

# 3728 Grissom Ln

Kissimmee, FL 34741

**Industrial  
Opportunity For Lease**

Leasing Brochure



**MATTHEWS™**



## Exclusively Listed By

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### **Kyle Matthews**

Broker of Record

Broker License No. BK3554632 (FL)

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# MATTHEWS™





# PROPERTY HIGHLIGHTS



## Property Highlights

- 3-Phase Power
- Renovated Showroom + Conference Room
- Renovated Offices (4)
- Bathroom (1)
- Air-Conditioned Office space
- 22' Clear Height





Orlando  
±22 Miles Away

 **Osceola Clerk**  
of the Circuit Court  
and County Comptroller

Honorable  
**Kelvin Soto, Esq.**

**County Government Office**  
±180 Total Employees

 **Subject Property**



**DC-5 Warehouse**  
Distribution service



**Daikin Comfort**  
Technologies Distribution, Inc.



**Kissimmee Gateway Airport**

Plays a Direct Role in Driving Value, Operational Utility,  
and Zoning for Nearby Industrial Facilities

± 51,500 VPD

 **HCA Florida**  
**Osceola Hospital**

HCA Florida Osceola Hospital  
±404 Beds | ±2,163 Employees

N Hoagland Blvd ±20,500 VPD



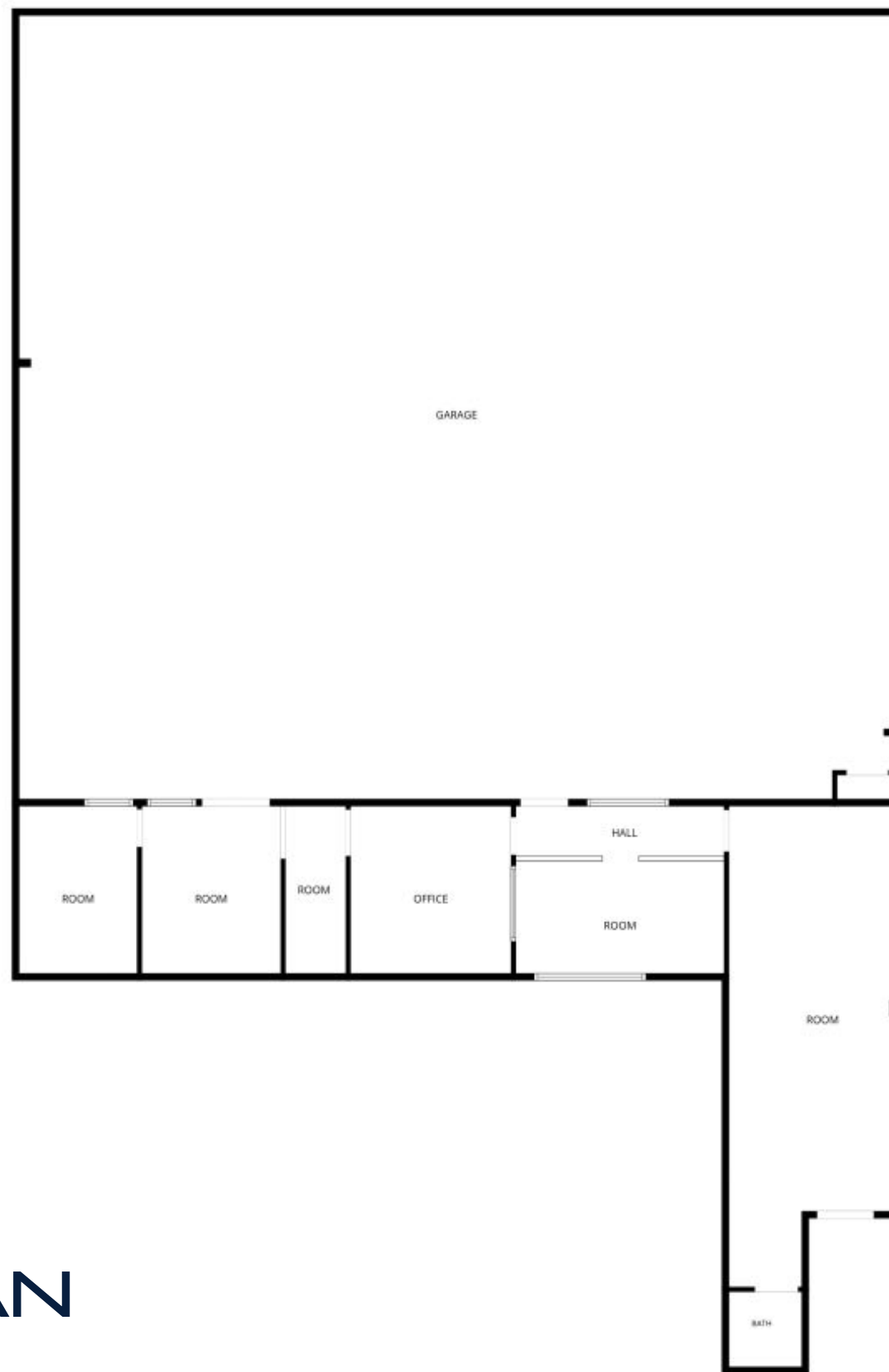
**WM - Osceola Hauling**  
Garbage Collection Service



**iAIRE, Inc.**  
Manufacturer

Google Earth





# FLOOR PLAN

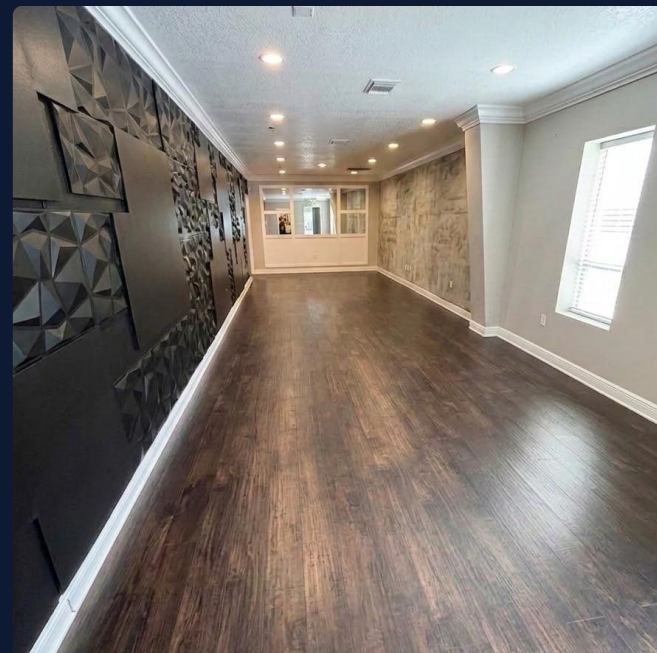
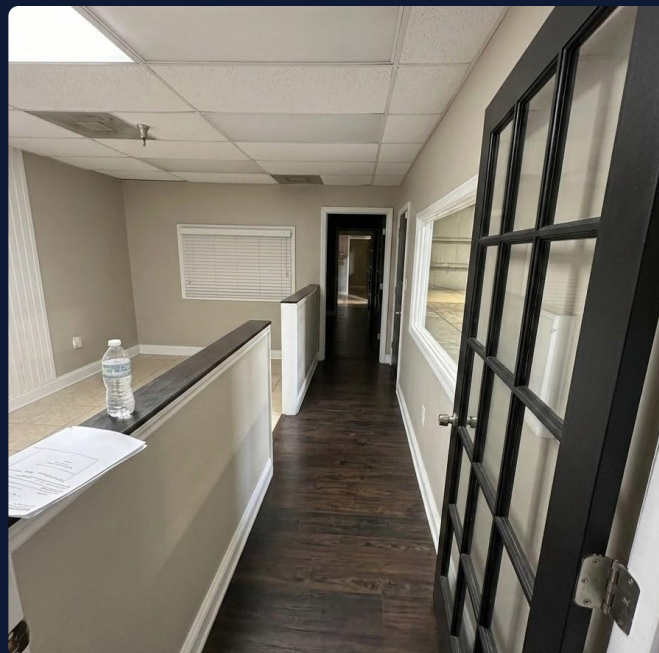
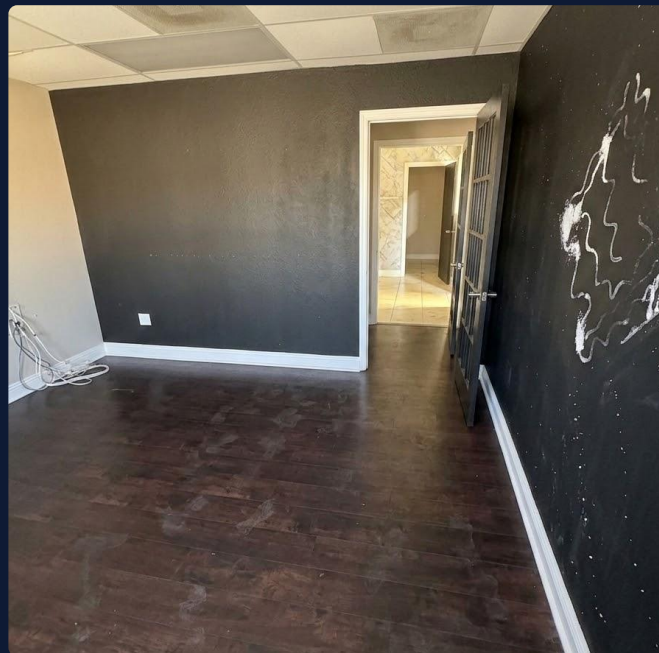
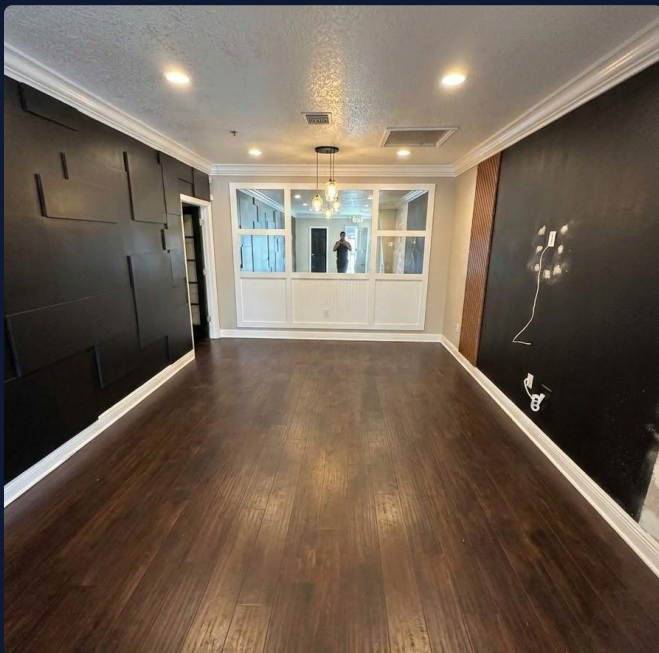


# Warehouse Photos





# Office Photos





# PROPERTY SUMMARY

**\$14.00 NNN**

## Property Summary

|         |                                         |
|---------|-----------------------------------------|
| Address | 3728 Grissom Ln,<br>Kissimmee, FL 34741 |
|---------|-----------------------------------------|

|             |           |
|-------------|-----------|
| Rentable SF | ±5,000 SF |
|-------------|-----------|

|                 |           |
|-----------------|-----------|
| Warehouse Space | ±3,500 SF |
|-----------------|-----------|

|              |           |
|--------------|-----------|
| Office Space | ±1,500 SF |
|--------------|-----------|

|                |                    |
|----------------|--------------------|
| APN (Parcel #) | 192529156200010000 |
|----------------|--------------------|

|            |   |
|------------|---|
| Dock Doors | 1 |
|------------|---|

|            |      |
|------------|------|
| Year Built | 1997 |
|------------|------|

|              |       |
|--------------|-------|
| Construction | Metal |
|--------------|-------|





# MARKET OVERVIEW

**3726-3734 Grissom Ln**  
Kissimmee, FL 34741





# KISSIMMEE, FL

## Local Market Overview

Kissimmee, Florida, situated just south of Orlando in Osceola County, continues to experience notable population growth fueled by its strategic Central Florida location and strong ties to the greater Orlando metro economy. Known for its proximity to world-renowned attractions like Walt Disney World Resort and Universal Orlando, Kissimmee benefits from a robust tourism industry that supports a diverse range of service, retail, and hospitality jobs. In recent years, the city has evolved beyond its tourist identity, with increasing residential development, improved infrastructure, and expanding job opportunities across multiple sectors.

The area attracts a blend of families, retirees, and working professionals drawn to its affordability, recreational amenities, and access to regional transit options such as U.S. Highway 192 and SunRail. Continued investment in schools, healthcare, and public facilities supports a growing year-round population. Rising household formation, climbing median incomes, and ongoing commercial growth make Kissimmee a compelling location for both residential and commercial real estate investment.



Orlando, FL MSA

| Population                    | 3-Mile   | 5-Mile   | 10-Mile   |
|-------------------------------|----------|----------|-----------|
| Five-Year Projection          | 49,648   | 151,842  | 555,312   |
| Current Year Estimate         | 45,955   | 147,352  | 532,590   |
| 2020 Census                   | 31,938   | 113,288  | 438,593   |
| Growth Current Year-Five-Year | 8.04%    | 3.05%    | 4.27%     |
| Growth 2020-Current Year      | 43.89%   | 30.07%   | 21.43%    |
| Households                    | 3-Mile   | 5-Mile   | 10-Mile   |
| Five-Year Projection          | 18,329   | 56,727   | 200,149   |
| Current Year Estimate         | 16,667   | 54,118   | 188,775   |
| 2020 Census                   | 11,093   | 40,769   | 150,642   |
| Growth Current Year-Five-Year | 9.97%    | 4.82%    | 6.03%     |
| Growth 2020-Current Year      | 50.25%   | 32.74%   | 25.31%    |
| Income                        | 3-Mile   | 5-Mile   | 10-Mile   |
| Average Household Income      | \$93,591 | \$98,499 | \$109,133 |



# ORLANDO, FL MSA

## MARKET DEMOGRAPHICS

### Local Market Overview

Orlando is a central economic engine for the state of Florida and serves as a major residential, business, and lifestyle hub for Orange County and the broader Central Florida region. The city supports a highly diversified economy anchored by tourism, healthcare, education, technology, aerospace, and professional services. Orlando International Airport—one of the busiest in the U.S.—along with robust highway and rail infrastructure, provides the connectivity needed to support both global visitation and sustained business growth.

The local economy benefits from rapid population growth, favorable migration trends, and continued relocation from high-cost markets across the Northeast, West Coast, and major metropolitan areas. Orlando attracts a young and educated workforce, bolstered by nearby universities, research institutions, and a growing base of knowledge-based employers. The presence of multiple Fortune 500 firms, healthcare networks, and expanding tech operations reinforces long-term demand for residential, office, and mixed-use real estate, particularly in transit-accessible and urban infill locations.





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This Leasing Package contains select information pertaining to the business and affairs of **3726-3734 Grissom Ln, Kissimmee, FL 34741** ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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