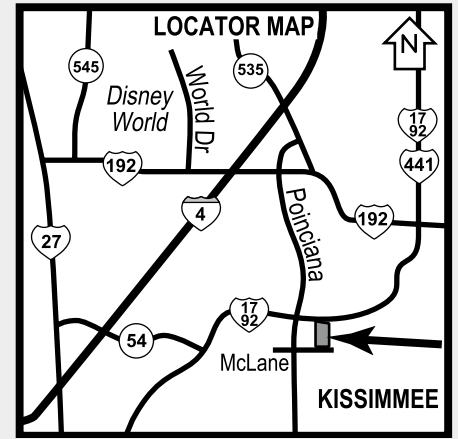


Buildings 2 - 5 - Office / Warehouse



Building 1 - Office / Showroom / Retail



### 1701 - 1829 Business Center Lane

Kissimmee, Florida 34758

#### Property Features

- Five buildings totaling 96,528± SF on 6.42± acres
- Contiguous space from 1,350± SF to 7,560± SF
- Clear height: 16' - 21'
- Grade-level overhead doors: 12' x 14'
- Outside storage with buildings 3 and 5
- Fully sprinklered throughout
- Zoning: Light Industrial, PCD
- No auto repair or auto body allowed
- Utilities:
  - Water / sewer: Toho Water Authority
  - Electric: Duke Energy
- Parking ratio:
  - Building 1: 5/1,000 SF
  - Buildings 2, 3, 4 & 5: 1.6/1,000 SF

For more information:

**Michael Heidrich**

+1 407 949 0719 • mheidrich@realvest.com

**Matt Cichocki**

+1 407 949 0738 • mcichocki@realvest.com

#### Property Specifications

- Phase I
  - Building 1 - office/showroom/retail - 27,260± SF
  - Building 2 - office/warehouse - 22,478± SF
  - Building 3 - office/warehouse - 13,300± SF
- Phase II
  - Building 4 - office/warehouse - 13,050± SF
  - Building 5 - office/warehouse - 20,440± SF

#### Lease Rates:

##### Building 1:

Office / Showroom / Retail

\$14.00/SF NNN (Op Expenses: \$2.99/SF)

##### Buildings 2 & 3:

Office / Warehouse

From \$8.00/SF NNN (Op Expenses: \$2.00/SF)

Building 3 - Outside Storage \$1.25/SF Gross

##### Buildings 4 & 5

Office / Warehouse (10% Office)

From \$8.00/SF NNN (Op Expenses: \$2.00/SF)

Building 5 - Outside Storage \$1.25/SF Gross

# 1701-1829 Business Center Lane

Kissimmee, Florida 34758

For Lease

## Poinciana CommerCenter East Office/Showroom/Warehouse Space



For more information:

**Michael Heidrich**

+1 407 949 0719 • mheidrich@realvest.com

**Matt Cichocki**

+1 407 949 0738 • mcichocki@realvest.com



1800 Pembroke Drive, Suite 350  
Orlando, Florida 32810  
+1 407 875 9989

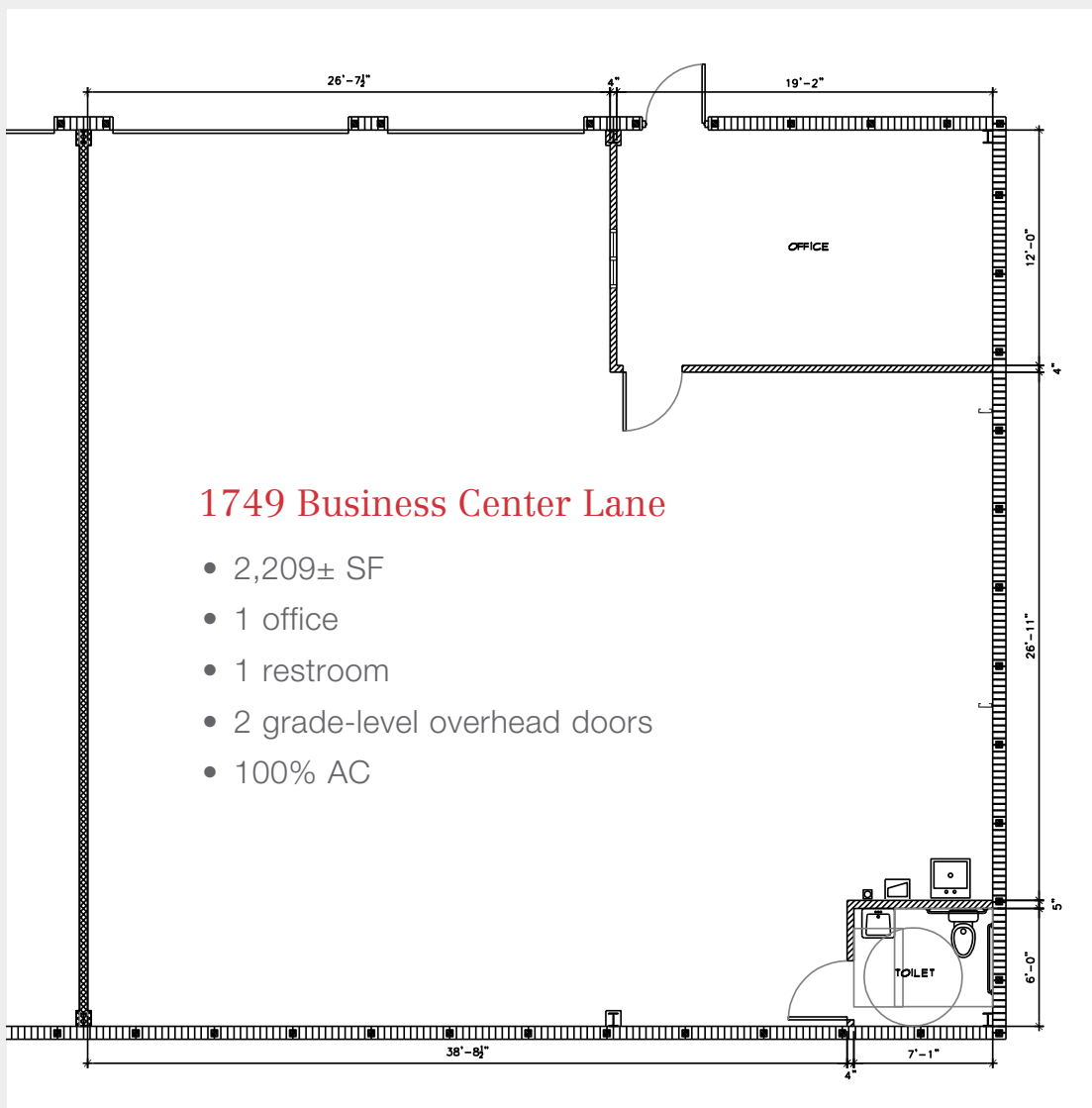
[nairealvest.com](http://nairealvest.com)

Phase I			
Building 1: Retail / Showroom			
Unit	SF	Rate	Available
1725	1,620± SF	\$14.00/SF	7/1/18
Building 2: Office / Warehouse			
Unit	SF	Rate	Available
1743	2,700± SF	\$8.00/SF	Now
1749	2,209± SF	\$9.50/SF	7/1/18
Building 3: Office / Warehouse			
(units include 1,080 SF of outside storage) \$1.25/SF gross for outside storage			
No space available at this time			

Phase II
Building 4: Office/Warehouse
Units 1793 - 1797
Available Space from 1,350± SF - 4,950± SF
(1) 2,250± SF Unit - \$8.50/SF NNN
(2) 1,350± SF Units From \$8.00/SF NNN
Building 5: Office/Warehouse
(units include 1,080 SF of outside storage)
Units 1821 - 1823
Available Space from 1,890± SF - 3,780± SF
(2) 1,890± SF Units From \$8.00/SF NNN
\$1.25/SF gross for outside storage

## Poinciana CommerCenter East Floor Plans

1701-1829 Business Center Ln  
Kissimmee, Florida 34758



For more information:

**Michael Heidrich**

+1 407 949 0719

mheidrich@realvest.com

**Patty Nolff**

+1 407 949 0721

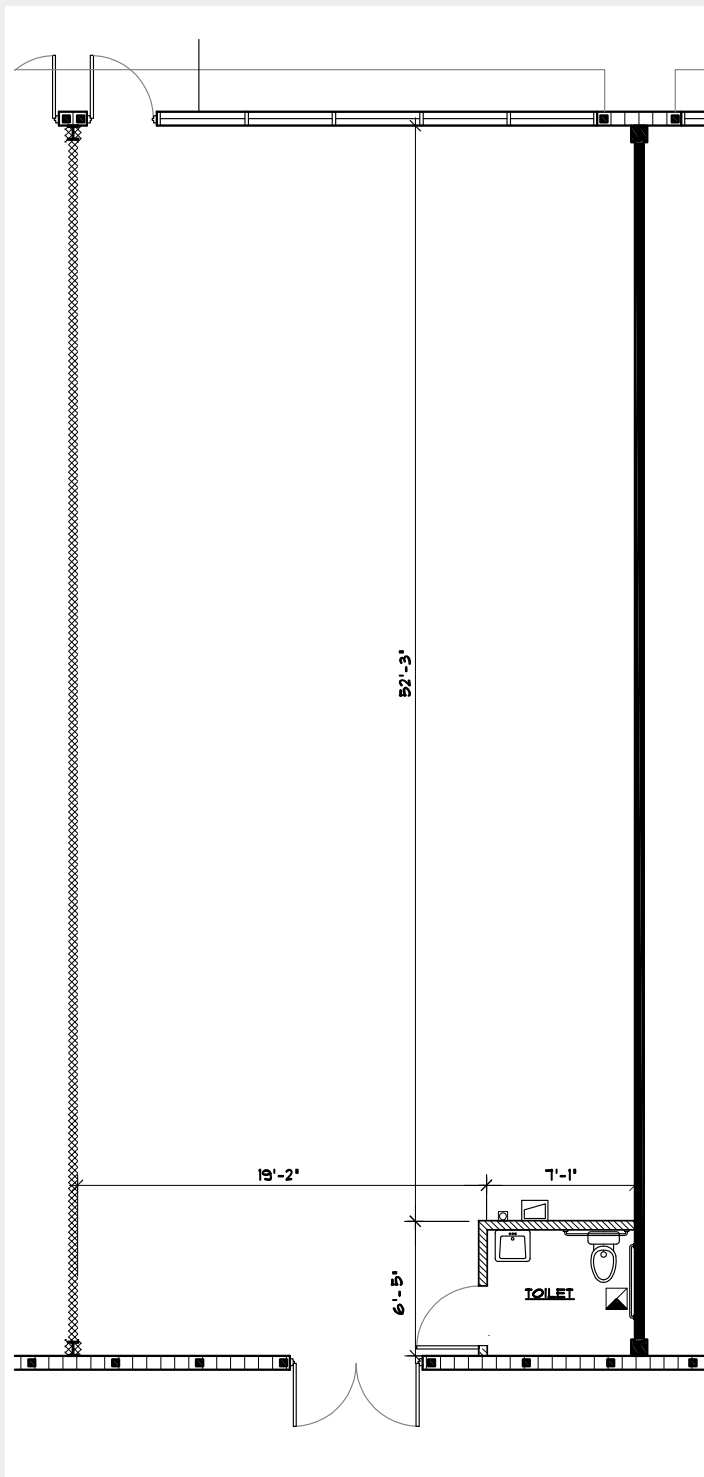
pnolff@realvest.com

## Poinciana CommerCenter East Floor Plans

1701-1829 Business Center Ln  
Kissimmee, Florida 34758

### 1725 Business Center Lane

- 1,620± SF
- 1 restroom



For more information:

**Michael Heidrich**

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mheidrich@realvest.com

**Patty Nolff**

+1 407 949 0721

pnolff@realvest.com