

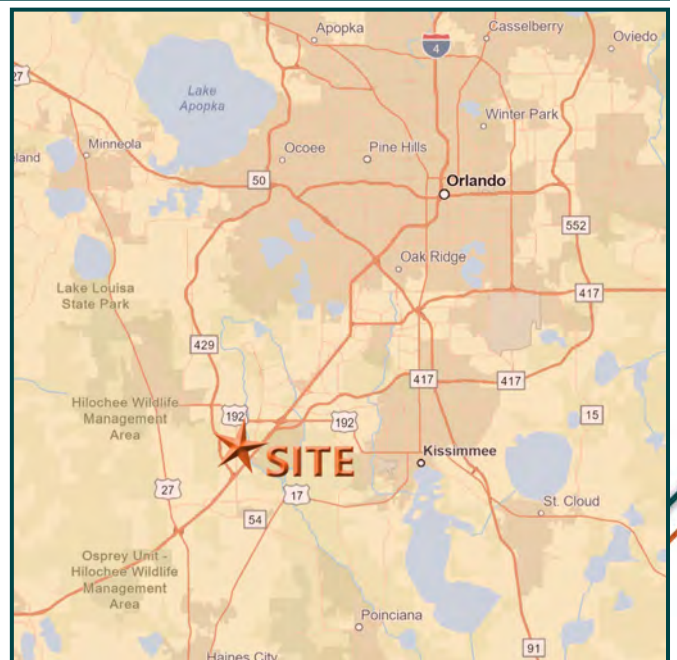
HORIZON WEST DISTRIBUTION WAREHOUSE FOR SUBLEASE

**OFFERED FOR SUBLEASE
BELOW MARKET AT \$9.50 NNN
36,482 SF**



**821 N Old Lake Wilson Rd. Suite 115
Kissimmee, FL 34747**

**36,482 SF - ENDCAP LOCATION
8 DOCK-HIGH DOORS
1 GRADE-LEVEL, DRIVE-IN DOOR
32' CLEAR HEIGHT
1.27 PER 1,000 PARKING
1 MI FROM SR 429/2.7 MI FROM I-4
CONVENIENT TO RESORT AREAS,
METRO ORLANDO, LAKELAND
& TAMPA
ORIGINAL TERM EXPIRES 9/30/27
AVAILABLE IMMEDIATELY**

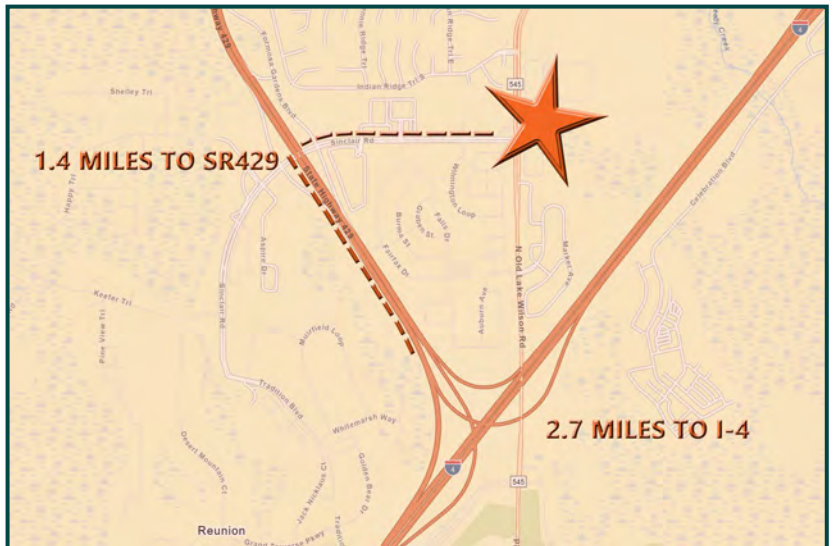
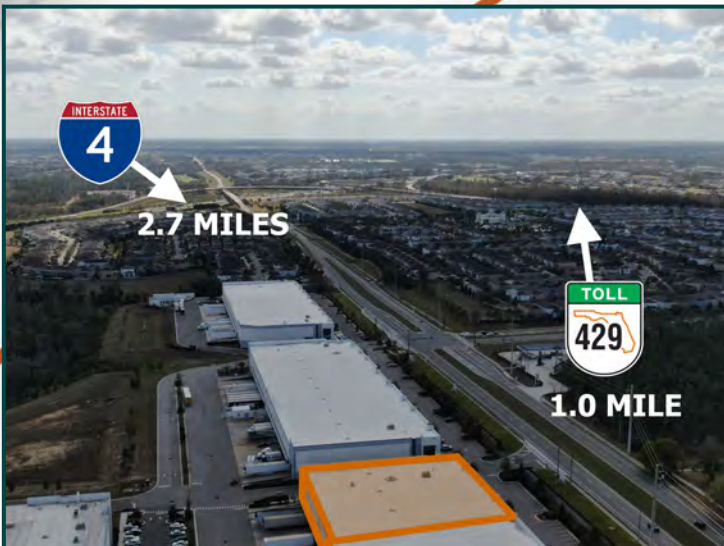


TIME DEMOGRAPHICS	POPULATION	HOUSEHOLDS
1 HOUR	3,971,615	1,472,095
2 HOURS	10,729,854	4,327,748
4 HOURS	21,440,453	8,565,719

Contact:
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18 W. Pine St. | Orlando, FL 32801

COMMERCIAL
LLOYD
ADVISORS

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BUILDING 2 OF AN 11 BUILDING, 854,000 SQ FT, CLASS A, INDUSTRIAL PARK KNOWN AS HORIZON WEST LOGISTIC PARK

FEATURING INSTANT ACCESS TO CENTRAL FLORIDA HIGHWAYS

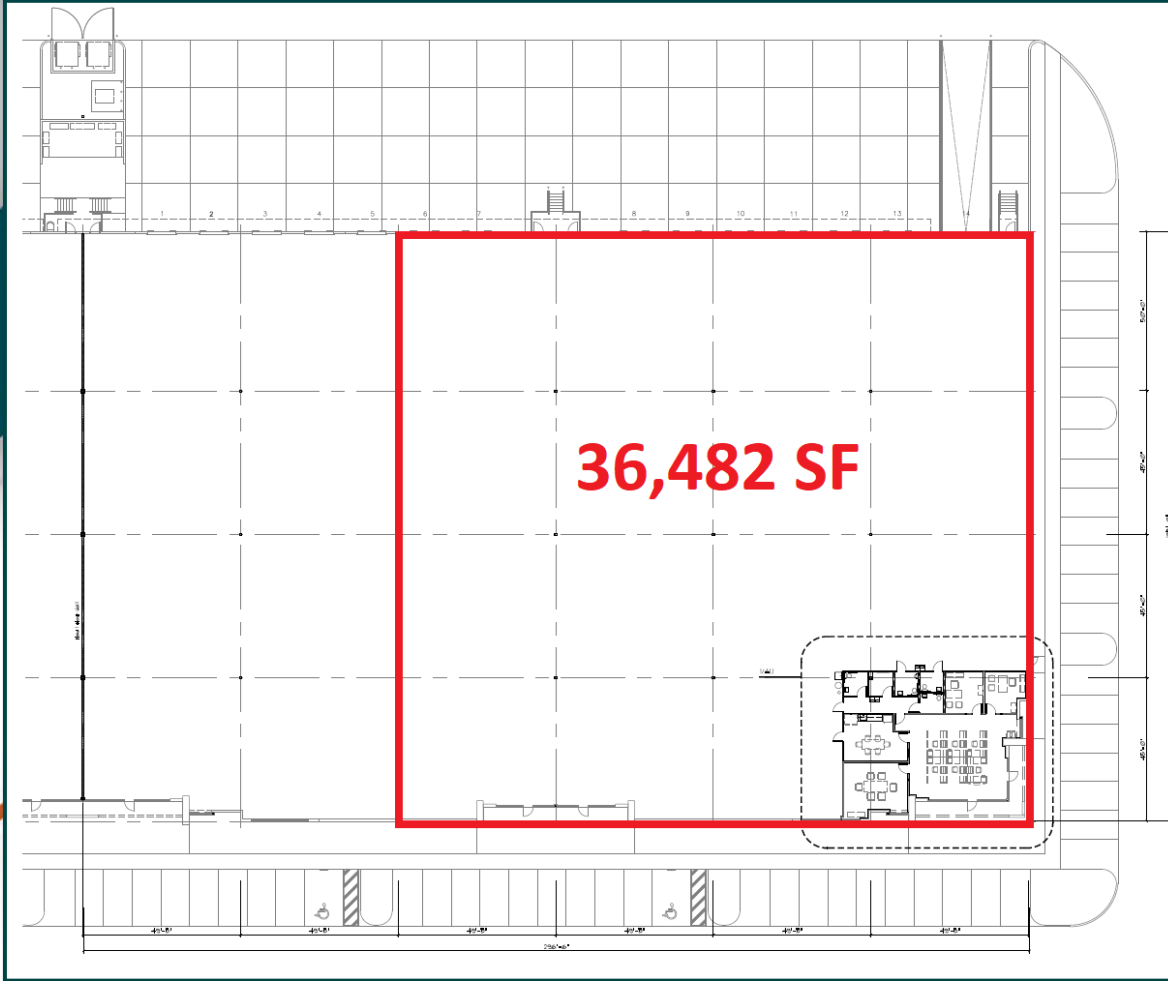
CLOSE PROXIMITY WALT DISNEY PARKS & RESORTS, UNIVERSAL STUDIOS, AND FULFILLMENT CENTERS FOR AMAZON, WALMART, CVS, FORD & FED EX.

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HORIZON WEST DISTRIBUTION WAREHOUSE FOR SUBLEASE



8 DOCK DOORS
1 GRADE LEVEL, DRIVE-IN RAMP

185' DEPTH

32' CLEAR

COLUMN SPACING 56' X 45' (W/56' LOADING BAY)

50' CONCRETE APRON

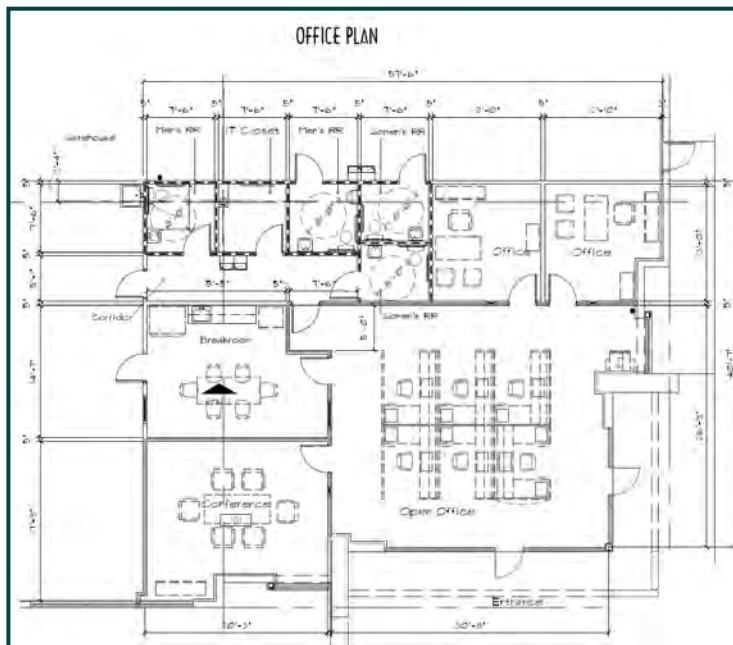
120' TRUCK COURT DEPTH

1600 Amps 480V/3-Phase

ESFR FIRE SUPPRESSION

SLIGHTLY UTILIZED OFFICE AREA IN EXCELLENT CONDITION

HIGHLY FUNCTIONING LAYOUT



SUBLEASE RATE: \$9.50 (NNN) BELOW MARKET

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