

Gateway Industrial Park

800-870 N. Hoagland Blvd,
Kissimmee, FL 34741

CBRE

INDUSTRIAL | FOR SALE



±5.39 AC | THREE MULTI-TENANT BUILDINGS TOTAL ±77,764 SF

Investment Highlights

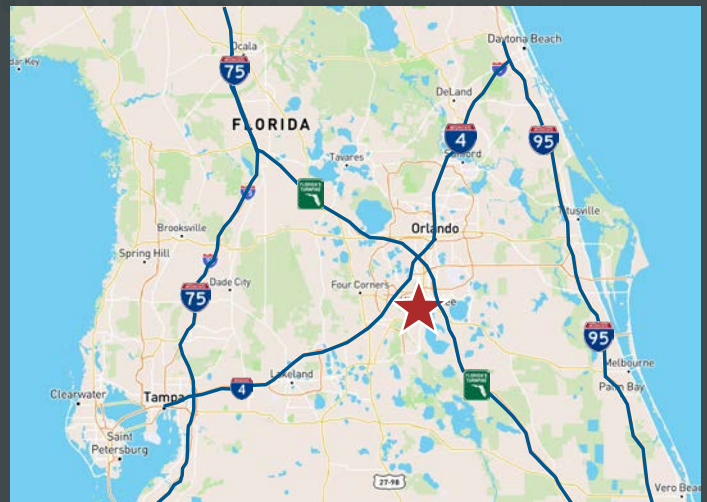
+ Prime Infill Location with Regional Connectivity:

Direct access to major highways, proximity to Kissimmee Gateway Airport, strong tenant demand, and accessibility.

+ Functional Small-Bay Industrial Configuration:

Three-building layout (77,764 SF), flexible suite sizes, dock-high/grade-level loading, 18-20' clear heights.

+ Sustained Demand Drivers from Population & Employment Growth: Rapidly growing submarket, significant population expansion, young workforce, strong job creation.



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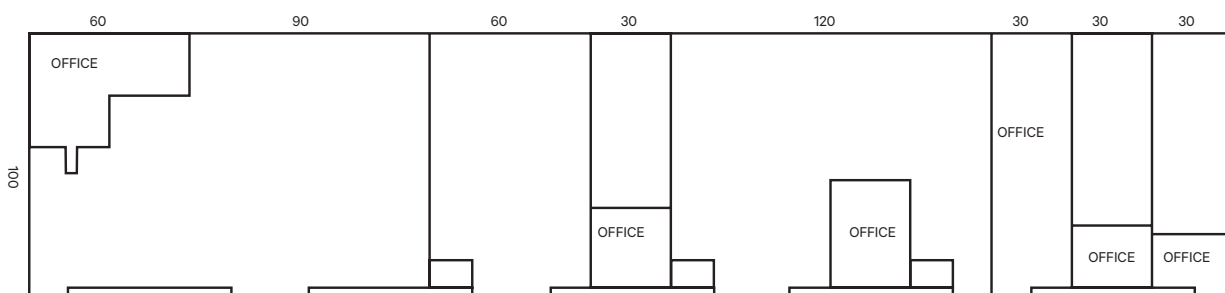
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Gateway Industrial Park, a 77,764 square foot, multi-tenant shallow bay industrial asset located at in Kissimmee, Florida within the highly desirable Central Florida market. The property represents a rare opportunity to acquire a stabilized infill industrial project with broad tenant appeal and strong functionality.



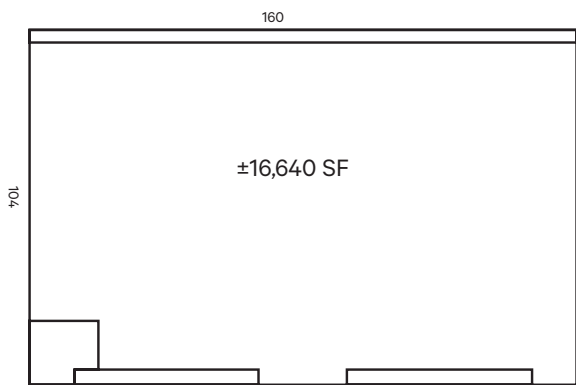
800 Hoagland Blvd - BUILDING 1

BUILDING SIZE	±45,000 SF
OFFICE	XX SF
CONSTRUCTION	Precast Concrete Walls & Steel Truss Metal Roof
ZONING	Light Industrial
FIRE SUPPRESSION	Sprinkler, Wet
HVAC	Yes





840-850 Hoagland Blvd - BUILDING 2	
BUILDING SIZE	±19,840 SF
OFFICE	XX SF
CONSTRUCTION	Precast Concrete Walls & Steel Truss Metal Roof
ZONING	Light Industrial
FIRE SUPPRESSION	Sprinkler, Wet
HVAC	Yes



860 Hoagland Blvd - BUILDING 3	
BUILDING SIZE	±16,640 SF
OFFICE	XX SF
CONSTRUCTION	Precast Concrete Walls & Steel Truss Metal Roof
ZONING	Light Industrial
FIRE SUPPRESSION	Sprinkler, Wet
HVAC	Yes

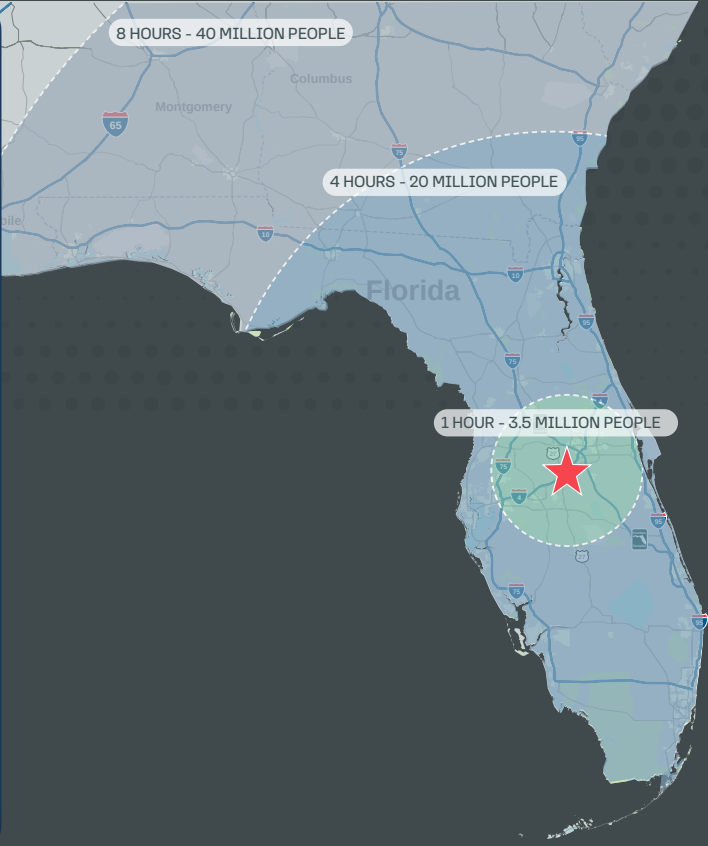
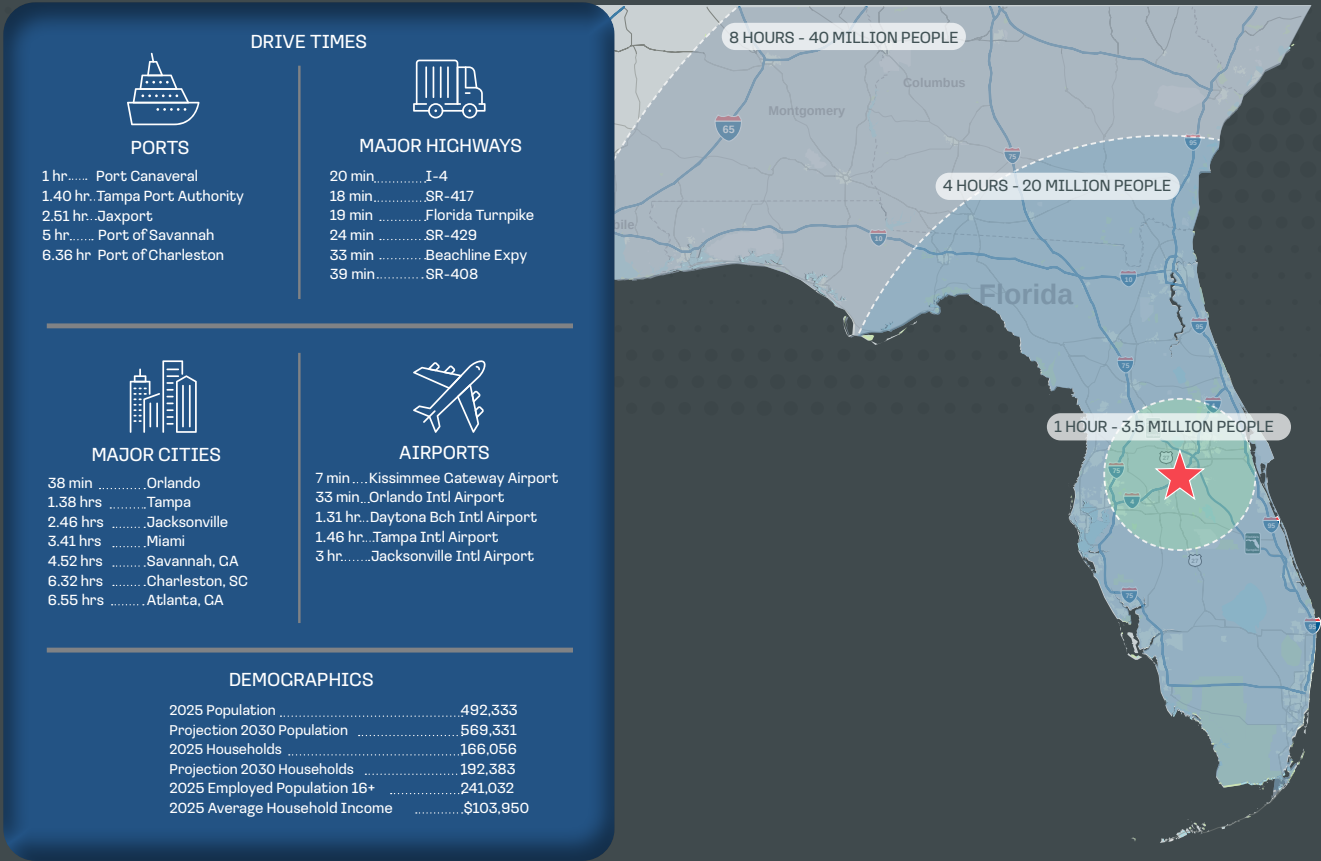


WHY OSCEOLA COUNTY



Osceola County: Central Florida's Emerging Economic Powerhouse!
Osceola County is a rapidly developing Central Florida economy, characterized by significant population growth, strategic initiatives, and its proximity to the Orlando metro area. The county attracts new residents with affordable housing, expanding job opportunities, and access to major attractions. Its economy is diversifying into logistics, advanced manufacturing, healthcare, and

tourism, supported by Florida's pro-business environment and projects like the NeoCity technology district. Osceola maintains a low unemployment rate and strong job creation across key sectors. With robust population gains, economic diversification, and infrastructure investments, it is recognized as a leading emerging market in Central Florida, appealing to both residents and investors.



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