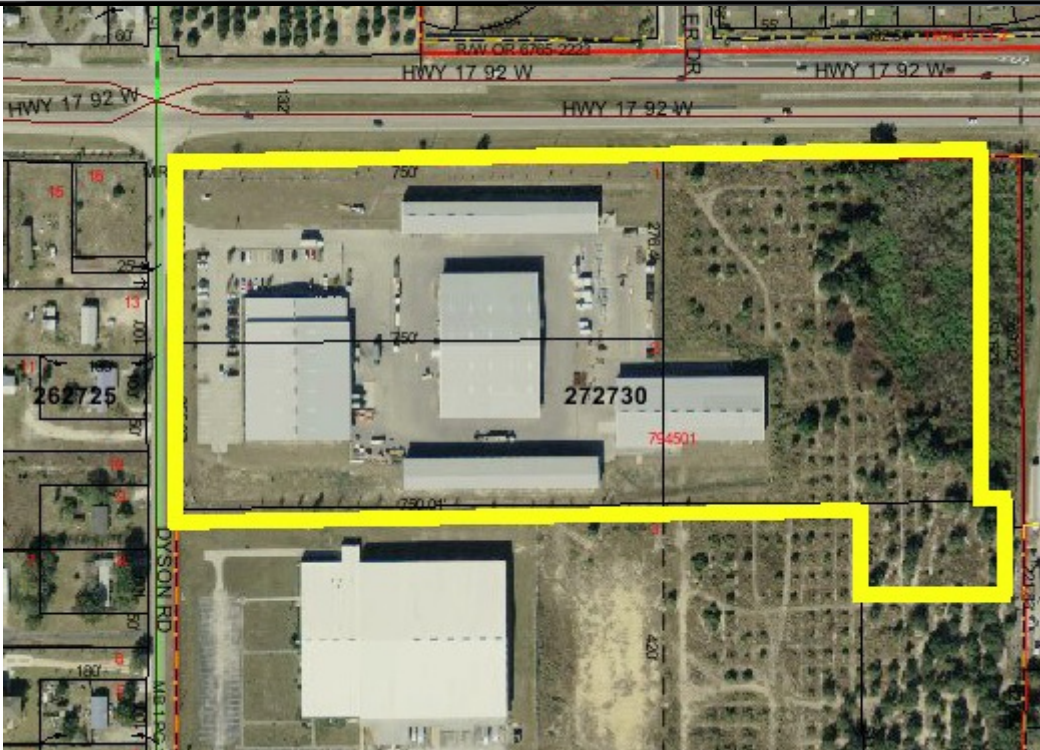


Coldwell Banker Commercial NRT Warehouse/Office Complex for Lease



**Over 100,000 SF of
Warehouse Space for Lease!**

For More Information, go to:
www.mycommercialteam.com/adamswarehouse.htm

- **\$3.50 PSF NNN**
- **6,700 SF Office Space**
- **50,994 SF Enclosed Warehouse**
- **50,700 SF Open Warehouse Storage**
- **16 Acres of Land**
- **Paved Parking**

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NRT
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863-294-7541 Office
863-206-4749 Cell Gloria
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COMMERCIAL**

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Florida's Commercial Real Estate Company



**Industrial Warehouse Complex/Offices for Lease - Available
for Immediate Occupancy!
Haines City, Florida**

| | |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESCRIP- TION: | Industrial Warehouse Complex with Offices in a prime location to serve customer base and for shipping/receiving. |
| LOCA- TION: | U.S. Highway 17-92 and Dyson Road. This location is less than a mile from U.S. Highway 27 and only 10 miles from Interstate 4. |
| SITE: | <ul style="list-style-type: none"> • 6,700 SF Offices • 50,994 SF Enclosed Warehouse • 50,700 SF Open Warehouse Storage • 16 +/- Acres of Land <p>Steel buildings, all built in 2004. Ceiling heights in warehouses range from 16 to 20 feet. The warehouses were built for a lumber and building materials business. They can easily be closed in and improved to meet the needs of the tenant.</p> |
| INGRESS & EGRESS: | Excellent truck and motor vehicle access from U.S. Highway 17-92 at its intersection with Dyson Road. Full median cut for north/southbound traffic in 17-92. No rail access. |
| UTILI- TIES: | Water, sewer, telephone, gas and electric available. |
| ZONING: | Industrial Light, Warehousing (ILW) - City of Haines City, Florida. |
| EMER- GENCY: | Fire, Police, and ambulance service available to the site. |
| LEASE PRICE: | \$3.50 PSF Triple Net. |

**Mike Nolen Sr., Gloria J. Spanjers
Realtor— 863-294-7541**



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All information contained herein has been obtained from sources deemed reliable. The property information herein is derived from various sources that may include, but not be limited to, county records, a Multiple Listing Service or other commercial listing service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Coldwell Banker Commercial NRT, nor any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.

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