



For lease

Trinity Industrial Park, Building 400
Industrial Lane, Kissimmee, FL 34758

35,285 SF

Industrial building or land available for sale or lease

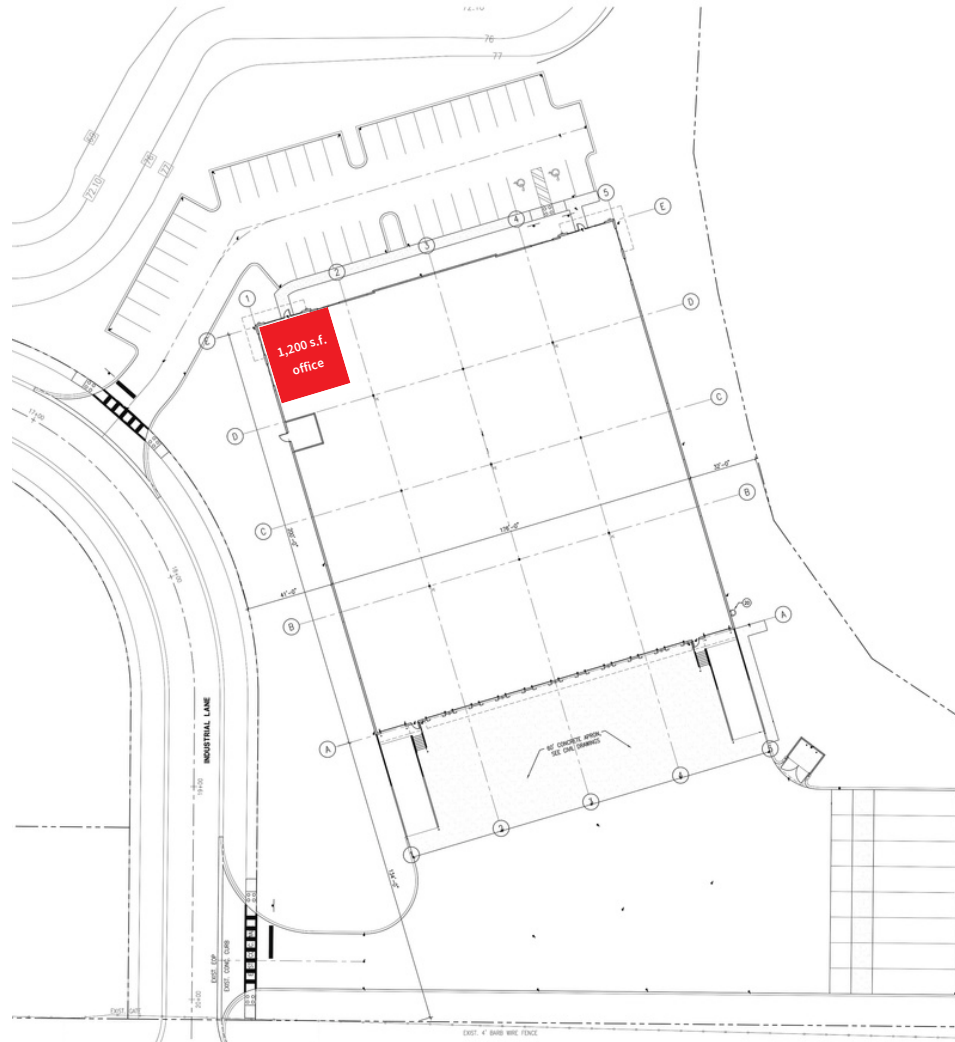
Status: designed and permitted; pad ready

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
- Building demnsions - 176' x 200'
- ESFR sprinklers
- 1.13/1,000 s.f. parking ratio
- Zoned PD, Light Industrial
- Up to 1.70 acres of outside storage within park
- Please call for pricing

Location

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

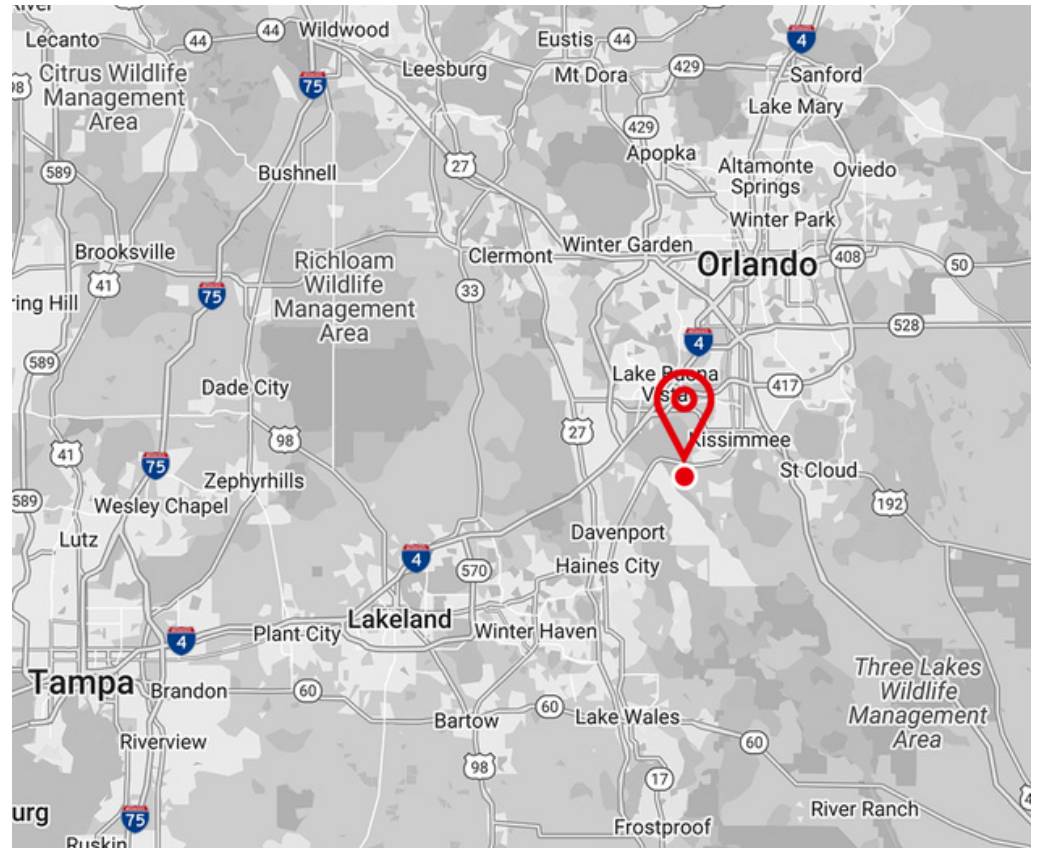


Location

Key Distances

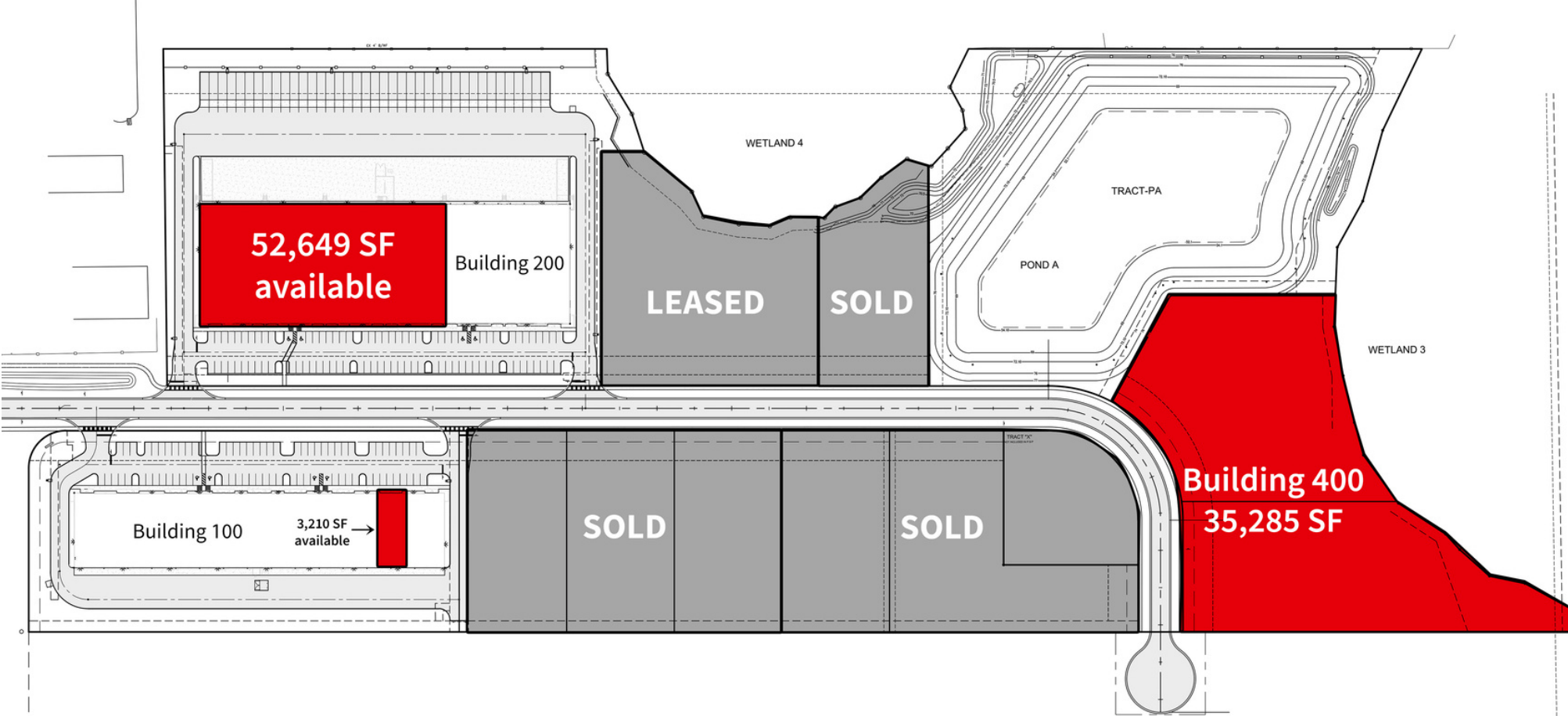
8 miles to Interstate 4	67 miles to Tampa
11 miles to Florida's Turnpike	168 miles to Jacksonville
57 miles to Interstate 75	226 miles to Miami
60 miles to Interstate 95	457 miles to Atlanta, GA
27 miles to Orlando Int'l Airport	

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

Project site plan



Land available for sale



Area amenities



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

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