

2004-2014 Jaffa Drive St. Cloud, Florida 34771

Property Highlights

Office/Warehouse for Lease

2014

- 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



06.24.24 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel nairealvest.com

OFFERING SUMMARY					
Available SF	1,598 -4,690 SF				
Lease Rate	\$13.50 - \$14.50 / SF (NNN)				
Lot Size	4.1 Acres				
Building Size	63,199 SF				



For more information

Kevin O'Connor O: 407 949 0736 koconnor@realvest.com

Matthew Cichocki O: 407 949 0738 mcichocki@realvest.com



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,598 - 11,168 SF	Lease Rate:	\$13.50 - \$14.50 SF/yr

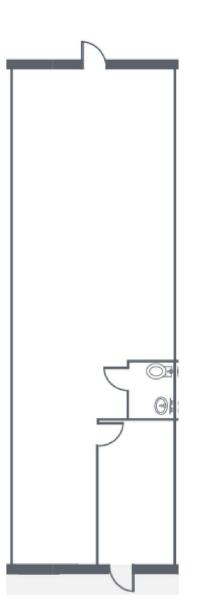
AVAILABLE SPACES

SUITE	TENANT	SIZE	ТҮРЕ	RATE	DESCRIPTION
Unit 2014-108	Available	1,610 SF	NNN	\$14.50 SF/yr	Office/Warehouse
Unit 2012-110	Available	4,690 SF	NNN	\$14.50 SF/yr	Office/Warehouse
Unit 2008-G	Available	1,598 SF	NNN	\$13.50 SF/yr	Office/Warehouse
Unit 2008-H	Available	1,603 SF	NNN	\$13.50 SF/yr	Office/Warehouse
Unit 2004-J	Available September 2024	1,667 SF	NNN	\$13.50 SF/yr	Office/Warehouse



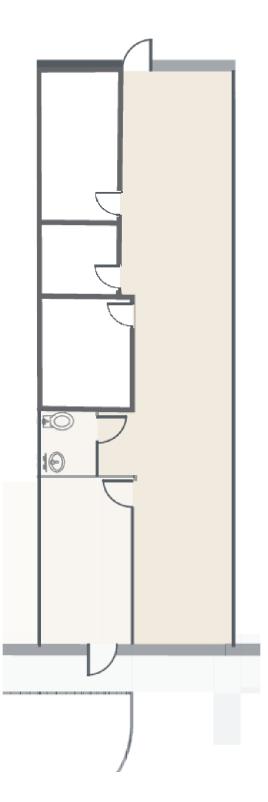
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

STANDARD FLOOR PLAN





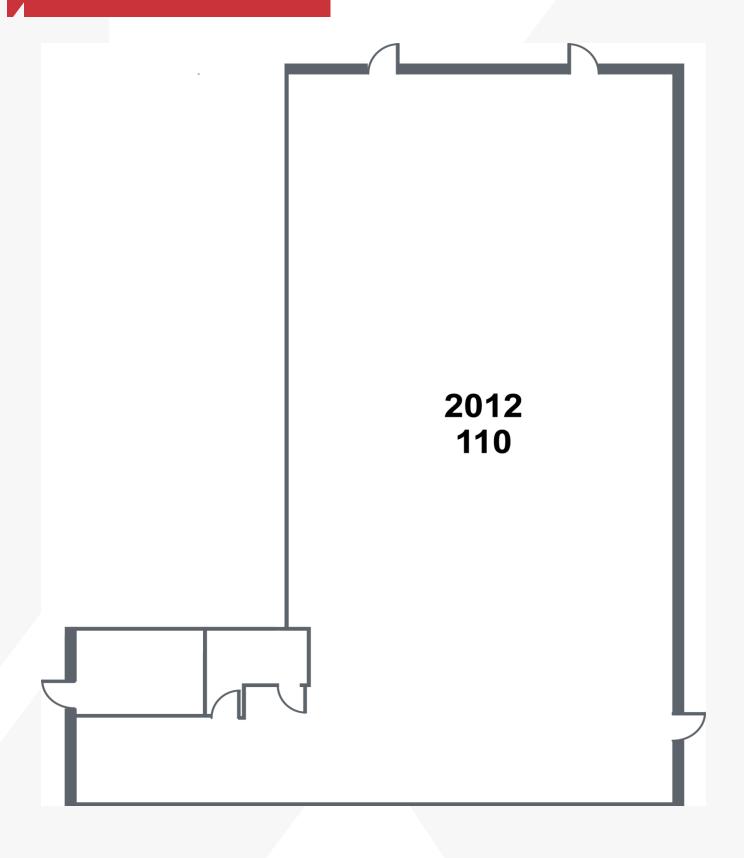
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.