

**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)
- 1,500 SF Bays with 250 SF of office and 1250 SF warehouse
- 2008 Construction with 24' clear height and 12'x14' grade level access
- 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 \$4.15 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

Lease Rate: STARTING AT \$15.50 NNN (5 Year Lease Terms)

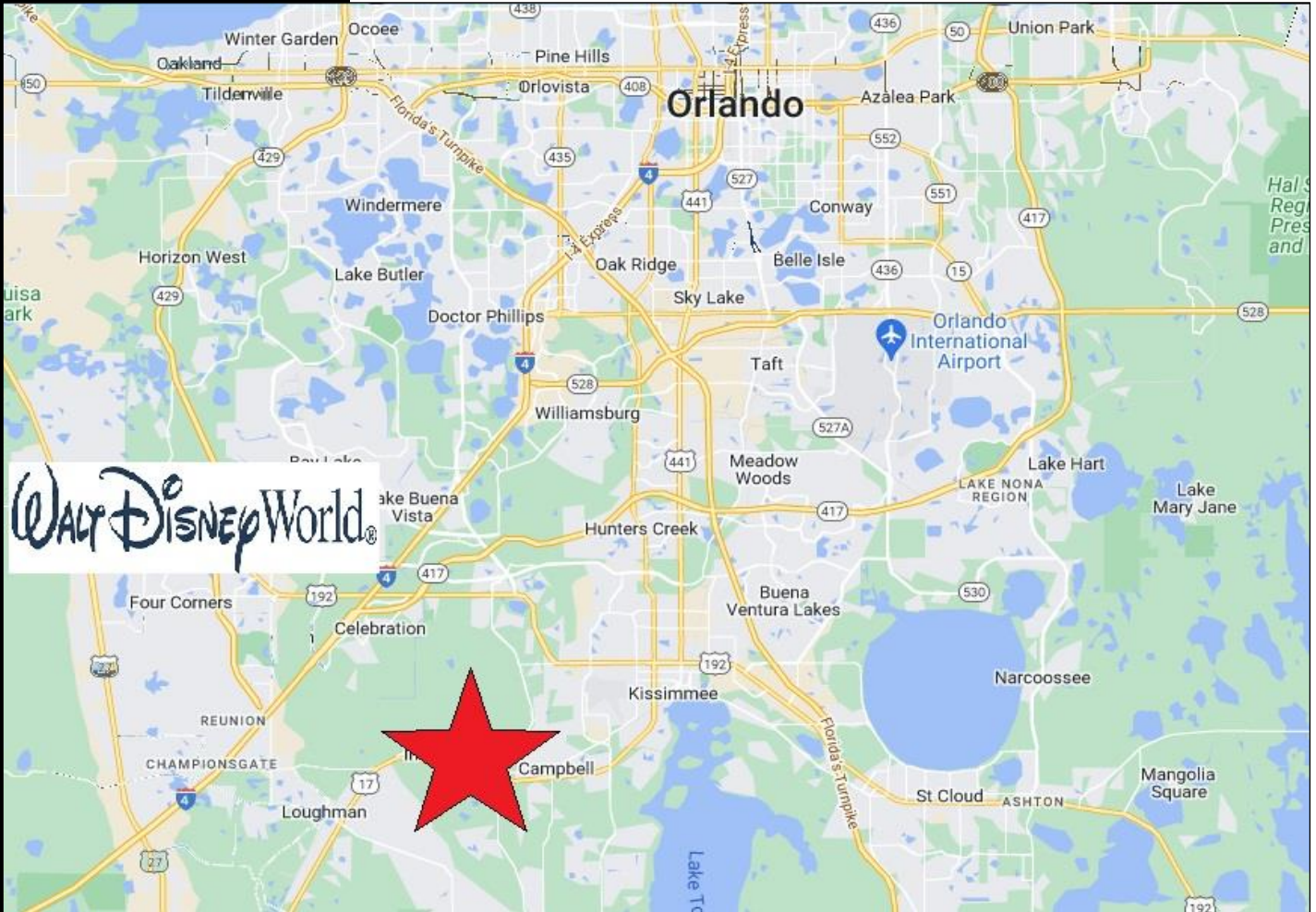
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

GIRON INDUSTRIAL PARK

GRADE LEVEL INDUSTRIAL BAYS

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



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



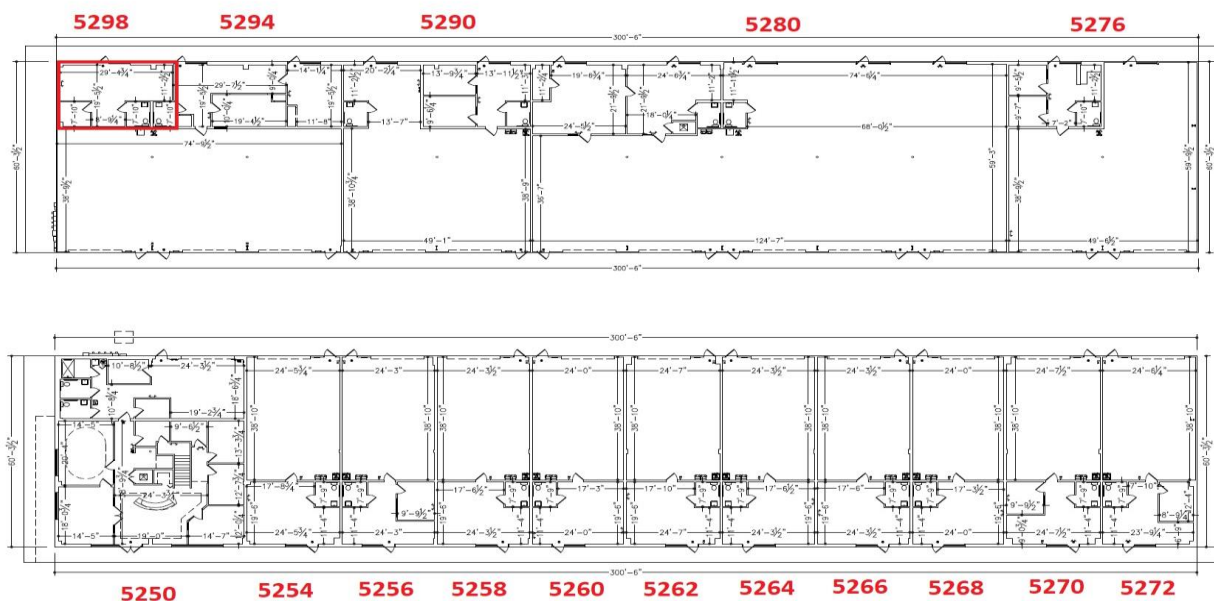
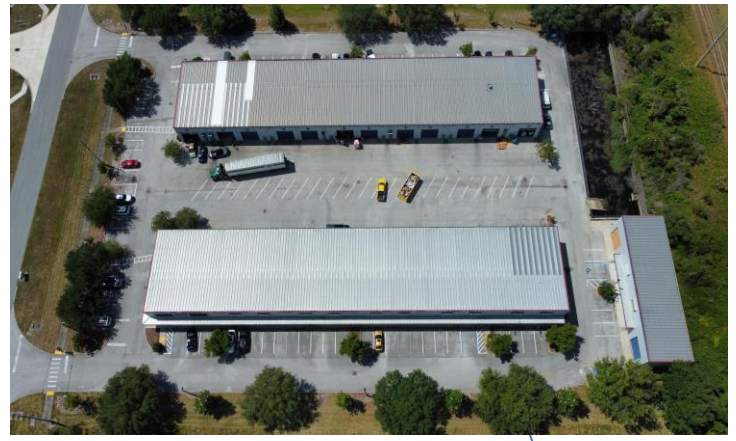
This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

**FOR
LEASE**

GIRON INDUSTRIAL PARK

GRADE LEVEL INDUSTRIAL BAYS

5250-5257 GIRON CIRCLE
KISSIMMEE, FL 34758



This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.