

3161 North Orange Blossom Trail
Kissimmee, FL 33744



±13.94AC | ±98,143 SF OF INDUSTRIAL & FLEX OFFICE FOR SALE



Prime Industrial Warehouse

- + Total Acres: ±13.94 | ±98,143 SF Total
- + Five (5) Stand-Alone Flex Warehouse Buildings



Multiple Uses

- + Warehousing
- + Commercial
- + Distribution
- + Manufacturing
- + Outside Storage



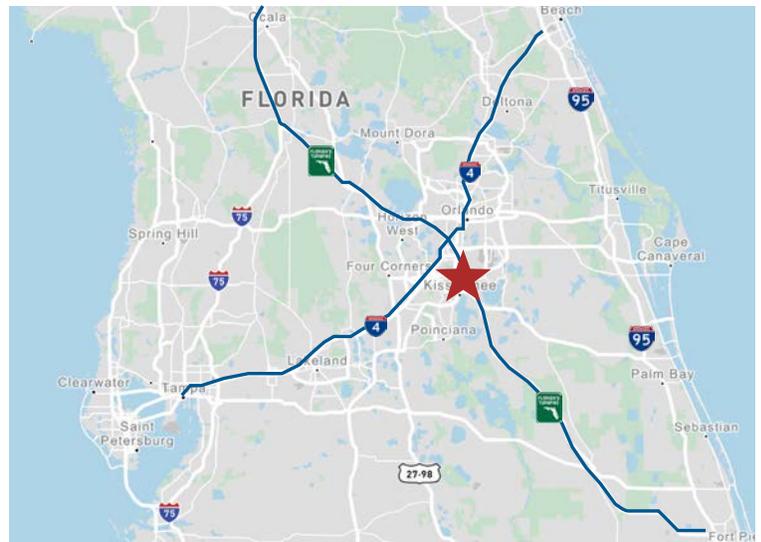
Building Sizes

±98,143 Total SF ranging in size from 7,000 SF to 50,300 SF of net rentable



Logistics

Situated with immediate access to amenities along the vibrant Osceola County Parkway corridor



For more information, contact:

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BUILDING 3 - WAREHOUSE A

BUILDING SIZE	±14,965 SF
BUILT	1984
OFFICE	154 SF
CONSTRUCTION	Metal & Precast Concrete
COLUMN SPACING	CLEAR SPAN
CEILING	18" Drop Ceiling
ELECTRICAL	3 Phase - 1000 amps (208/480v)
FIRE SUPPRESSION	Sprinkler, Wet
ROOFING	Bar Joist/Rigid Frame
ROLL UP DOOR	One (1)
TRUCK WELL	One (1)
LOAD PLATFORM	Covered
HVAC	No



BUILDING 4 - EAST BUILDING - GYM

BUILDING SIZE	±10,558 SF
BUILT	1992
CONFIGURATION	Gym build out w drop ceiling
CONSTRUCTION	Prefab Metal Building
COLUMN SPACING	CLEAR SPAN
FIRE SUPPRESSION	Sprinkler, Wet
HVAC	Yes



BUILDING 5 - DESIGN CENTER WAREHOUSE & OFFICE

BUILDING SIZE	± 50,300 SF
WAREHOUSE	± 13,941 SF
OFFICE	± 36,3590 SF
BUILT	1983
CONSTRUCTION	Metal Building
CLEAR HEIGHT	±20 Ft
COLUMN SPACING	40' x 30'
ELECTRICAL	3 Phase - 1600 amps (277/480v)
FIRE SUPPRESSION	Sprinkler, Wet
LIGHTING	LED
ROOFING	New Roof - Steel Truss
ROLL UP DOORS	(3) 10' x 12'
HVAC	No



BUILDING 6 - PHOTO STUDIO - WAREHOUSE

BUILDING SIZE	±15,320 SF
BUILT	1982
CONSTRUCTION	Prefab Metal Building
FIRE SUPPRESSION	Sprinkler, Wet
ROOFING	Steel Truss
DOCK-HIGH DOORS	(2) 10' X 12'
DRIVE-IN DOORS	(1) 10' X 12'
CLEAR HEIGHT	15'
HVAC	No

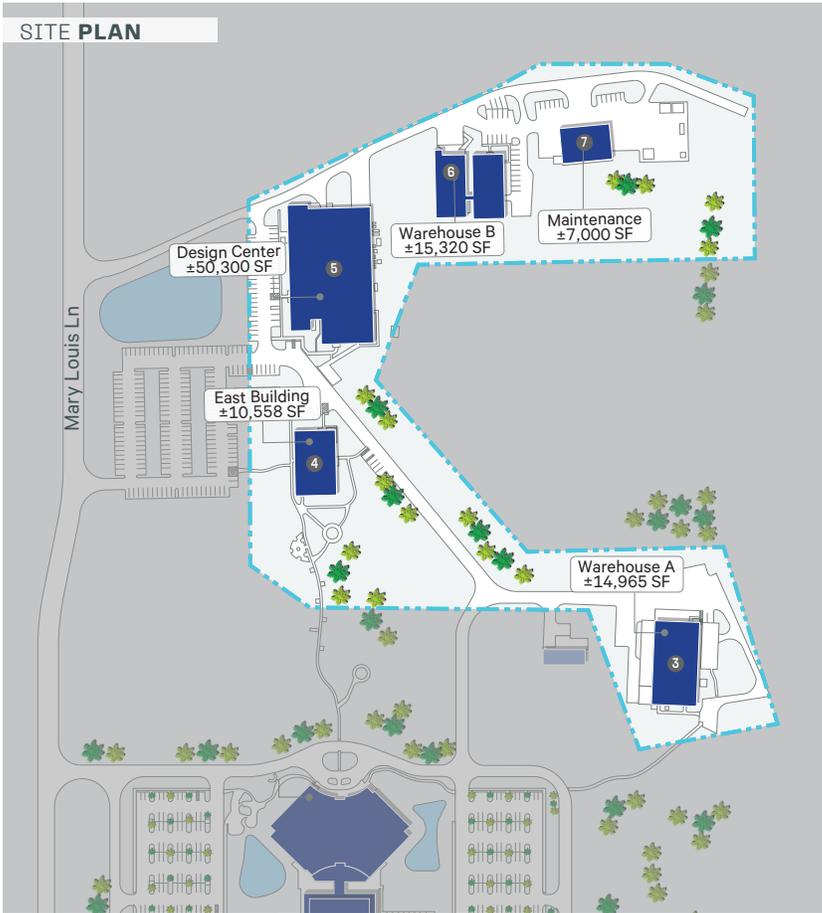


BUILDING 7 - MAINTENANCE SHOP

BUILDING SIZE	±7,000 SF
BUILT	2007
OFFICE	(2) total 1,220 SF
CLEAR HEIGHT	13'
CONSTRUCTION	Prefab Metal Building
FIRE SUPPRESSION	Sprinkler, Wet
ROOFING	Steel Truss
ROLL UP DOORS	(5) 10' X 12'
EXTRA	IOS - Outdoor storage parking yard to the south
COLUMN SPACING	CLEAR SPAN
HVAC	Yes



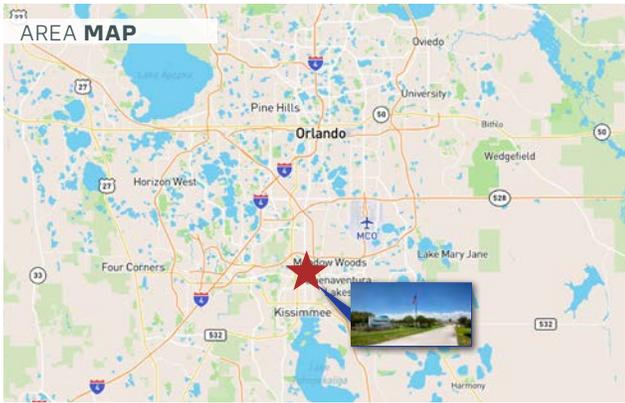
SITE PLAN



AMENITY MAP



AREA MAP



WHY OSCEOLA COUNTY



Be First to What's Next in Osceola County!

Osceola County, Florida, is an ideal location for industrial business development, strategically located near Orlando and providing easy access to a thriving economic hub. Visionary leaders are driving initiatives to position Osceola as the place to "Be First to What's Next." The county offers a rich mix of cultural and recreational amenities that enhance the quality of life for employees and their families, alongside a strong educational system that supports a skilled workforce. Osceola has emerged as a national leader in sensor R&D and advanced manufacturing. The innovative NeoCity, a 500-acre high-tech campus, attracts high-tech jobs and fosters creativity. Coupled with its natural beauty and strong sense of community, Osceola County is a compelling choice for businesses looking to thrive in a supportive environment

while investing in its people and economy. The key industries in Osceola County include Advanced Manufacturing, Smart Sensors and Photonics, Aviation, Corporate Headquarters, and Life Sciences & Allied Health. Together, these industries form the backbone of Osceola County's economy, driving innovation, prosperity, and sustainable growth.

- + Population base of 455,875 / 2.75% Annual Population Growth Rate
- + Labor Force of 204,732 / Unemployment rate of 3.6% (MSA)
- + 550,000 higher education students within a 100-mile radius, providing a talent pipeline for companies in the region. This includes UCF, the nation's 2nd largest university.

DRIVE TIMES



PORTS

1 hrPort Canaveral
1.5 hr. Jaxport
2.5 hr. Tampa Port Authority
3.5 hr. Port of Savannah
5 hr. Port of Charleston



MAJOR HIGHWAYS

3 min I-4
8 min Florida Turnpike
10 min SR-408
17 min SR-429
19 min Beachline Expy
21 min SR-417

MAJOR CITIES

25 minOrlando
1.28 hrsTampa
2.30 hrsJacksonville
3.37 hrsMiami
4.36 hrsSavannah, CA
6.10 hrsCharleston, SC
6.26 hrsAtlanta, CA

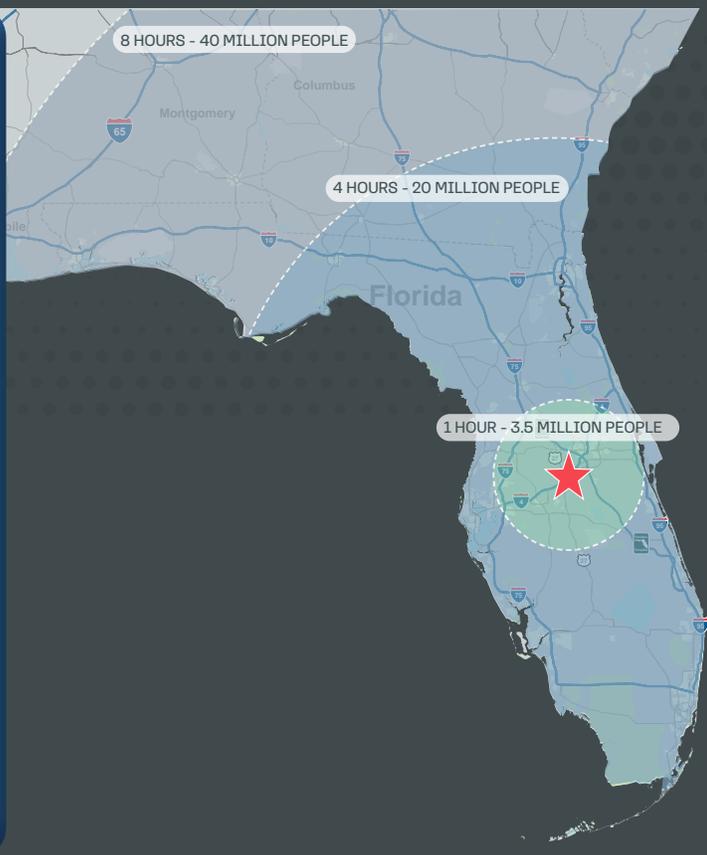


AIRPORTS

18 min. Kissimmee Gateway Airport
21 min. Orlando Intl Airport
1.25 hr. Daytona Boh Intl Airport
1.45 hr. Tampa Intl Airport
2.50 hr. Jacksonville Intl Airport

DEMOGRAPHICS

2024 Population	455,875
Projection 2029 Population	522,041
2024 Households	151,852
Projection 2029 Households	172,307
2024 Employed Population 16+	220,944
2024 Average Household Income	\$88,755



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