

For Lease

Warehouse Space for Lease

1,598 - 4,690 SF | \$13.50 - \$14.50 / SF



2004-2014 Jaffa Drive

St. Cloud, Florida 34771

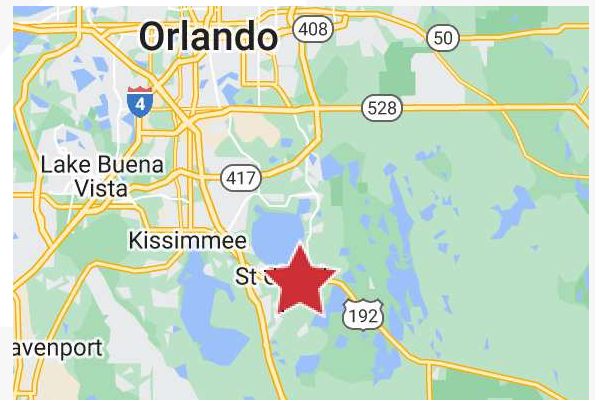
Property Highlights

- Office/Warehouse for Lease
- Clear Height - 20' Front / 17' Rear
- Grade-Level Overhead Doors: 10' x 12'
- Zoning - PUD, I-3, City of St. Cloud
- Utilities: Water/Sewer: City of St. Cloud
- Electric: Orlando Utilities Commission
- Parking Ratio - 1.5/1,000 SF

Lease Rate: \$13.50 - \$14.50 / SF NNN

OFFERING SUMMARY

Available SF	1,598 - 7,891 SF
Lease Rate	\$13.50 - \$14.50 / SF (NNN)
Lot Size	4.1 Acres
Building Size	63,199 SF



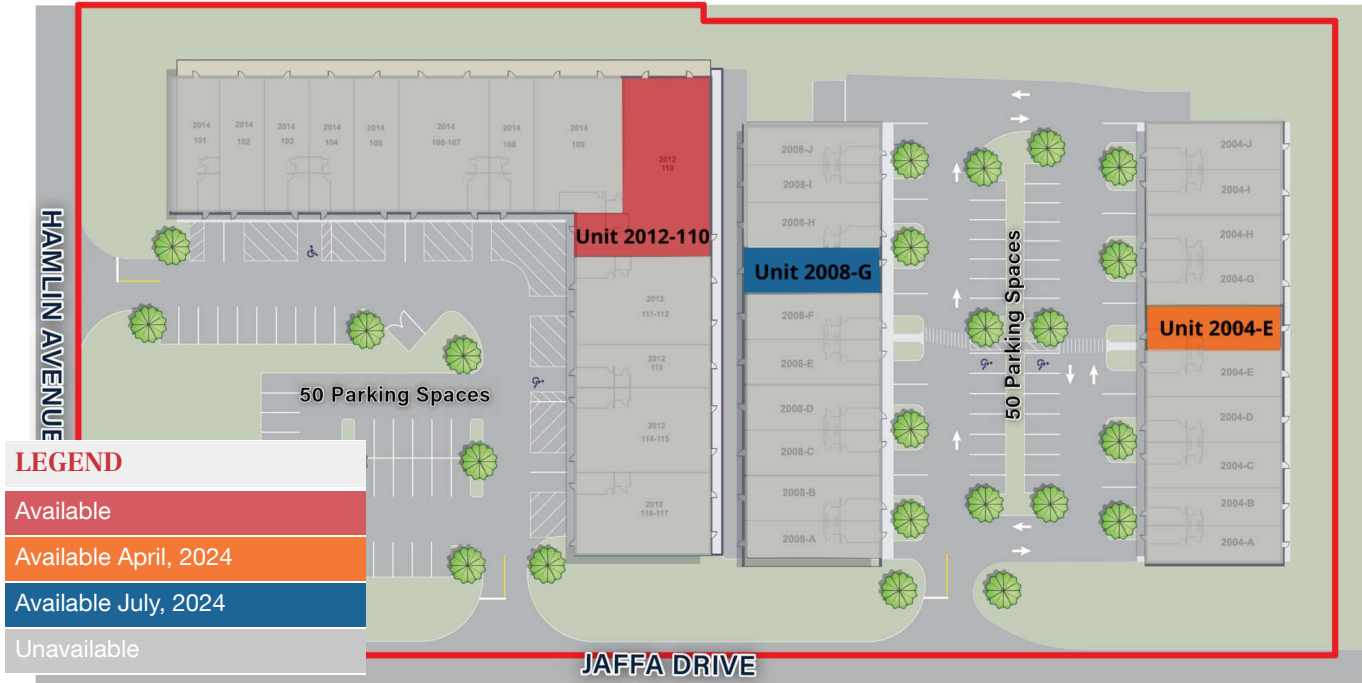
For more information

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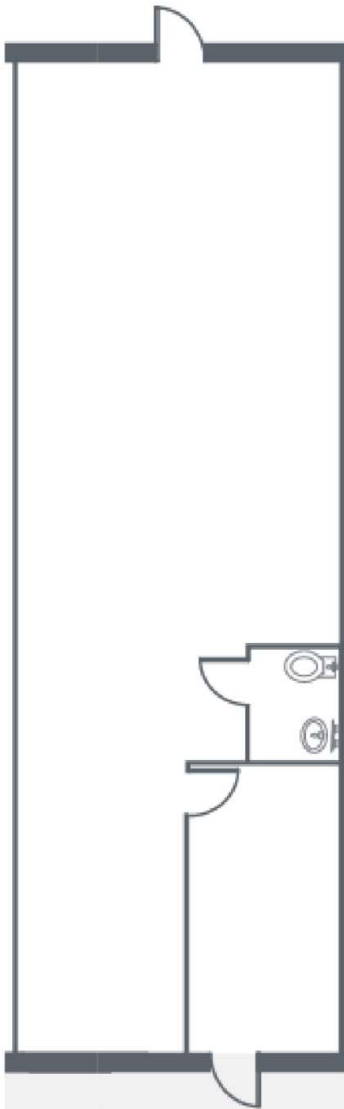
LEASE INFORMATION

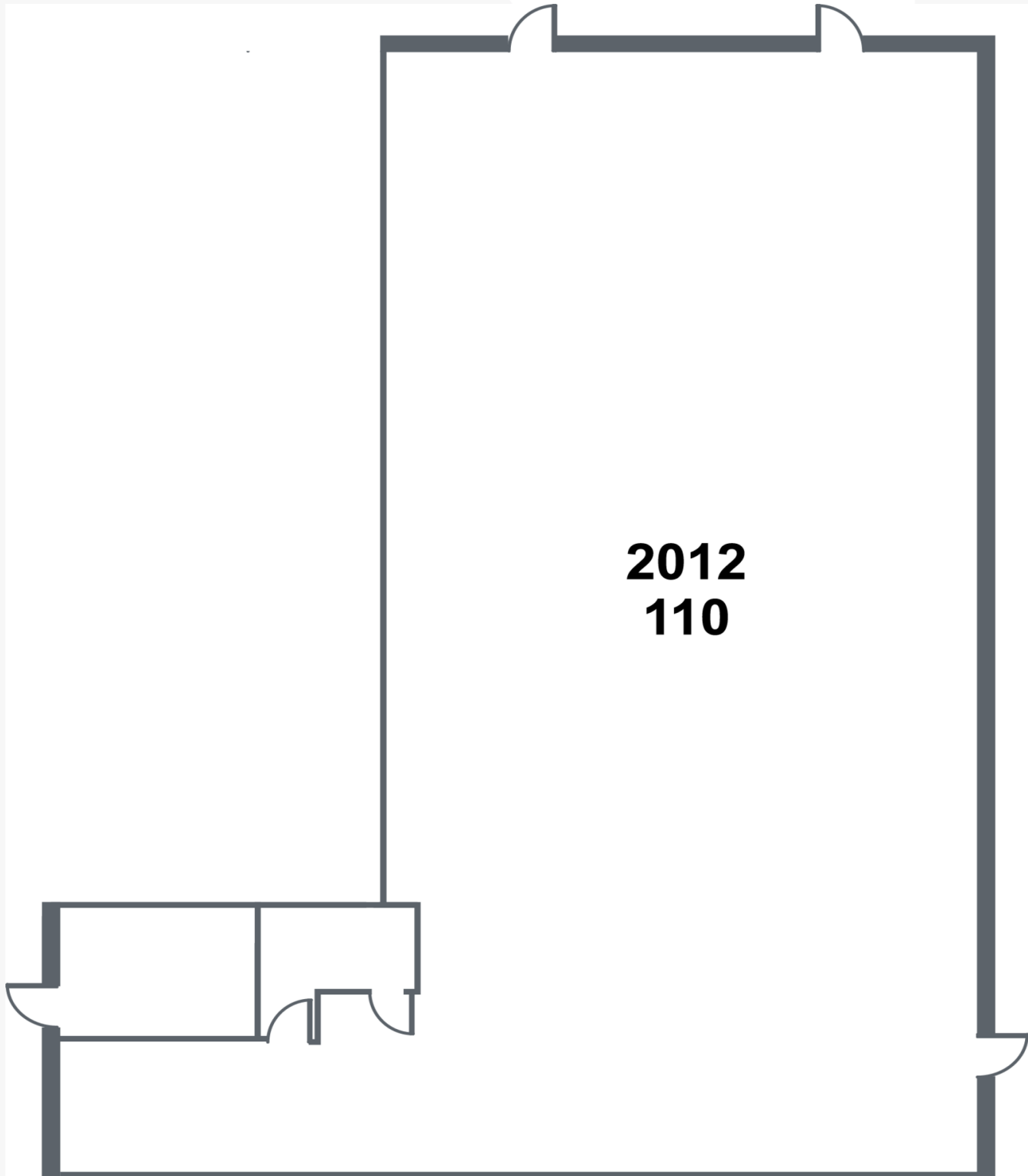
Lease Type: **NNN** Lease Term: **Negotiable**
 Total Space: **1,598 - 7,891 SF** Lease Rate: **\$13.50 - \$14.50 SF/yr**

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2012-110	Available	4,690 SF	NNN	\$14.50 SF/yr	Office/Warehouse
Unit 2004-E	Available April, 2024	1,603 SF	NNN	\$13.50 SF/yr	Office/Warehouse
Unit 2008-G	Available July, 2024	1,598 SF	NNN	\$13.50 SF/yr	Office/Warehouse

STANDARD FLOOR PLAN





**2012
110**

Aerial



BLDG
2014

BLDG
2012

BLDG
2008

BLDG
2004

Hamlin Ave

Jaffa Dr