

For Lease

Donegan Smith Warehouses

Kissimmee, FL 34744



**AVISON
YOUNG**

Lisa Bailey, SIOR

Principal

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Introduction

Donegan Smith Warehouses offers a premier industrial and flex space opportunity featuring three multi-tenant buildings with a combined 105,380± SF of leasable space, 18-foot clear heights, and multiple access points, including two dedicated entrances/exits on Smith Street. Ideally located less than one mile north of Downtown Kissimmee, the property provides convenient access to Osceola Parkway, Orange Blossom Trail, Irlo Bronson Memorial Highway, and John Young Parkway.

PROPERTY HIGHLIGHTS

18 FOOT CLEAR CEILING HEIGHT

MULTIPLE ACCESS POINTS

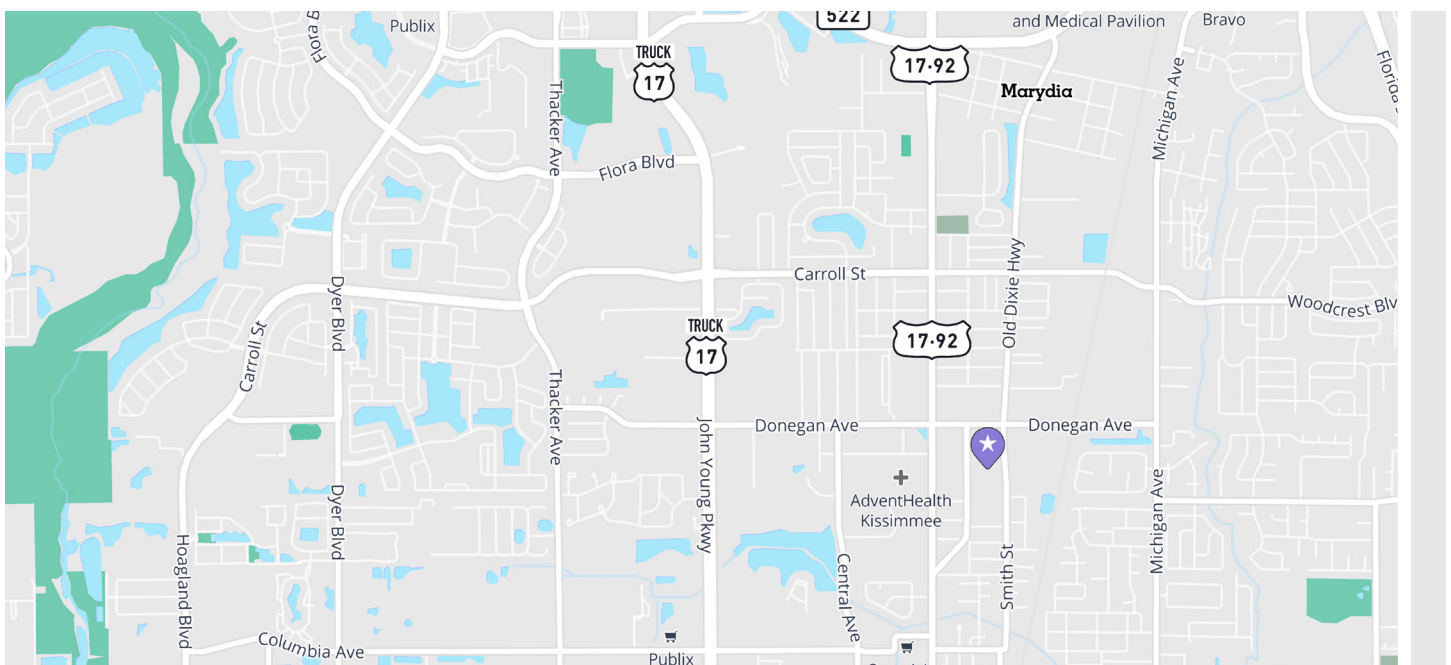
GRADE LEVEL LOADING

SHARED TRUCK COURTS

**NEARBY RETAIL AND RESTAURANT
OPTIONS**

ZONING: IR / OSCEOLA COUNTY

PARKING RATIO: 1.62/1,000



Warehouse for Lease

Donegan Smith Warehouses
2420 - 2450 Smith Street, Kissimmee, FL 34744



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Warehouse for Lease

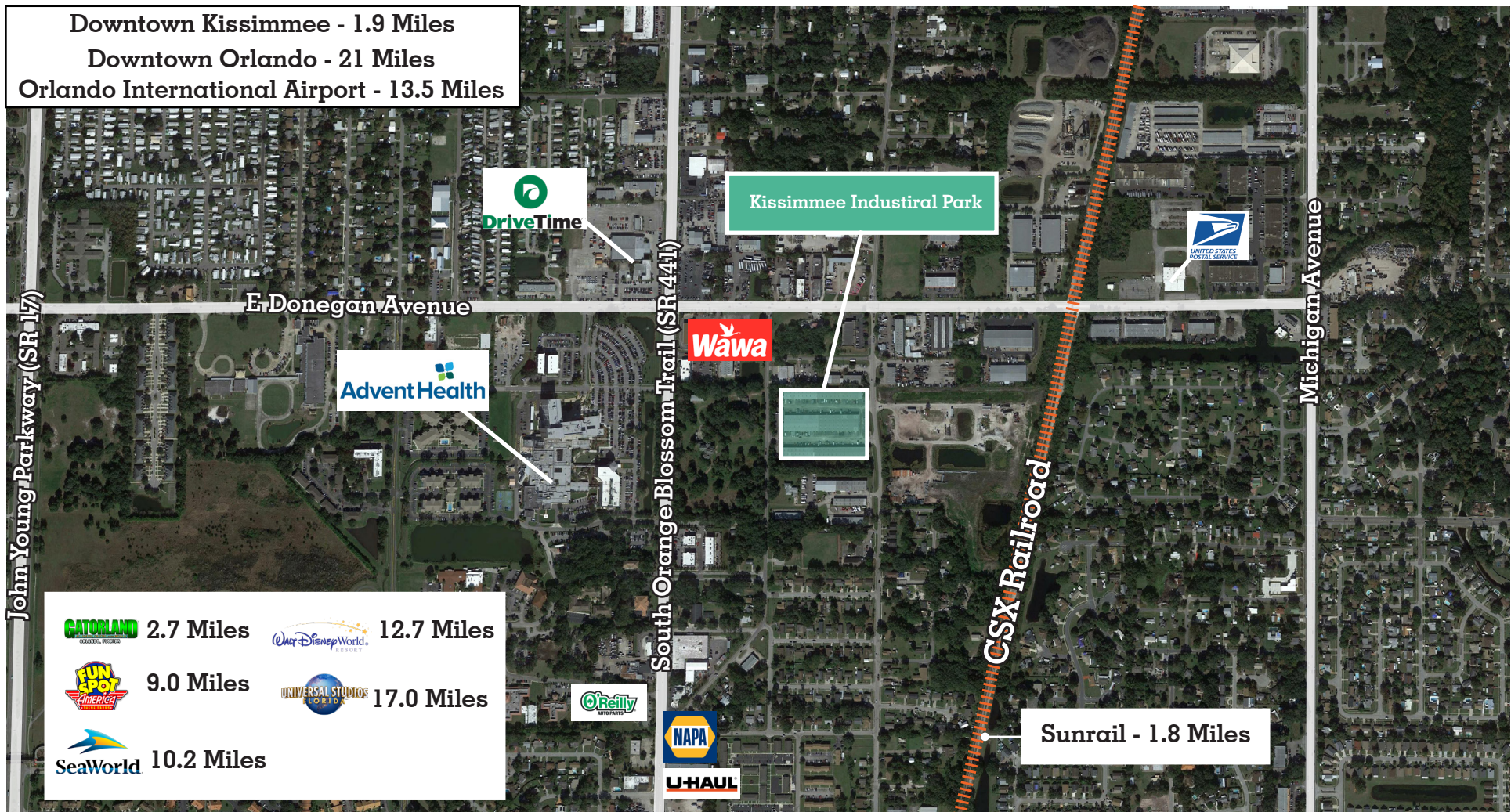
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2420 - 2450 Smith Street, Kissimmee, FL 34744



Population	1 Mile	3 Miles	5 Miles
Total Population - 2026	12,442	101,885	237,211
Projected 2031 Population	12,156	104,288	241,028

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,349	34,931	79,740
# of Persons Per HH	3.00	3.00	3.00
Average HH Income	\$58,361	\$78,914	\$89,810

Businesses	1 Mile	3 Miles	5 Miles
Total Businesses	1,024	7,879	14,601
Total Employees	5,748	43,662	72,326

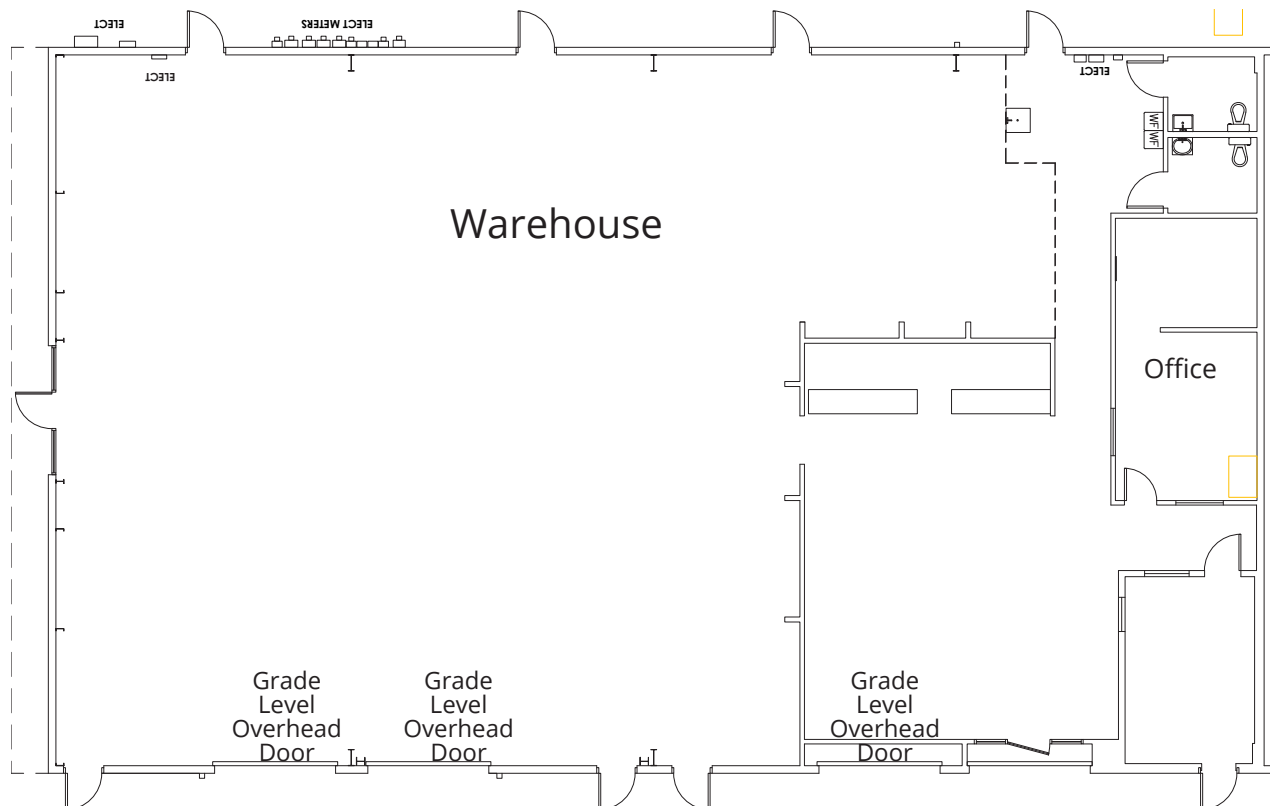


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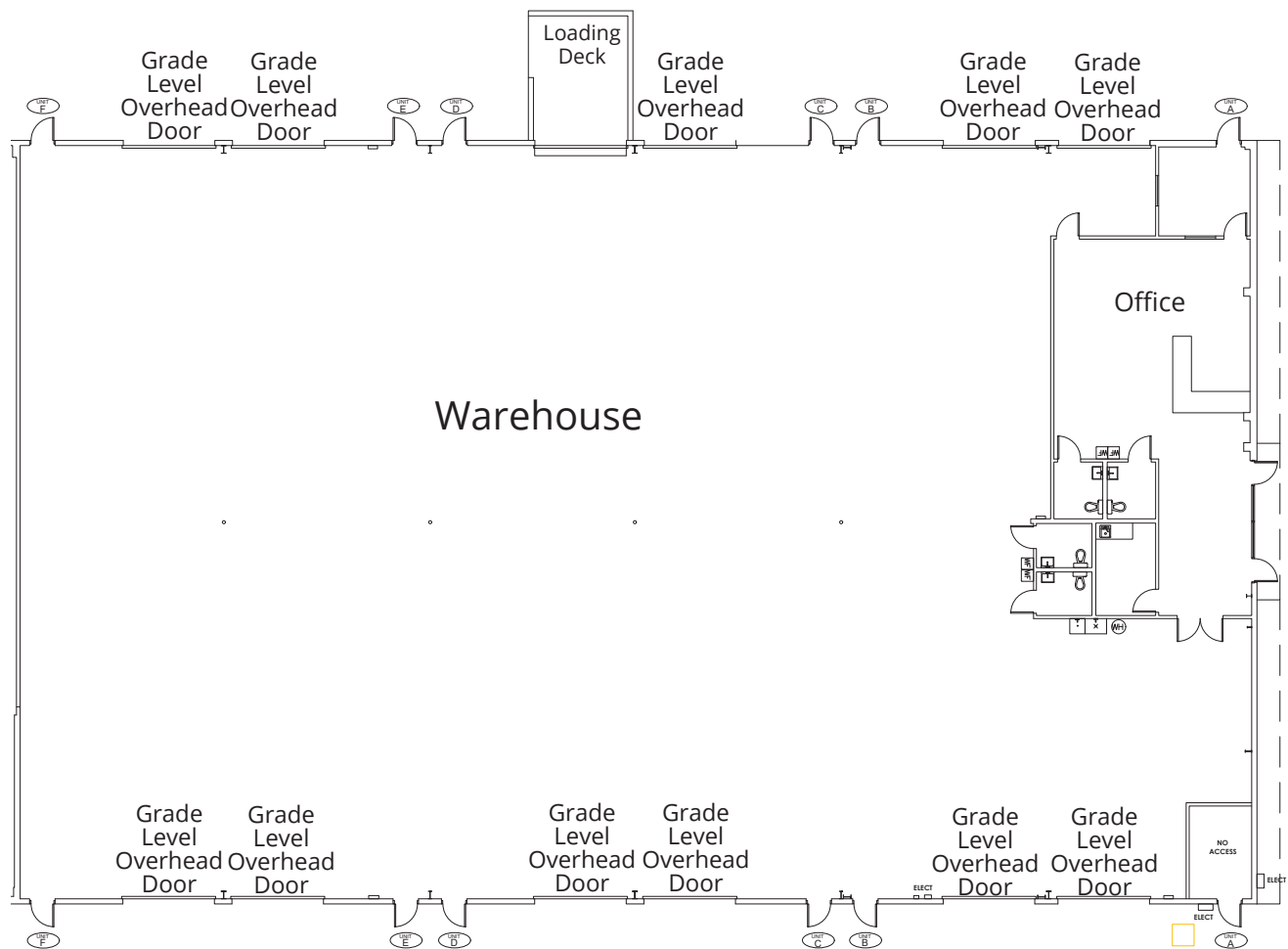
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2420 | Suites A-D | 6,013± sf



Kissimmee Industrial Park
2420 - 2450 Smith Street, Kissimmee, FL 34744

2440 | Suites A-F | 16,228± sf

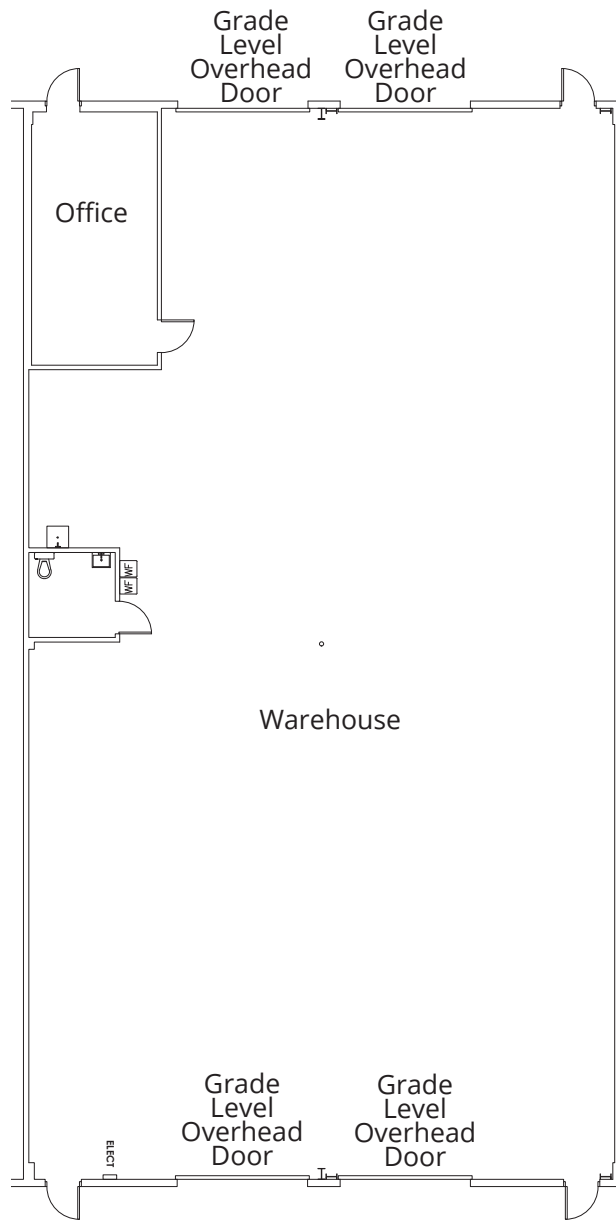


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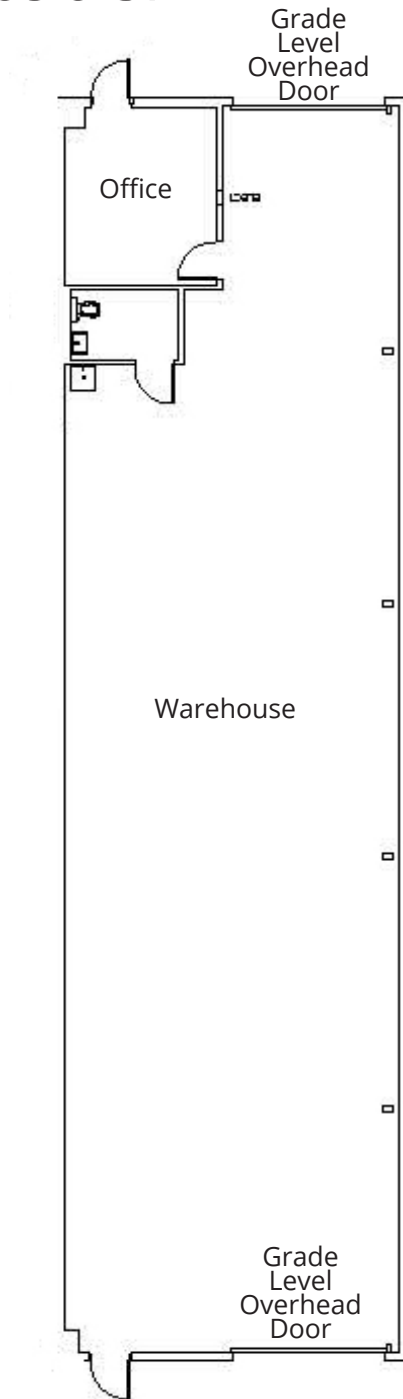
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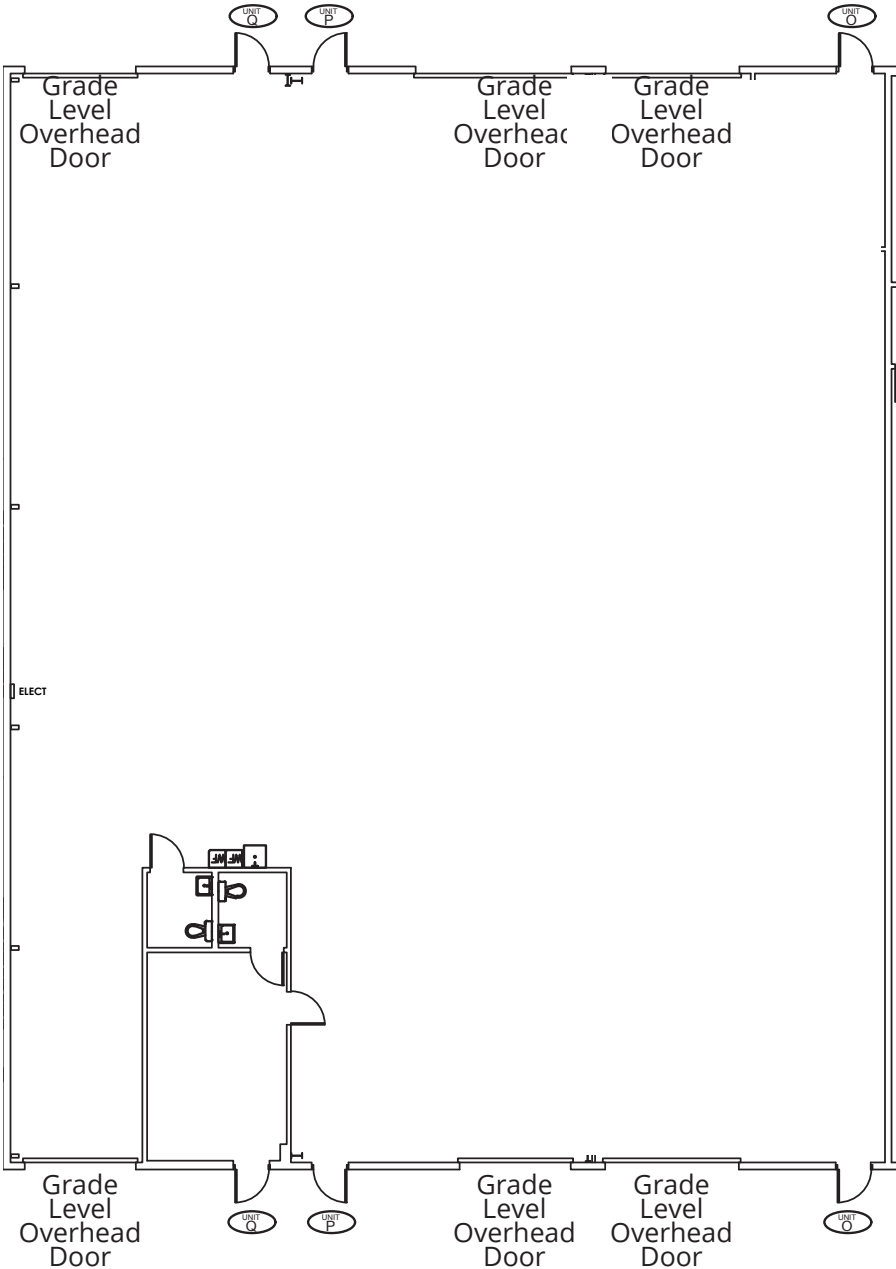
2440 | Suites G-H | 5,452± sf



2440 | Suite K | 2,696 sf



2440 | Suites O-Q | 7,946± sf

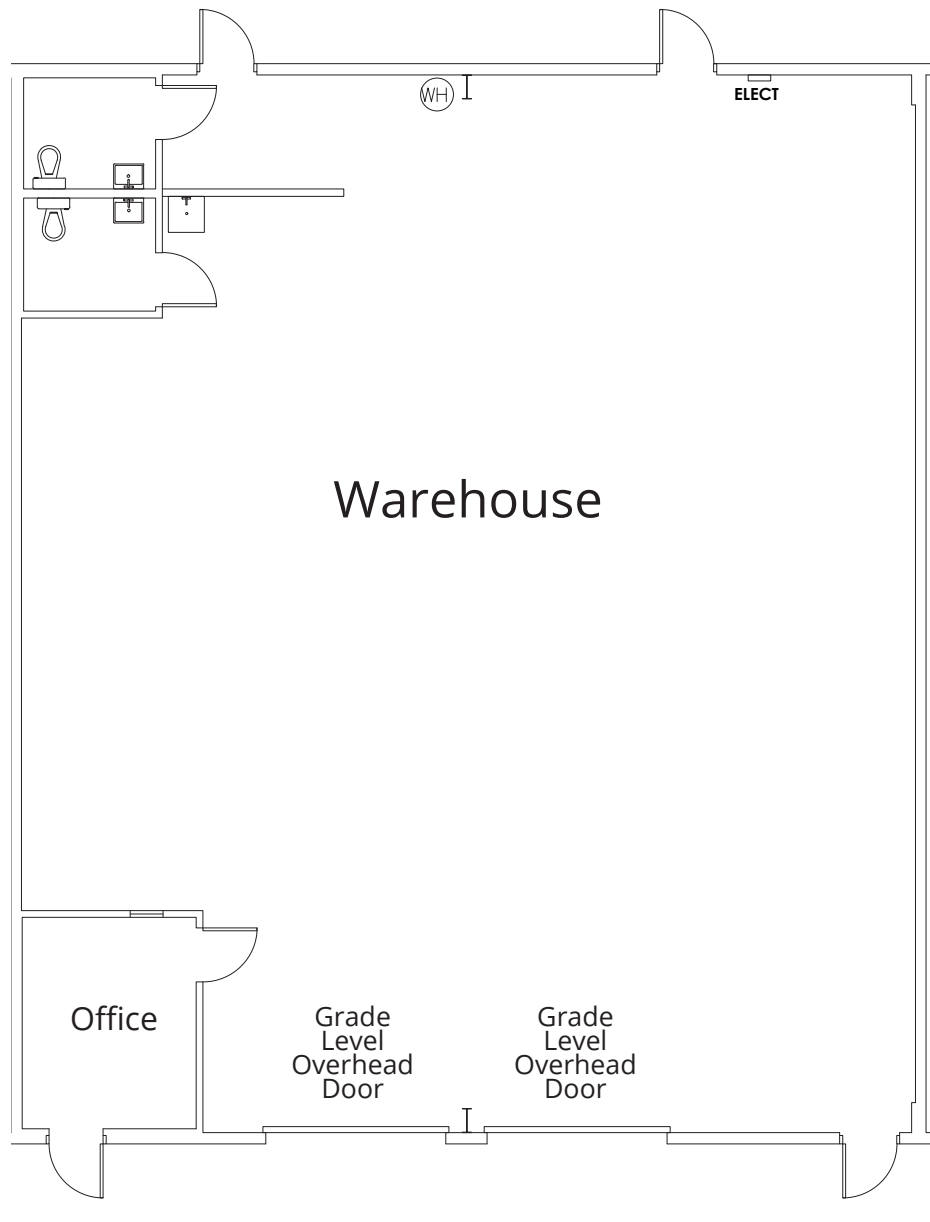


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2450 | Suites G-H | 3,014± sf



2450 | Suites O | 1,505± sf

