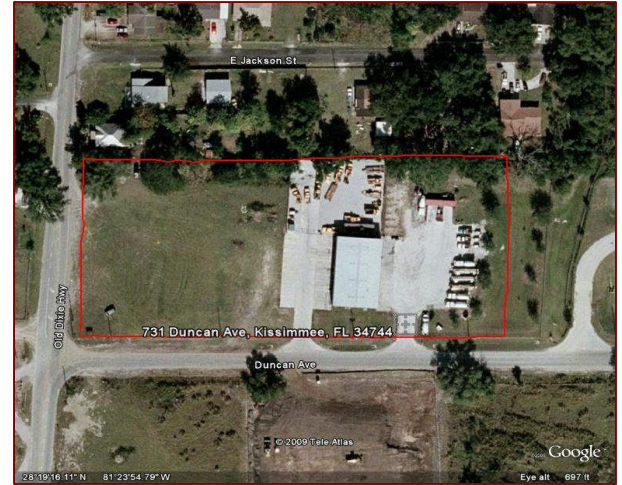


FOR SALE

Free Standing 6,900 SF Office / Warehouse on 4+ Acres!



731 Duncan Ave Kissimmee, FL 34744

Location: Close proximity to Highway 192 on ramp to the Florida Turnpike, 441, John Young Parkway and Orange Ave.

FEATURES:

- 6,900 SF Building.
- Approximately 2,400 SF Office.
- Mezzanine Storage.
- 4.25 Acres.
- Built 1999.
- Metal Construction, Clear Span, Insulated.
- City Water, Septic / Sewer Available
- (4) 12' x 18' Grade Level Doors, Cross Bay.
- 3 Phase Power.
- Ceiling Clearance - 20 FT.
- Osceola County Approved for 4,500 SF Expansion.
- Osceola County Approved for 2 Additional 10,000 SF Building on Excess Land.

Price:
\$875,000

Zoning:
Industrial
Osceola County

FOR SALE

Sales

Leasing

Investment

Consulting

For further information contact:

Cory Kroeger & Craig Duke
craig@dukekroeger.com
cory@dukekroeger.com

dukekroeger.com

Duke Kroeger & Company

1053 N. Orlando Avenue
Suite 4
Maitland, FL 32751
(p) 407-696-3088
(f) 407-696-3089



Details Contained herein are deemed to be reliable but cannot be warranted by Duke Kroeger or the seller. Subject to errors, omissions, prior sale or withdrawal without notice.