



# POSNER BUSINESS CENTER



**FOR LEASE**

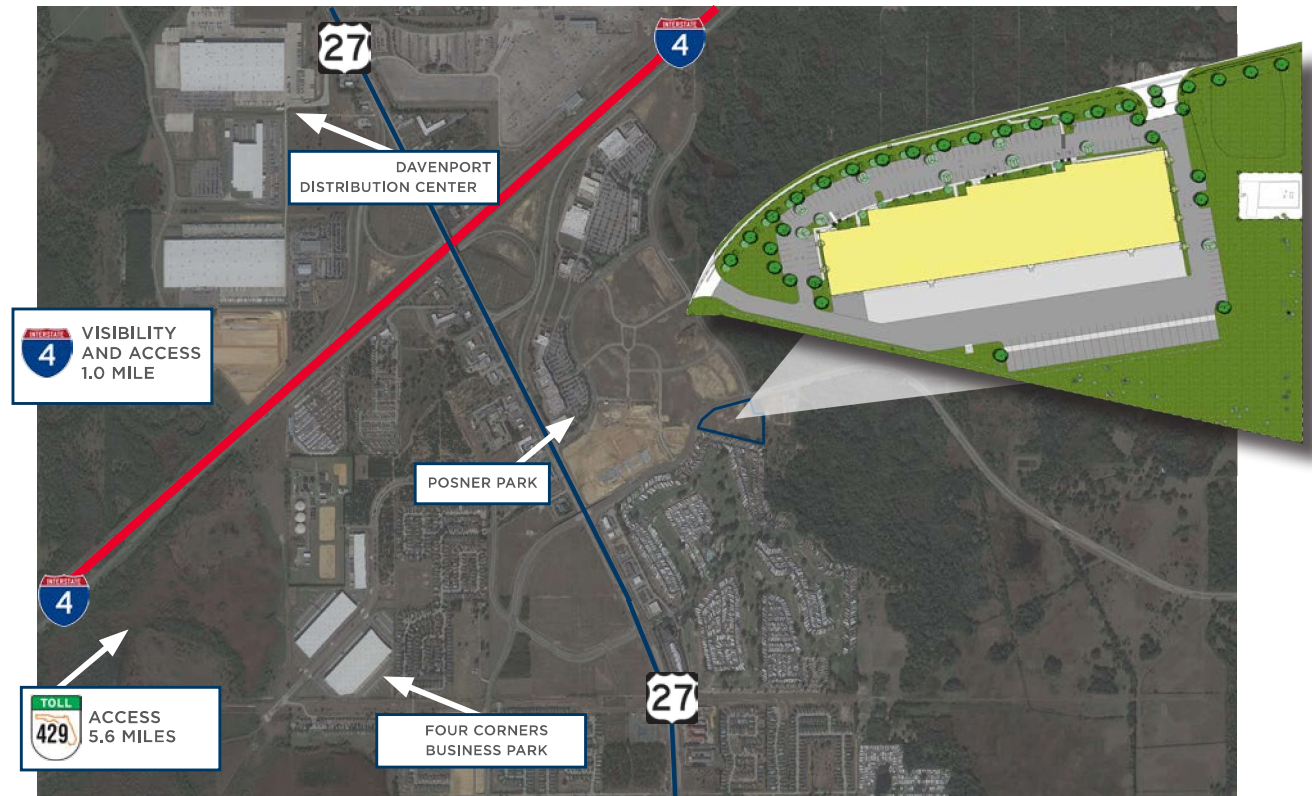
12,000 SF - 37,600 SF LIGHT-INDUSTRIAL BUILDING



## PROJECT OVERVIEW

### EXCITING NEW CLASS-A INDUSTRIAL BUILDING WITH IN-FILL LOCATION

Posner Business Center is a new light-industrial development located within Polk County, and provides significant advantages for users seeking to service the Central Florida market. The site possesses an excellent location with immediate access to Interstate 4, US-27 and SR-429, and is uniquely suited for users that are seeking proximity to Orlando, as well as the Polk and Osceola County submarkets. This 80,000 SF industrial building possess all necessary elements for a first-generation Class-A product inclusive of tilt-wall construction, 24' interior clear-height, ESFR fire-suppression, abundant parking, plus 25 trailer parking spaces for distribution and service users.

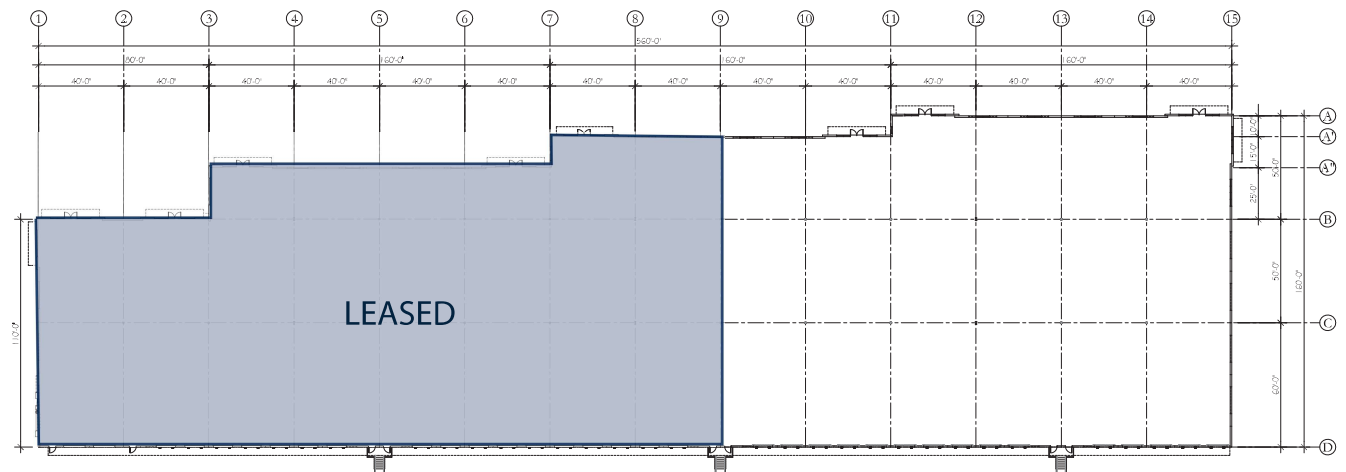




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### BUILDING HIGHLIGHTS

Lease Rate	Negotiable
Operating Expenses	TBD
Space Available	37,600 SF
Ceiling Height	24'
Dock Doors	15
Column Spacing	40' wide; loading bay 60' - varying depths
Sprinklers	ESFR
Construction	Tilt-wall
Electrical Service	3-phase, 2,000 amps
Jurisdiction	Polk County
Truck Court	120'
Auto Parking	75 spaces
Trailer Parking	25 trailer parks
Availability	Immediately



1981 ERNIE CALDWELL BLVD.  
DAVENPORT, FL 33837





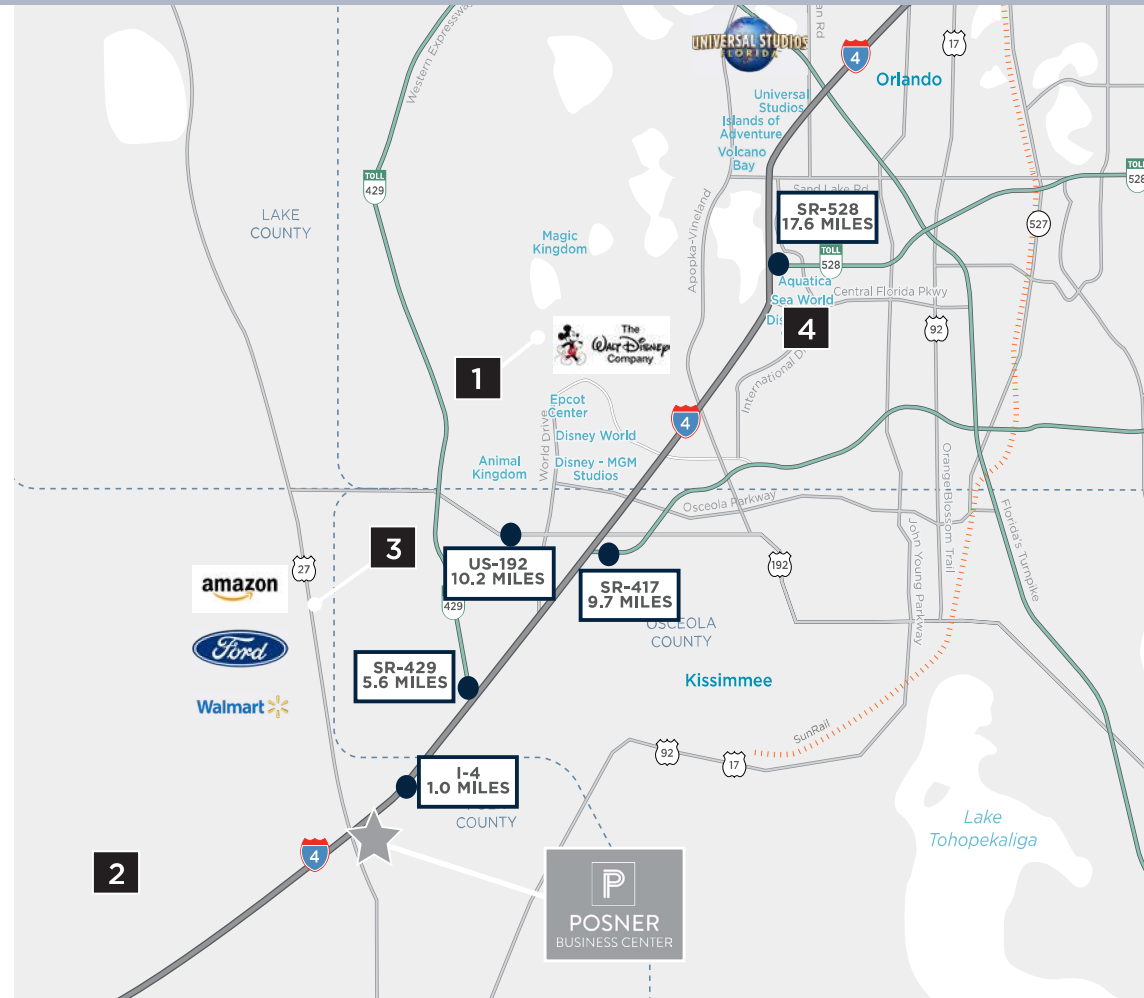
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### LOCATION OVERVIEW

Posner Business Center is located directly in the middle of major residential, educational and job creators within Central Florida. With ease of access to I-4, US-27 and SR 429, there are few areas with more labor capacity for any prospective user in market.

### GET TO KNOW THE AREA

- |                                                                                                                                                                                                                          |                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b><br><b>WALT DISNEY WORLD PROPERTIES</b> <ul style="list-style-type: none"><li>• Walt Disney World, Resorts, Disney Springs</li><li>• Tourism Corridor</li><li>• Entertainment and Restaurant Amenities</li></ul> | <b>2</b><br><b>POLK COUNTY</b> <ul style="list-style-type: none"><li>• Access to labor unmatched</li><li>• East and West I-4 and SR-429 corridor access outside of Orlando industrial distribution markets</li></ul>           |
| <b>3</b><br><b>DAVENPORT DISTRIBUTION CENTER</b> <ul style="list-style-type: none"><li>• Amazon</li><li>• Ford Motor Company</li><li>• CVS Health</li><li>• Walmart</li></ul>                                            | <b>4</b><br><b>INTERNATIONAL DRIVE</b> <ul style="list-style-type: none"><li>• Tourism Corridor</li><li>• Orange County Convention Center</li><li>• Universal Orlando</li><li>• Universal Orlando Expansion (520 AC)</li></ul> |



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