

POINCIANA LOGISTICS CENTER

POINCIANA, FL

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



CONSTRUCTION DRAWINGS COMPLETED | PERMIT IN HAND

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
- Capacity for up to 10MW**

BUILDING ONE

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

BUILDING TWO

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

ASKING SALE PRICE: \$9,990,000 | \$333,000/ACRE

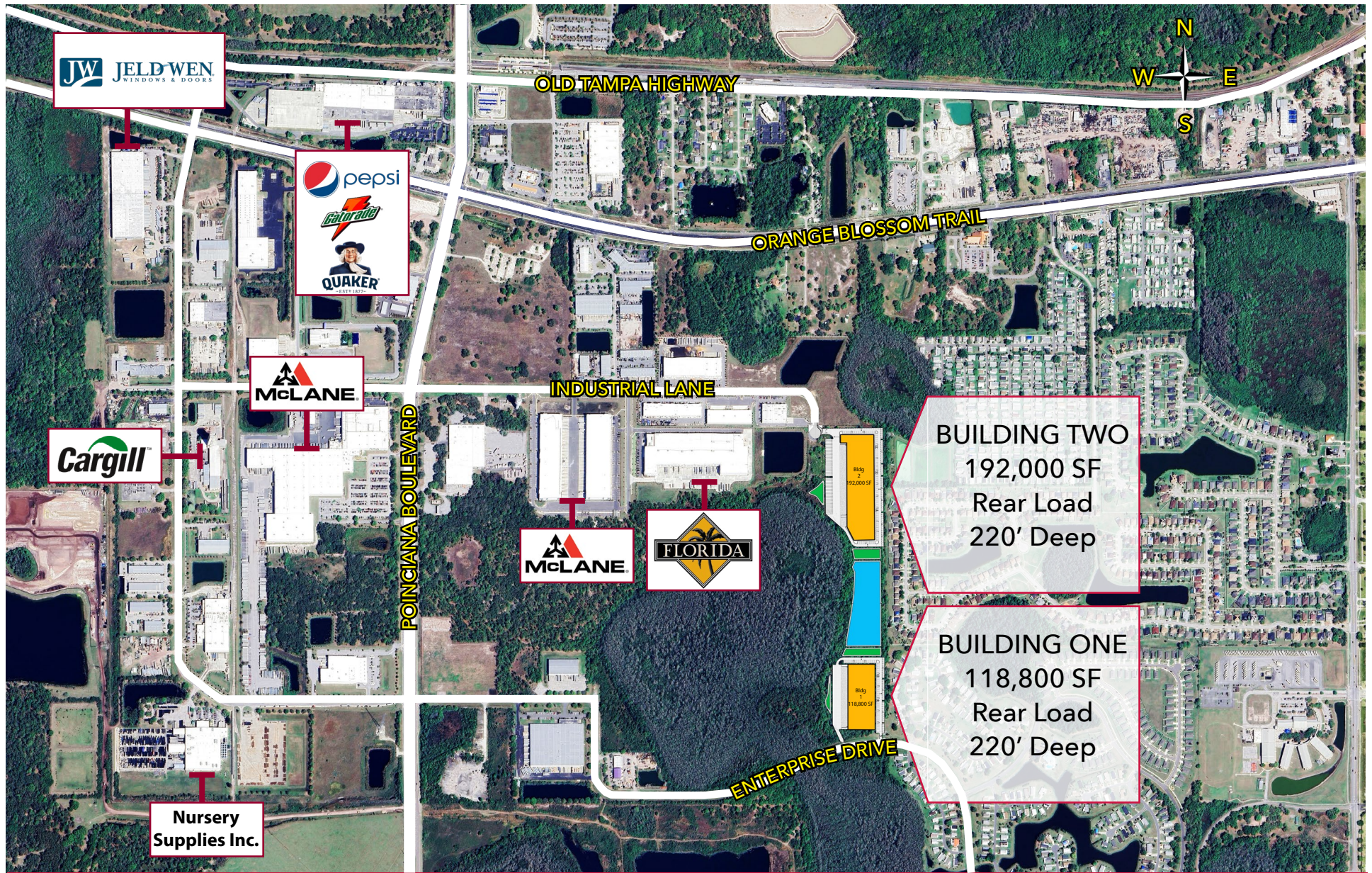
LEASE RATE: TBD

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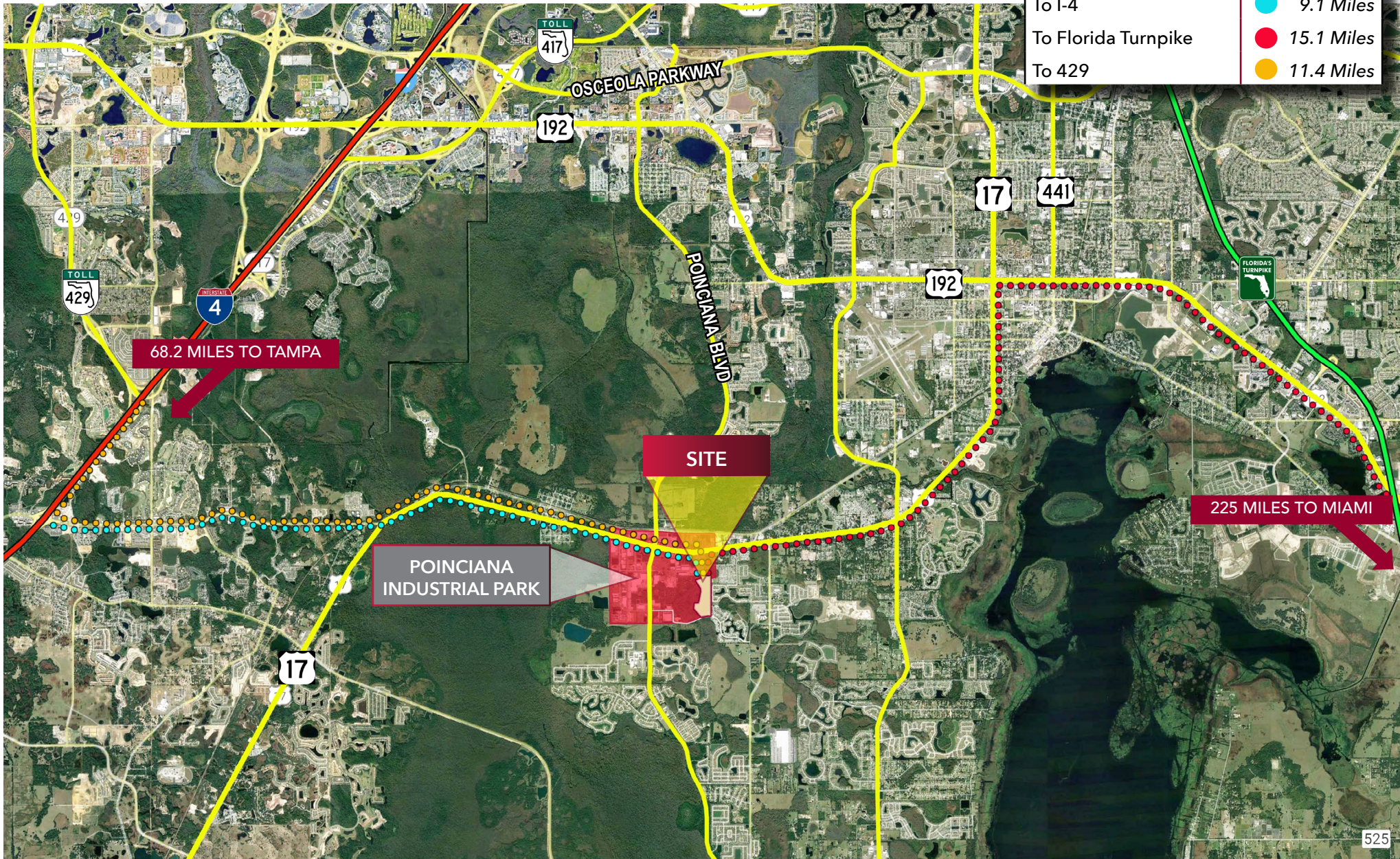
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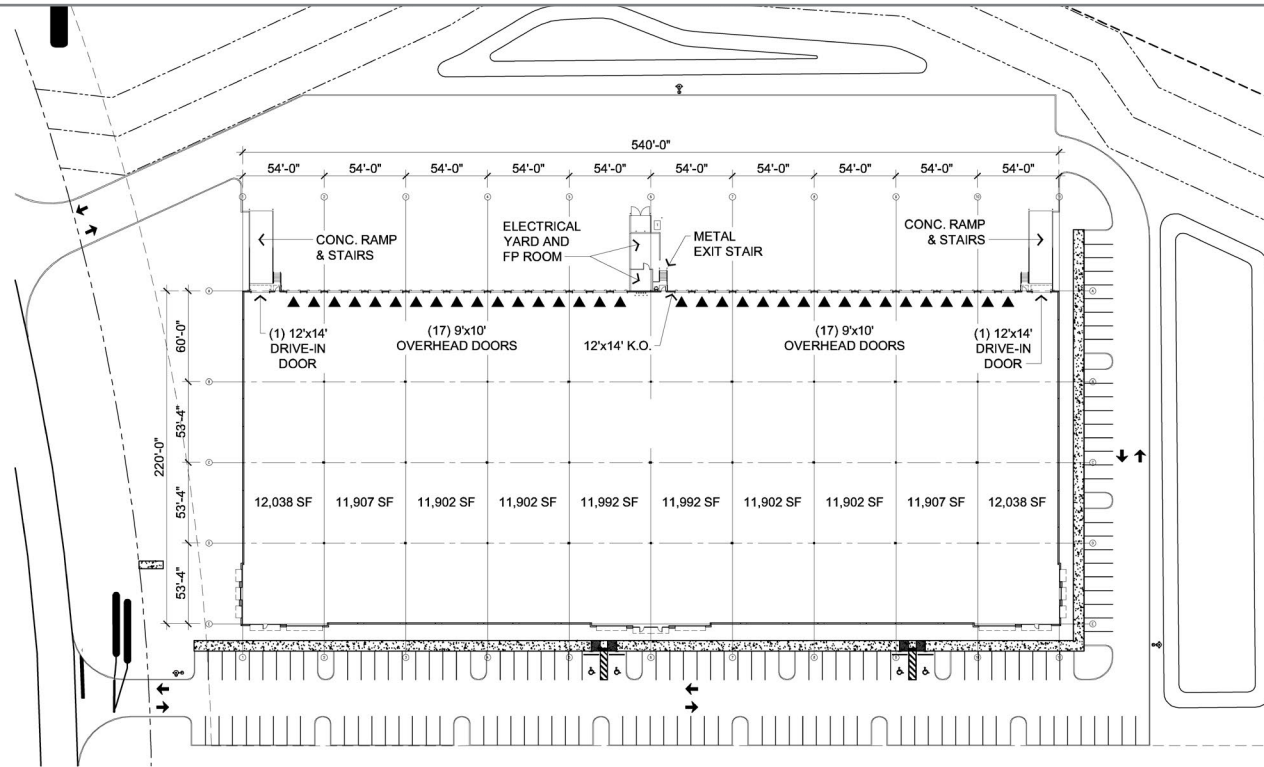
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DISTANCE MAP

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

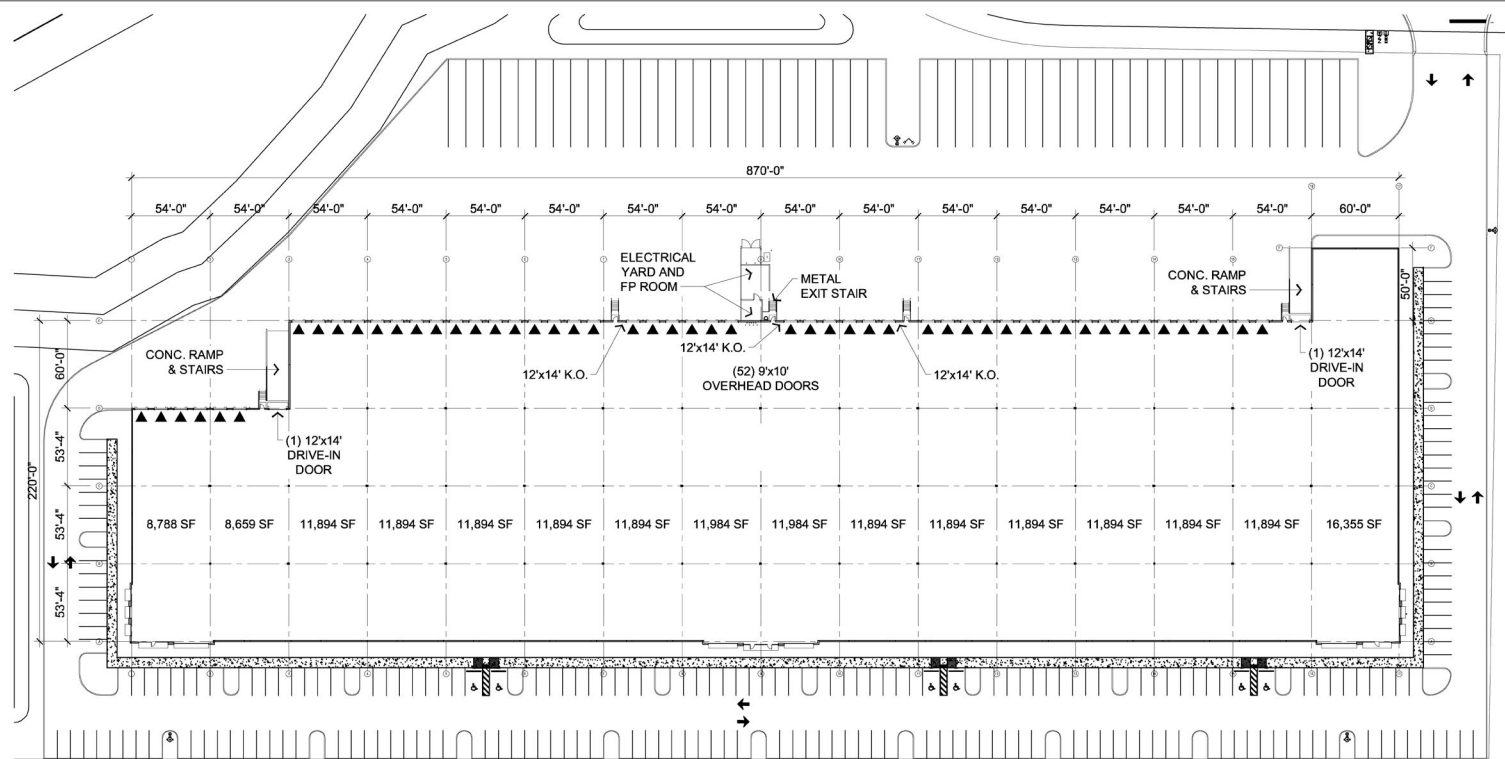
DOCK DOORS:

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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