

# FOR LEASE

1901 S Poinciana Blvd., Kissimmee, FL 34758

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## Multi-Tenant Industrial Facility

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### AVAILABLE SUITE

25,000 SF

### OUTSIDE STORAGE

1.85 AC

### TRUCK COURT

Fully fenced

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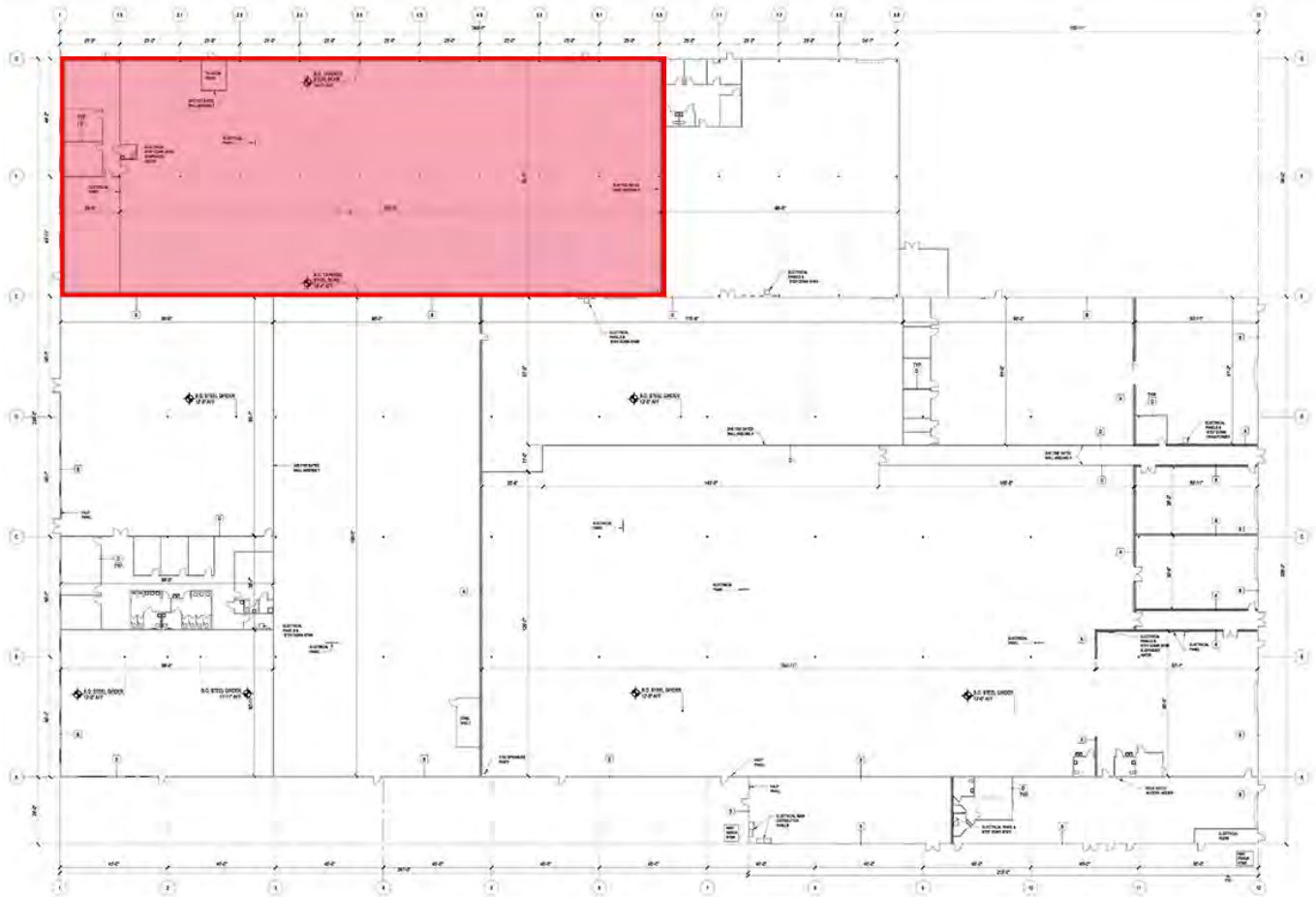
20 N. Orange Avenue  
Suite 300  
Orlando, FL 32801  
[cushmanwakefield.com](http://cushmanwakefield.com)

# SUITE 116-117

## Floor Plan



Includes 1.85-Acre Outdoor Storage/Trailer Parking Site



**Asking Rate**  
\$13.00 PSF NNN

**Est'd. OPEX**  
\$2.50 PSF

**Available**  
Immediately

**Warehouse SF**  
22,476 SF

**Office SF**  
2,524 SF

**Built**  
1976

**Clear Height**  
15'

**Dock Loading**  
1X

**Grade Loading**  
2X

# SUITE 116-117

## Outdoor Storage Site



### **OUTDOOR SPACE**

1.85 AC

### **DOOR ACCESS**

1x Dock-High  
2x-Drive-In

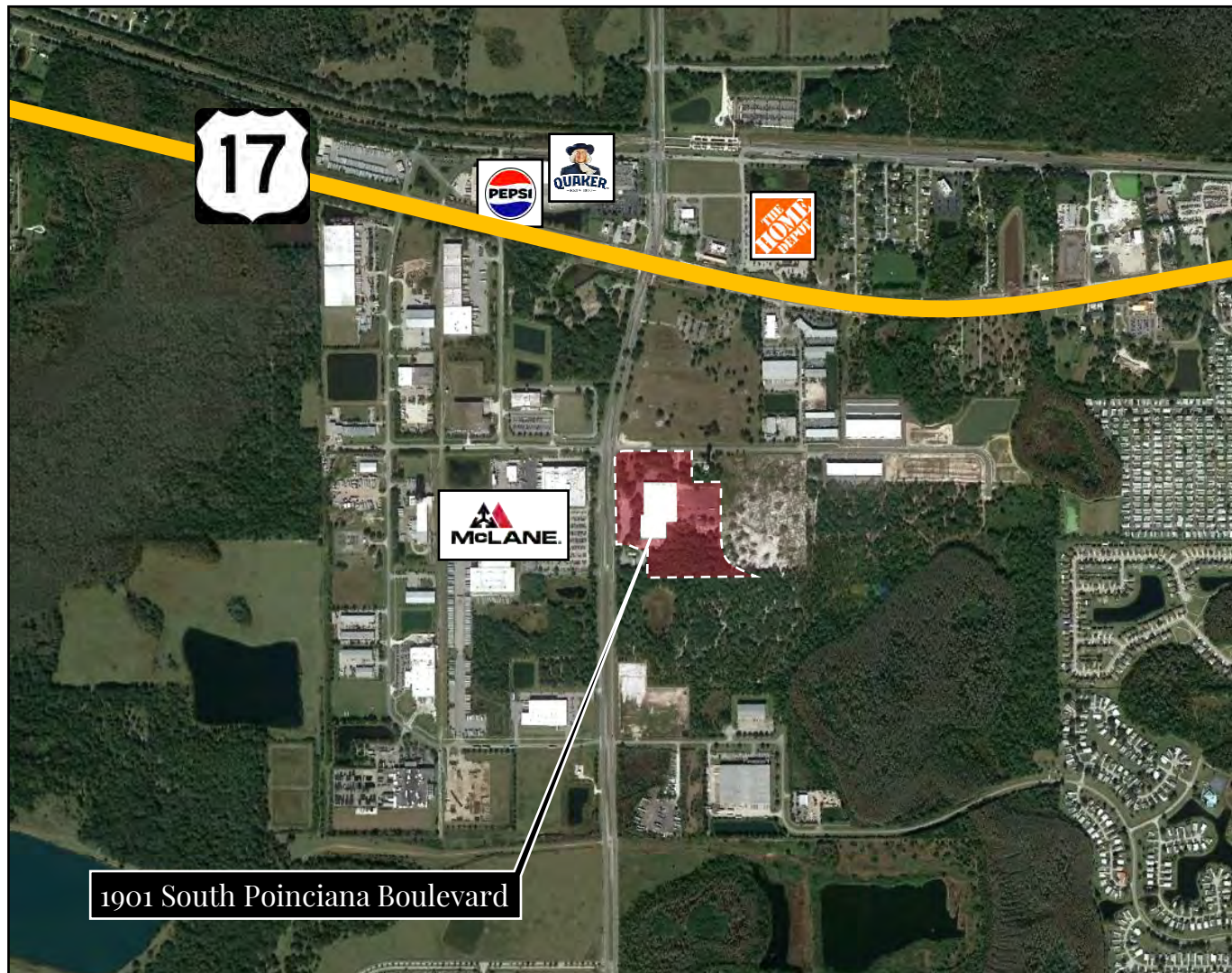
### **SECURED SITE**

Fully Fenced and  
Lit



# LOCATION

Aerial



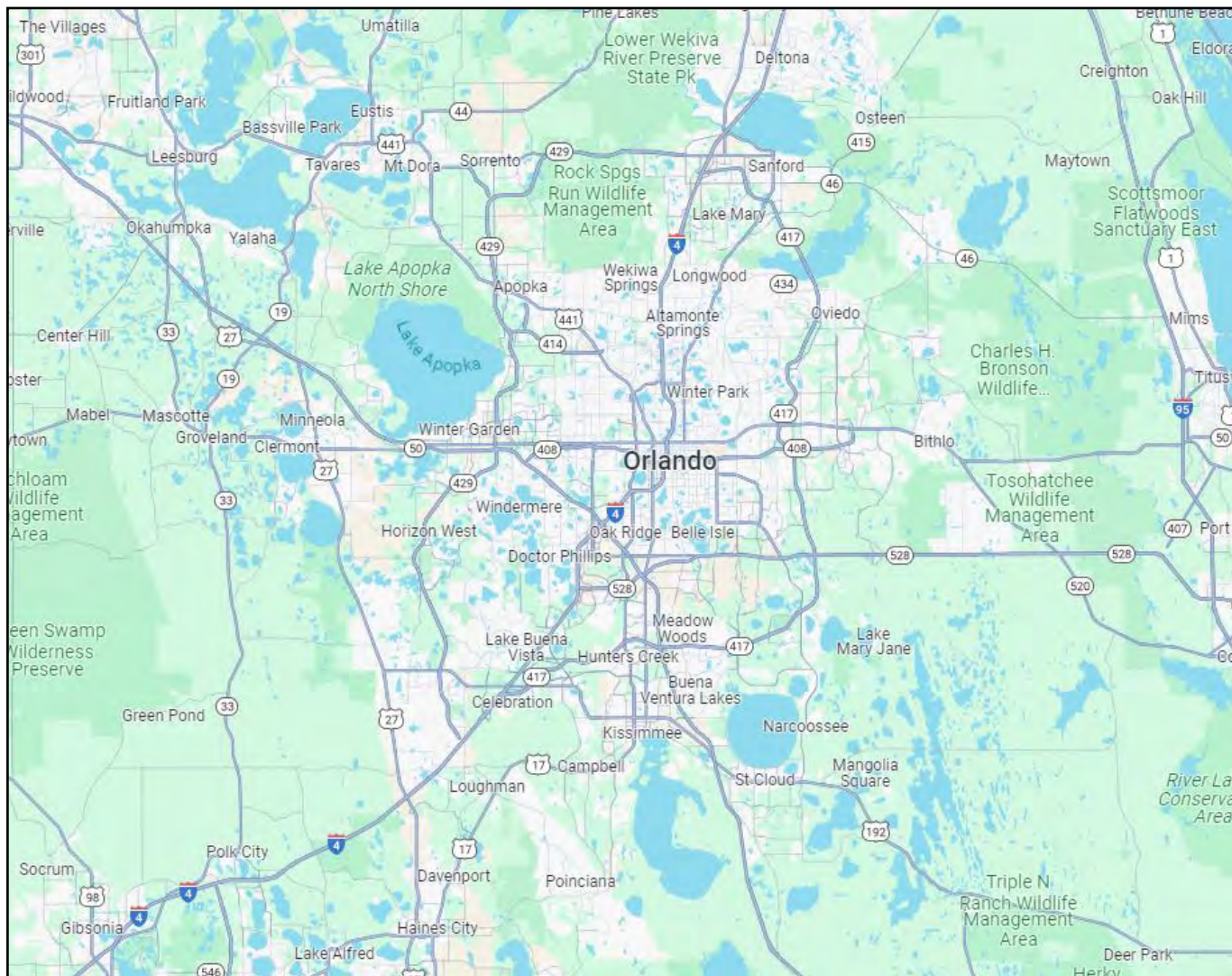
## Osceola County - Submarket Overview

|                                |                 |
|--------------------------------|-----------------|
| Submarket inventory            | 9,616,899 SF    |
| Last 12 months' net absorption | 695,136 SF      |
| Vacancy Rate                   | 2.78%           |
| Average Industrial Asking Rate | \$12.67 PSF NNN |



# LOCATION

## Map View



### Local Connectivity

|                               |         |
|-------------------------------|---------|
| Route 17                      | 0.4 mi  |
| I-4                           | 8.9 mi  |
| Orlando International Airport | 22.4 mi |
| Orlando CBD                   | 25.2 mi |

# CONTACT US



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