

POINCIANA LOGISTICS CENTER

POINCIANA, FL

± 310,800 SF INDUSTRIAL SPACE
FOR SALE | LEASE | BTS



CONSTRUCTION DRAWINGS COMPLETED

BUILDING HIGHLIGHTS

- Two Buildings totaling 310,800 SF on 30 Acres
- 32' Clear height
- ESFR sprinkler system
- Class A Rear Load
- Zoned Industrial
- 220' Building Depth

UTILITIES

- Water: Toho Water
- Sewer: Toho Water
- Power: Duke Energy

BUILDING ONE

- 118,800 SF
- Rear Load
- 220' Deep

BUILDING TWO

- 192,000 SF
- Rear Load
- 220' Deep

Contact:

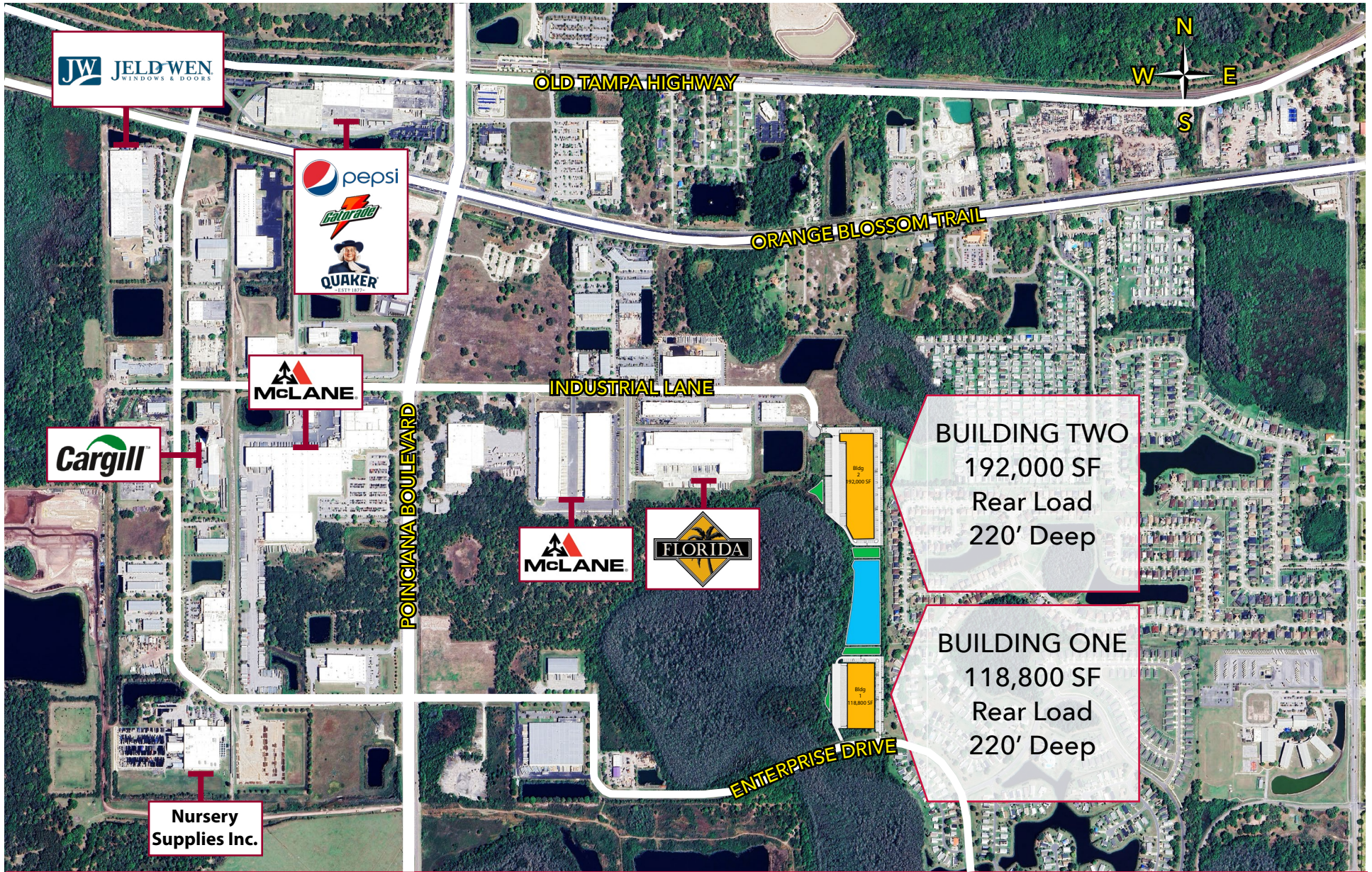
William "Bo" Bradford, CCIM, SIOR
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D 321.281.8502

ASKING SALE PRICE: \$433,000/ACRE

LEASE RATE: TBD



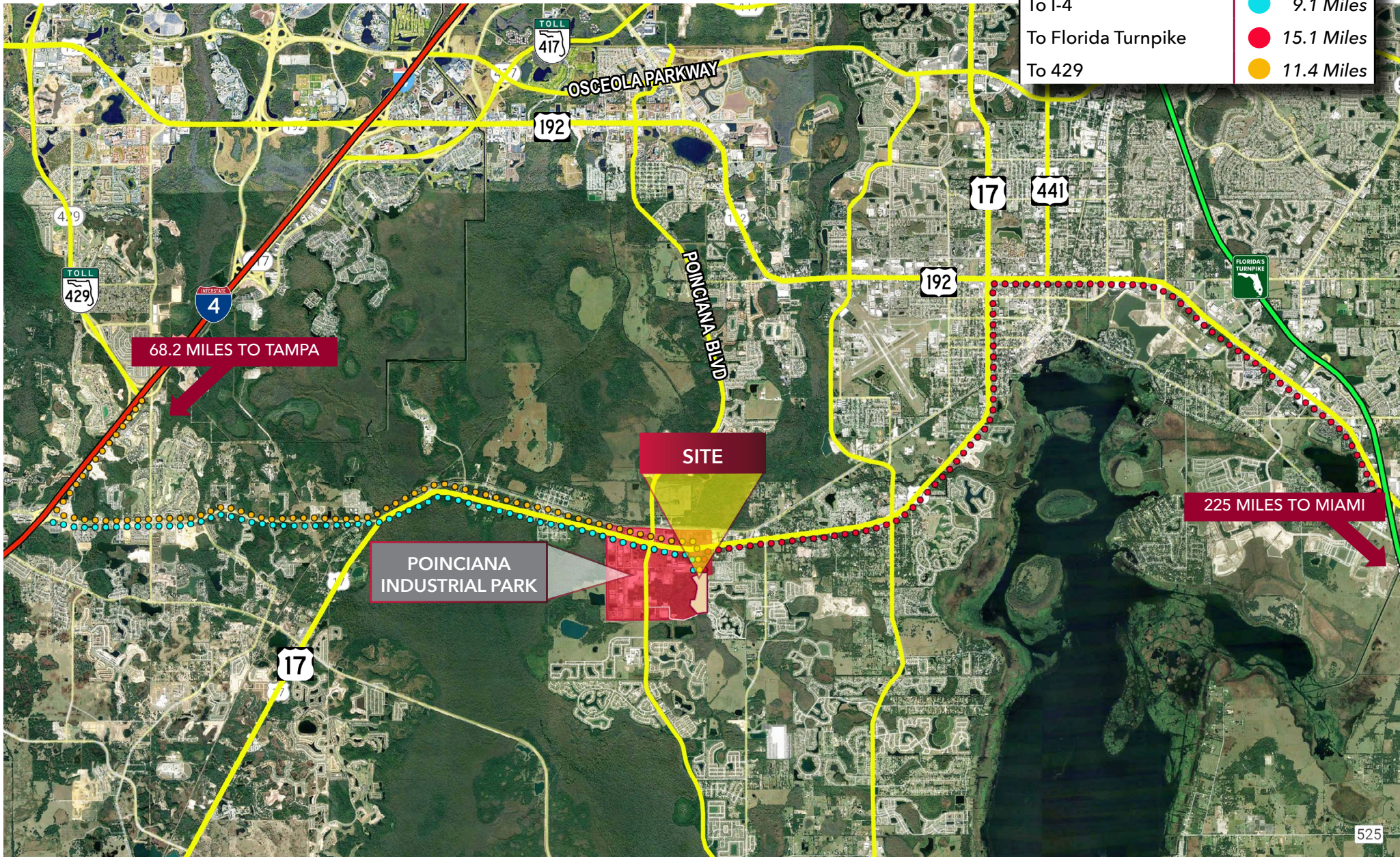
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



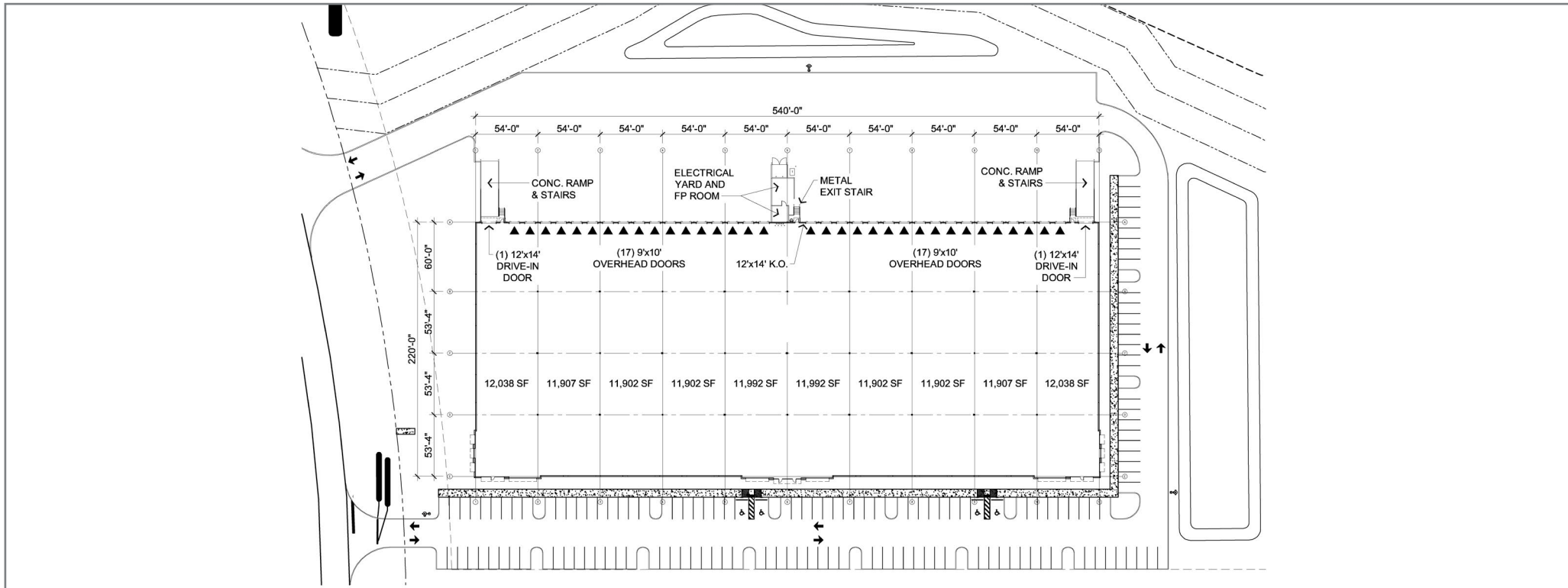
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DISTANCE MAP

To I-4	9.1 Miles
To Florida Turnpike	15.1 Miles
To 429	11.4 Miles



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BUILDING SIZE:
118,800 SF

SPRINKLER SYSTEM:
ESFR

POWER:
2,400 Amps 480V/277V 3 Phase

RAMPED DOORS:
2 - 12' X 14'

LOADING:
Rear Load

TRUCK COURT:
120' deep average

COLUMN SPACING:
54'W x 46' - 8"D

WAREHOUSE LIGHTING:
LED

BUILDING DEPTH:
220'

CAR PARKING SPACES:
146 Car Spaces

SPEED BAY SPACING:
53' X 60'

CONCRETE SLAB:
7" - 4000 PSI

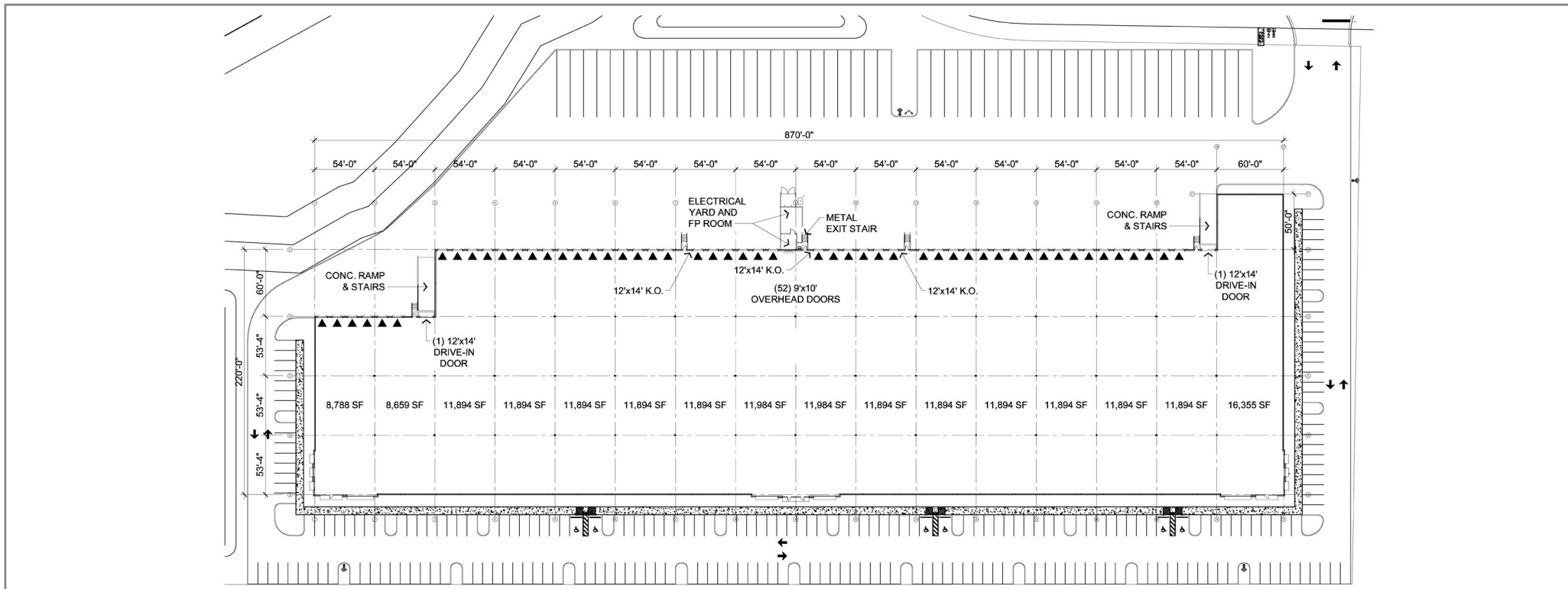
CLEAR HEIGHT:
32' to bottom of structure

OVERFLOW TRAILER PARKING:
Not Available

DOCK DOORS:
34 - 9' x 10'

ROOF:
60 mil TPO membrane

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BUILDING SIZE:
192,000 SF

SPRINKLER SYSTEM:
ESFR

POWER:
2,400 Amps 480V/277V 3 Phase

RAMPED DOORS:
2 - 12' X 14'

LOADING:
Rear Load

TRUCK COURT:
120' deep average

COLUMN SPACING:
54'W x 46' - 8"D

WAREHOUSE LIGHTING:
LED

BUILDING DEPTH:
220'

CAR PARKING SPACES:
237 Car Spaces

SPEED BAY SPACING:
53' X 60'

CONCRETE SLAB:
7" - 4000 PSI

CLEAR HEIGHT:
32' to bottom of structure

OVERFLOW TRAILER PARKING:
50 Trailer parking spaces

DOCK DOORS:
52 - 9' x 10'

ROOF:
60 mil TPO membrane

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