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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GR PROPERTIES

545 Delaney Avenue, Suite #4 Orlando, FL 32801 www.gr-prop.com



PROPERTY SPECIFICATIONS 5000 MERCANTILE LANE, KISSIMMEE, FL 34758 Poinciana Office & Industrial Park

BASIS SPECIFICATIONS:

SIZE: 30,000 square feet PARCEL ID: 11 26 5249 0001 0040

or

40,000 square feet PROPERTY TAXES: \$81,025.35 (2016)

DIMENSIONS: 350' x 200' deep

POWER: Provided by Progress Energy

OFFICE AREA: Built to suit 277/480 Volt, 3-phase

BUILDING DEPTH: 200' SPRINKLER: ESFR (Early Suppression, Fast

Response)

TRUCK LOADING: (20) 9' x 10' dock

height loading doors WATER: Fla. Govnmntl Utility Authority

TRUCK COURT: 105' deep, including SEWER: Fla. Govnmntl Utility Authority

CEILING HEIGHT: 24' clear LIGHTING: Metal halide, T-8 Fluorescent

CONSTRUCTION: RAIL: No

Floors: 6" reinforced concrete ZONING: PUD (City of Poinciana)

Walls: Tilt-wall ACCESS: From downtown Orlando: I-4W

To Exit 68, go E 3 miles on Hwy

<u>Columns:</u> 50' x 50' 535, go S 7.7 miles on Poinciana

Blvd. to Mercantile Lane

Roof: Standing seam metal

CONSTRUCTION DATE: 2004

LEASE RATE: \$4.50 psf NNN for 30,000 or

40,000 SF; \$3.75 for entire

70,000 SF

OPERATING

EXPENSES: \$1.05 psf estimated 2017

CONTACT: GREG REBMAN, SIOR, CCIM 407.921.7366