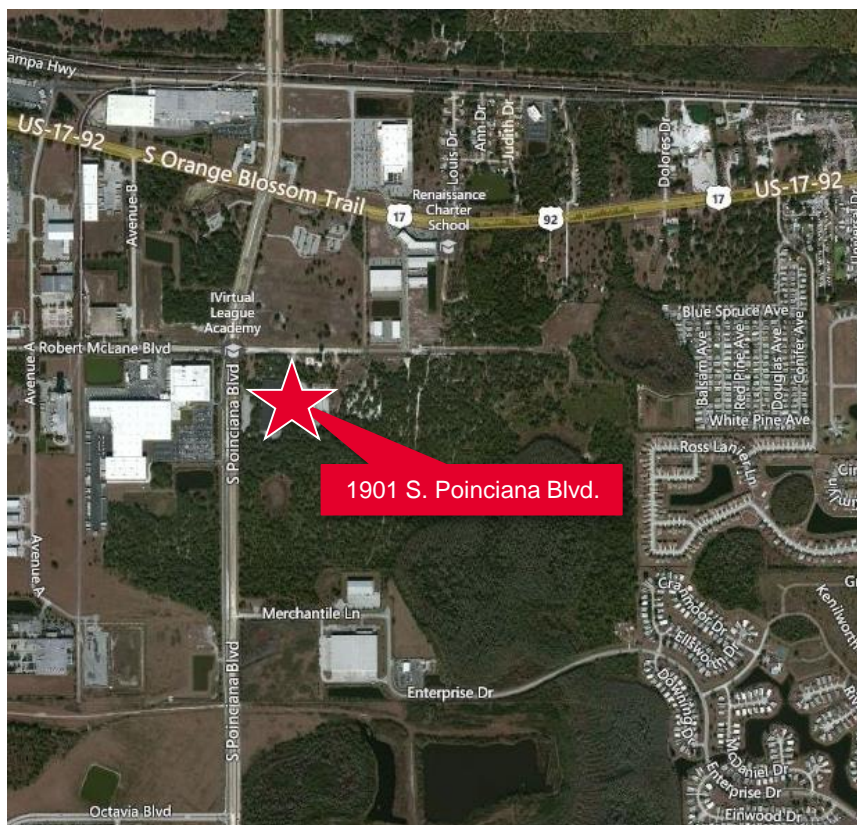
3 ACRES PAVED / SECURED OUTSIDE STORAGE



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

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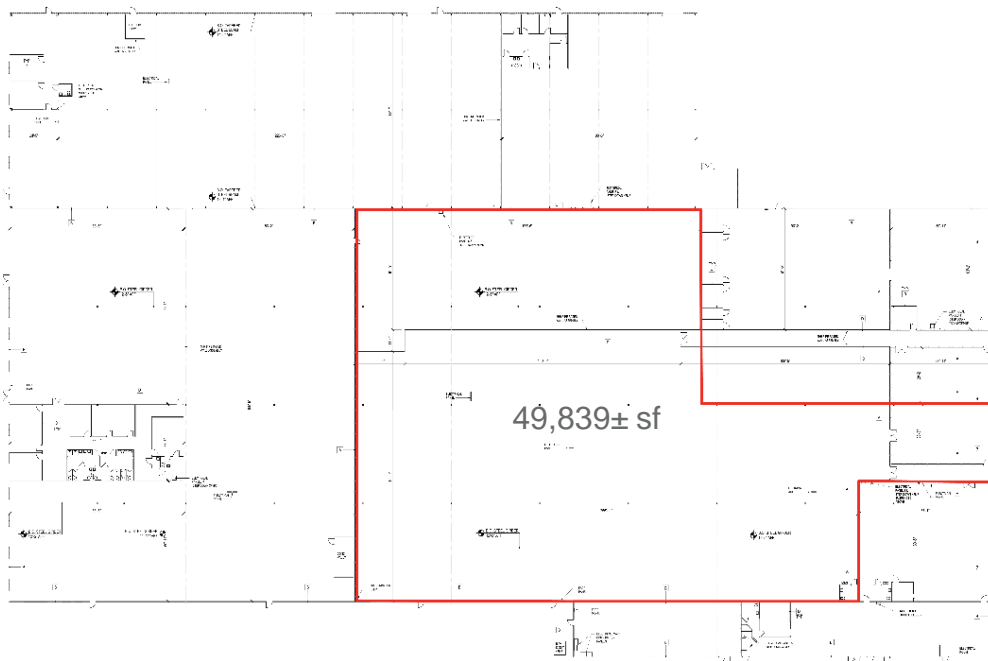
Site Overview







- 3 acres / secured outside storage
- fiber on-site



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

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