



For lease

Trinity Industrial Park, Building 200
4925 Industrial Lane, Kissimmee, FL 34758

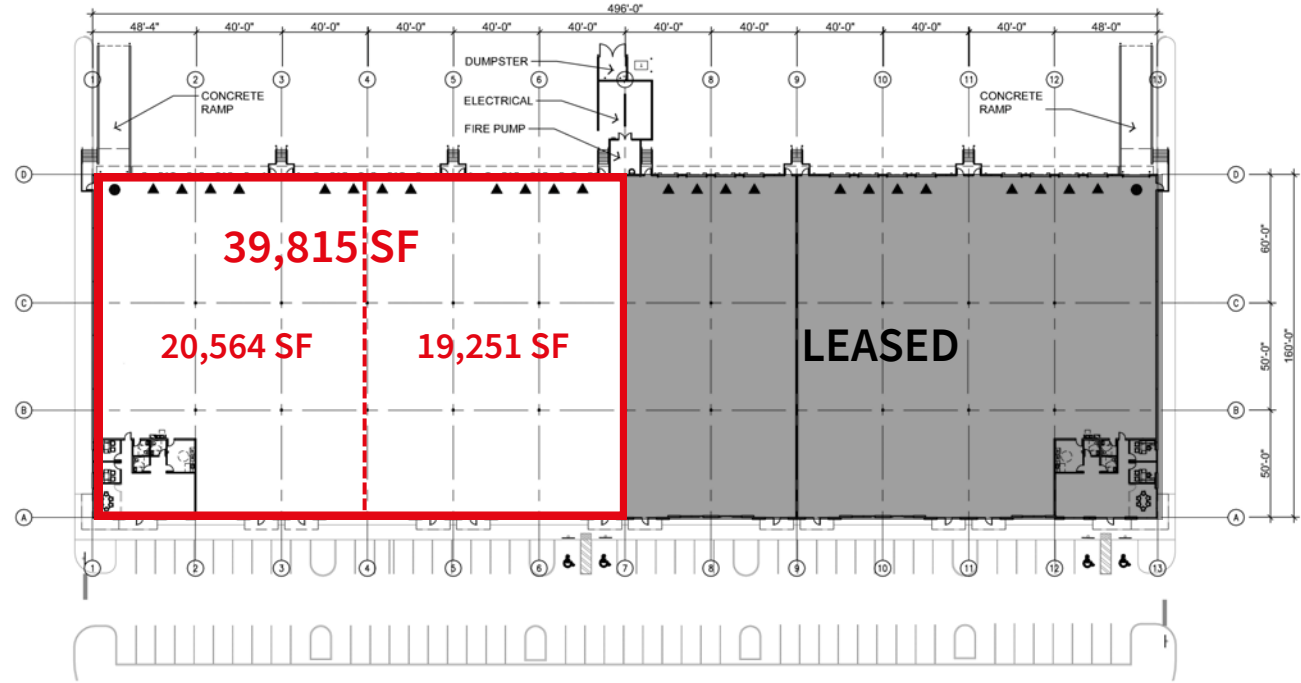
52,649 SF warehouse space

Property specifications

- 79,610 SF building
- 39,815 SF available, divisible to 19,251 SF
- 1,784 SF of office
- 32' clear height
- 12 - 10' x 12' dock doors
- 1 - 12' x 14' drive-in door
- Rear load
- 160' building depth
- 40' x 50' column spacing, typical
- ESFR sprinklers
- Up to 800 amps power available
- Includes 27+/- off-dock trailer spaces
- 1.24/1,000 SF parking ratio
- Zoned PD, Light Industrial
- Up to 1.70 acres of outside storage available for lease within park
- **\$11.25/SF NNN**

Location

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



Project site plan

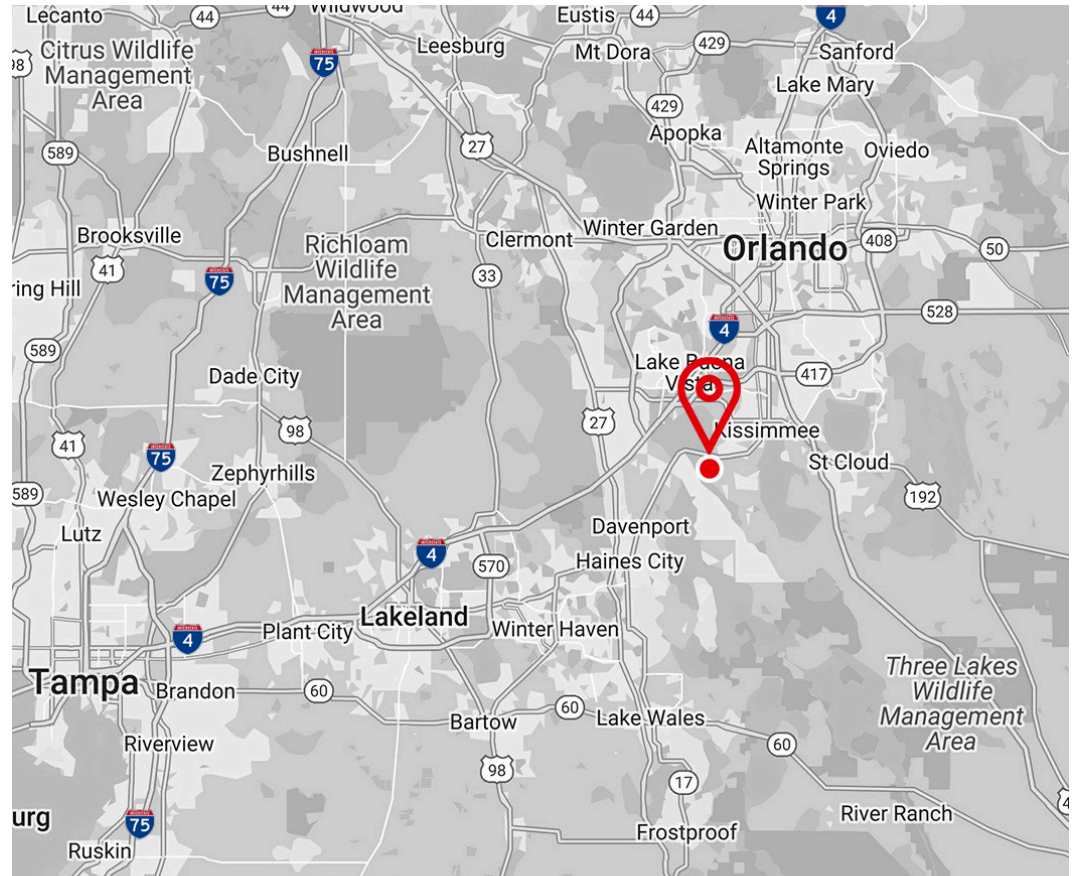


Location

Key Distances

- 4 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
- 89 miles to Tampa
- 168 miles to Jacksonville
- 226 miles to Miami
- 457 miles to Atlanta, GA

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.



	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 households	\$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

Area amenities



Advantages and amenities

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

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