

**FOR  
LEASE**

## **GIRON INDUSTRIAL PARK**

**GRADE LEVEL INDUSTRIAL BAYS**

**5250-5257 GIRON CIRCLE  
KISSIMMEE, FL 34758**



### **PROPERTY HIGHLIGHTS**

- 39,700 SF (Rear Loading) on 4 Acres Zoned PD (Osceola County)
- 2008 Construction with 24' clear height and 12'x14' grade level access
- 5 Units available ranging from 1,500 SF to 4,500 SF (See Site Plan)
- 60' Deep bays, ADA bathroom, 3 phase power, covered storefront access
- Tenant signage at each unit, exhaust fans, and warehouse windows
- Most units have about 10%+/- of office, except unit 5250 which has 3800 SF+/- of office (2 story unit) with "High-End Finishes."
- Ample Parking (77 Spaces) or 2/1000 parking ratio
- Located in Osceola County Industrial Submarket close to I-4, the Florida Turnpike, 192, HW 17 and off of S. Poinciana Blvd and close to Disney.
- OPEX are currently at \$3.78 PSF

### **CONTACT**

**Vincent F. Wolle, CCIM, SIOR**  
407.448.1823 *mobile*  
CREManager@Gmail.com

**Results Real Estate Partners, LLC**  
*Licensed Commercial Real Estate Brokers*  
108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

407.647.0200 *main*  
407.647.0205 *fax*

[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

**Lease Rate: STARTING AT \$14.50 NNN (5 Year Lease Terms)**

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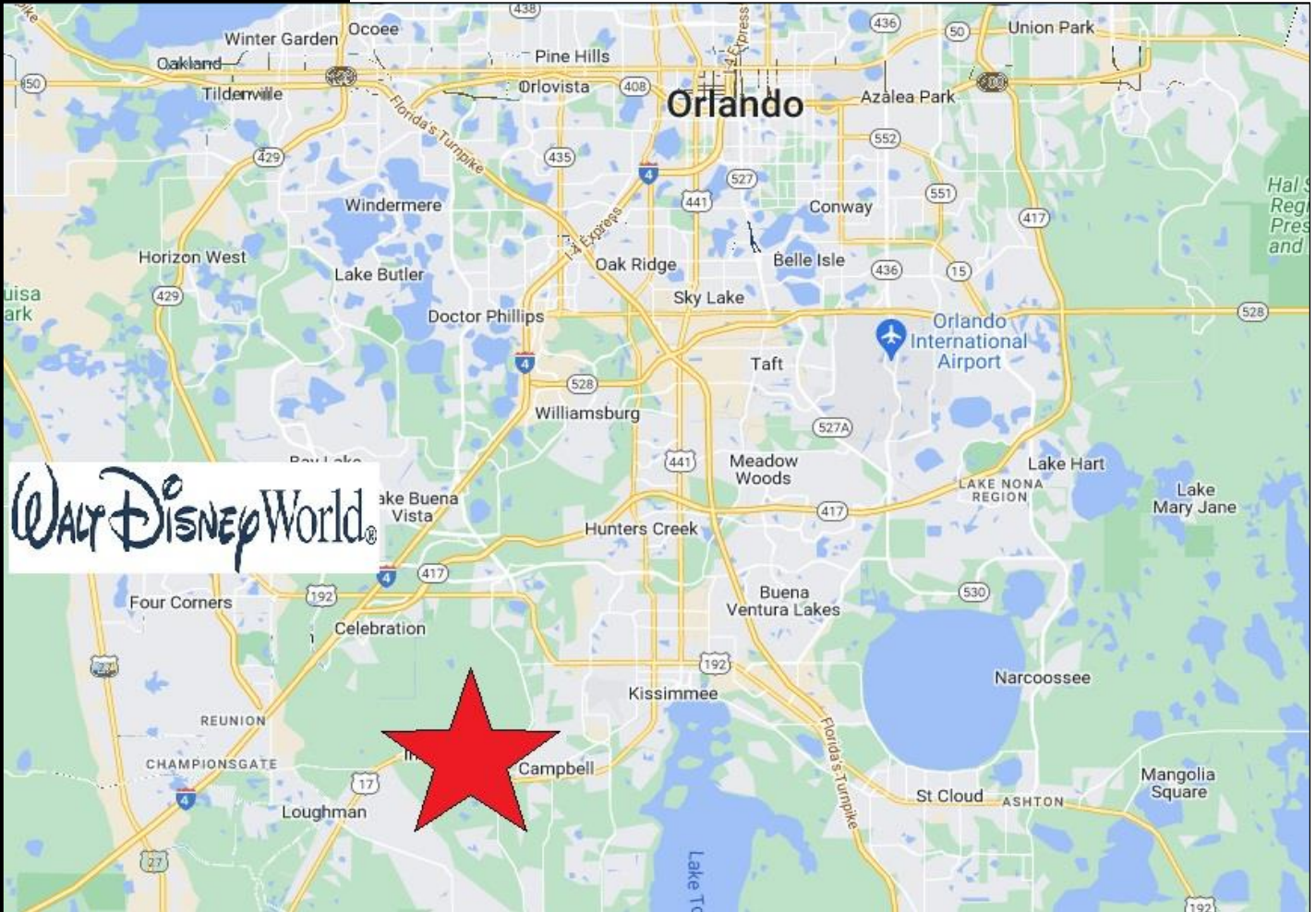
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**RESULTS**  
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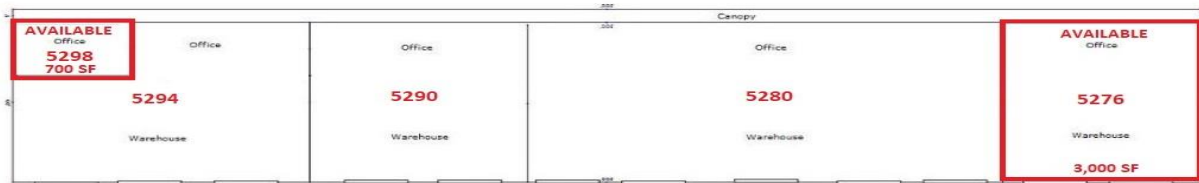
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**SITE PLAN**

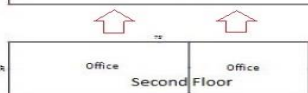


AVAILABLE

Building One Floor Plan



Building Two Floor Plan



Building Three Floor Plan

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