

# FOR LEASE

**Two Warehouse Spaces: 30,000 & 40,000 SF  
Poinciana Industrial Park**



5000 MERCANTILE LANE, KISSIMMEE, FL 34758



**Lease Rate: \$4.50 SF NNN \$1.05 PSF Operating Expenses  
Reduced Rate for Entire 70,000 SF: \$3.75 NNN \$1.05 PSF Operating Expenses**

## **Property Details:**

- Suite 1: 30,000 SF
- Suite 2: 40,000 SF
- Total Contiguous is 70,000 SF
- Office: To be Built to Suit
- Year Built: 2004, Tilt Wall Construction
- 24' Clear Height
- ESFR Sprinklered
- Power: 277/480v 3 Phase
- 105' Truck Court, 50' Concrete Truck Apron
- (19) 9' x 10' dock high doors
- Total Building Size 164,000 SF

## **Driving Directions:**

### **From Downtown Orlando...**

- Take I-4 W 25 miles to Exit 58;
- Take CR 532 E 4.5 miles to 17-92;
- Take 17-92 E 3.5 mi. to Poinciana Blvd.;
- Take Poinciana Blvd. S 0.8 miles to Mercantile Lane.

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