



Available For Lease
900 Armstrong Blvd
Kissimmee, FL 34741

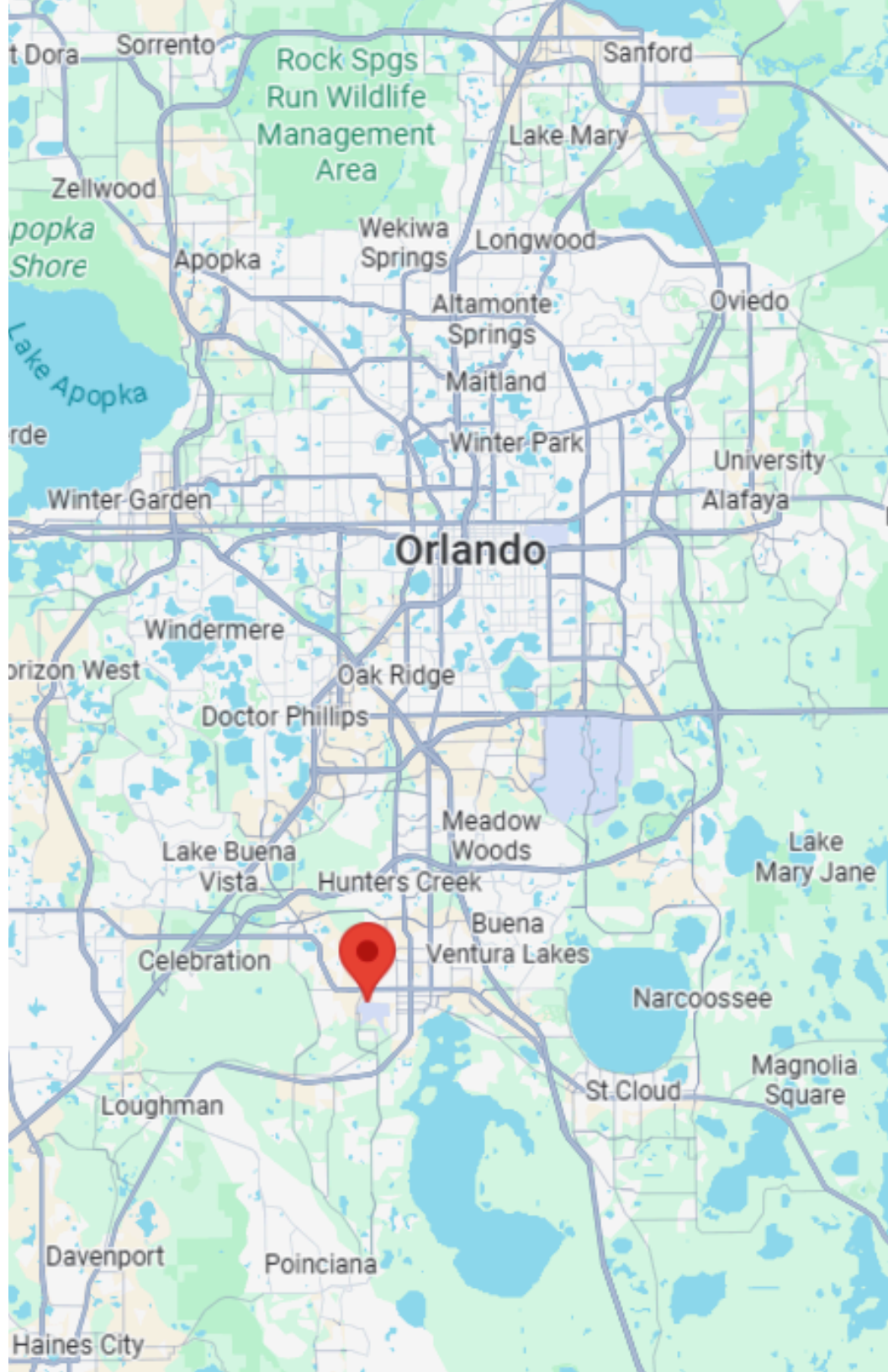


Property Summary

900 Armstrong Blvd in Kissimmee, FL 34741 is a 2.92-acre industrial property featuring approximately 47,391 SF of functional space, including a 1,792 SF built-out office, up to 26 ft clear ceiling height, 6 dock-high doors, and 1 drive-in door, providing excellent capacity for distribution, warehousing, and light industrial operations. The facility is equipped with 208/230V, 600 AMPS, 3-phase, 60 Hz power, supporting a variety of industrial and operational needs. Located within the Kissimmee Commerce Industrial Center submarket, the property benefits from access to regional transportation infrastructure and is near key logistics nodes such as Kissimmee Gateway Airport and major routes serving the Orlando–Kissimmee metro area, positioning it well for businesses requiring strong connectivity across Central Florida.

PROPERTY SUMMARY

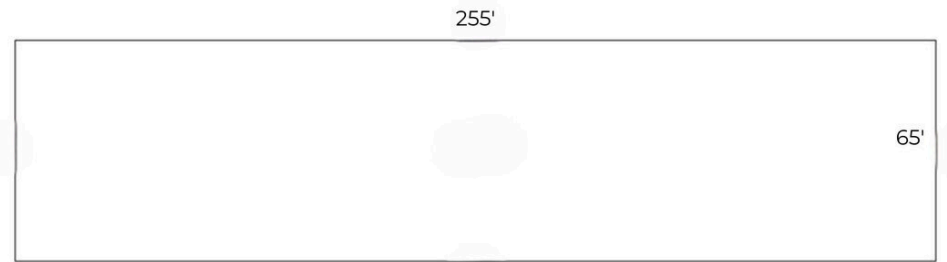
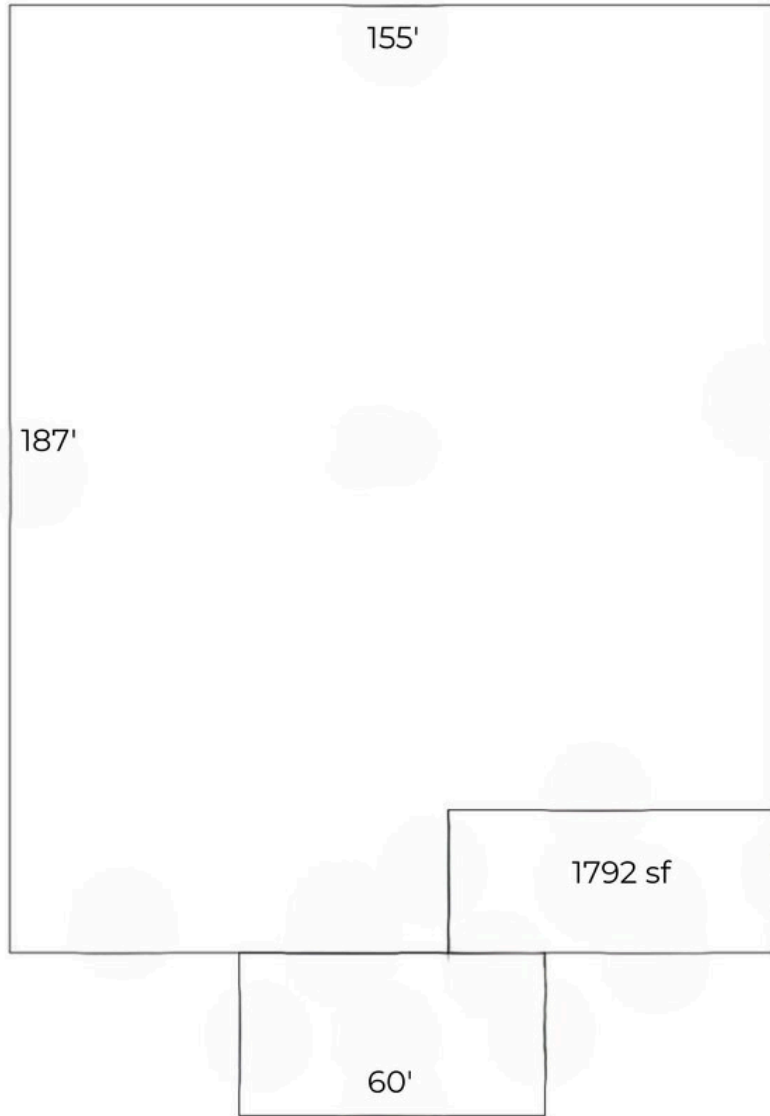
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|----------------------|---|
| Address | 900 Armstrong Blvd, Kissimmee, FL 34741 |
| Type | For Lease |
| Total SF | 47,391 |
| Acreage | 2.92 |
| Year Built/Renovated | 1995 |
| Dock Doors | 6 |
| Drive Ins | 1 |
| Clear Height | 26' |
| Zoning | Industrial |
| Power | 208/230 Volts, 600 AMPS, 3 PH / 60 Hz |



Property Photos



Floor Plan



Prime Industrial Location

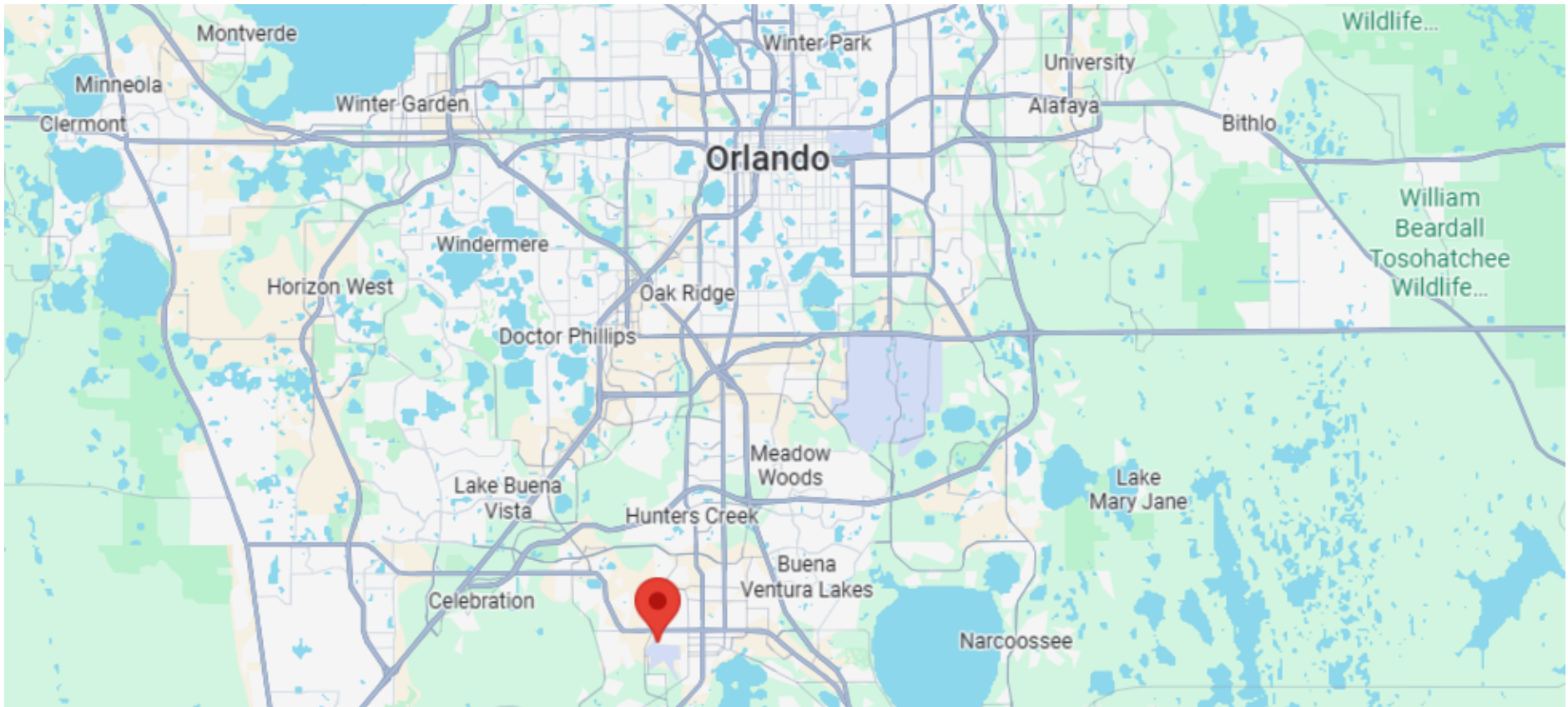
Kissimmee, Florida offers a highly strategic setting for commercial and industrial users, positioned within the rapidly expanding Orlando metro and supported by strong population and employment growth. The area benefits from excellent regional connectivity via Interstate-4, Florida's Turnpike, US-17/92, and nearby expressways, along with convenient access to Orlando International Airport and Kissimmee Gateway Airport, making it well suited for distribution, logistics, and service-oriented operations. Competitive occupancy costs relative to other major Florida markets, a growing labor pool, and continued infrastructure investment contribute to a business-friendly environment with solid long-term fundamentals for industrial and commercial real estate.

Distance

Orlando - 22 Miles

I-4 - 5 Miles

Florida Turnpike- 10 Miles





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