

For Lease

# Warehouse Space for Lease

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



## 2004-2014 Jaffa Drive

St. Cloud, Florida 34771

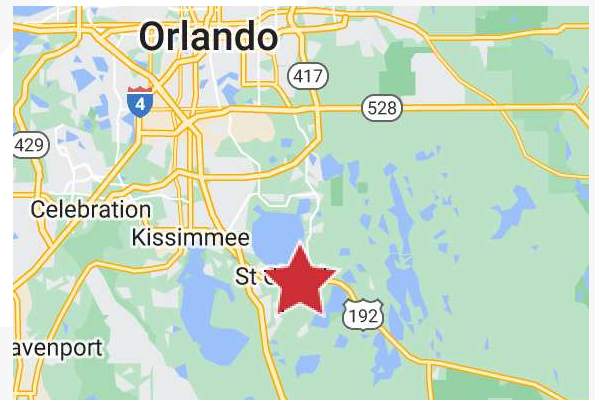
### Property Highlights

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



For more information

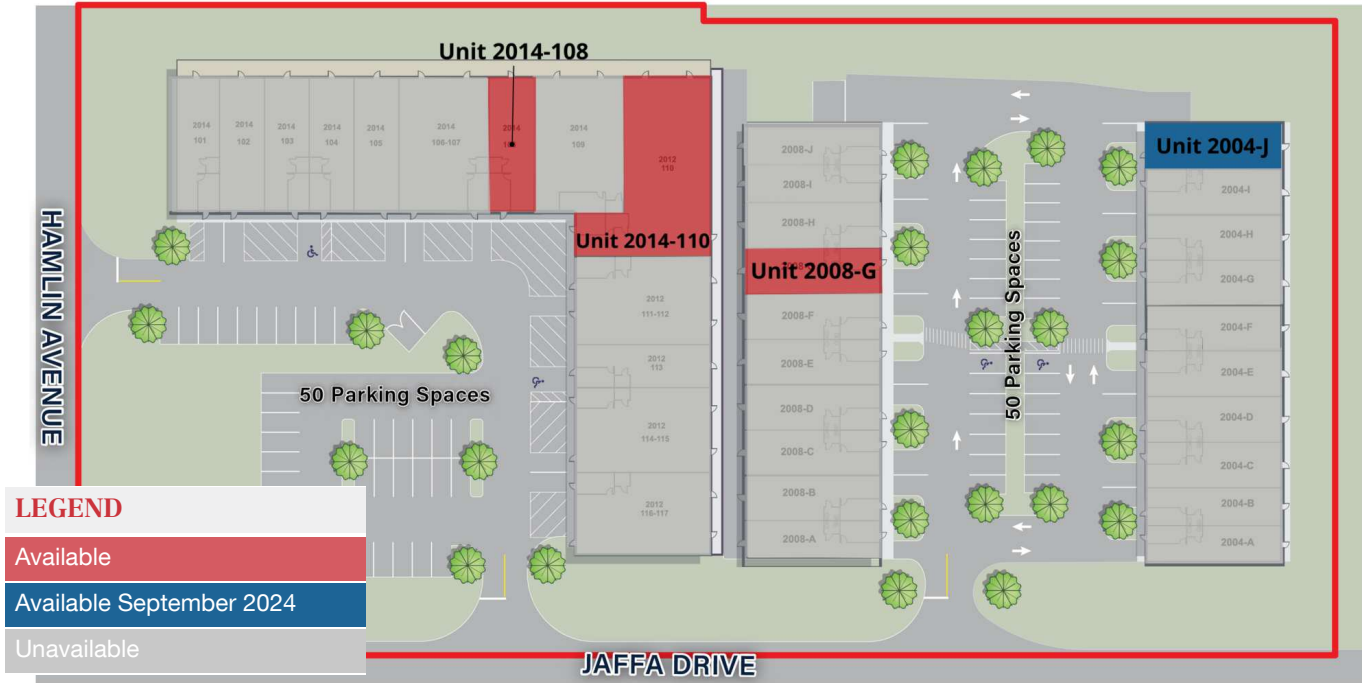
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# Site Plan



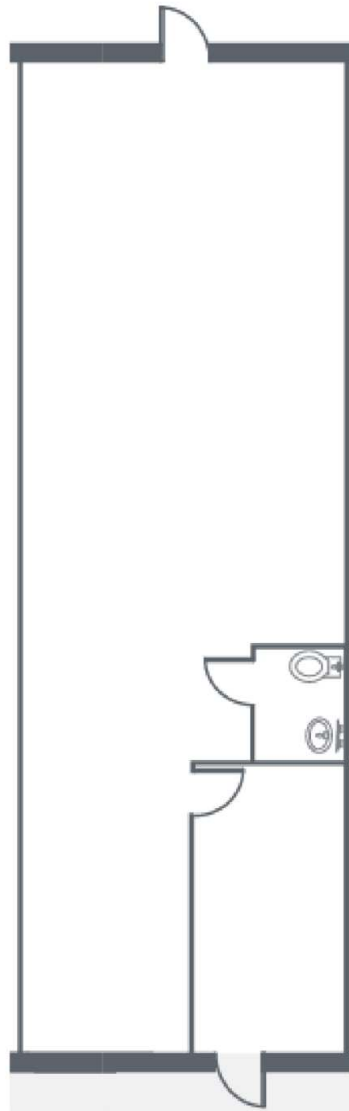
## LEASE INFORMATION

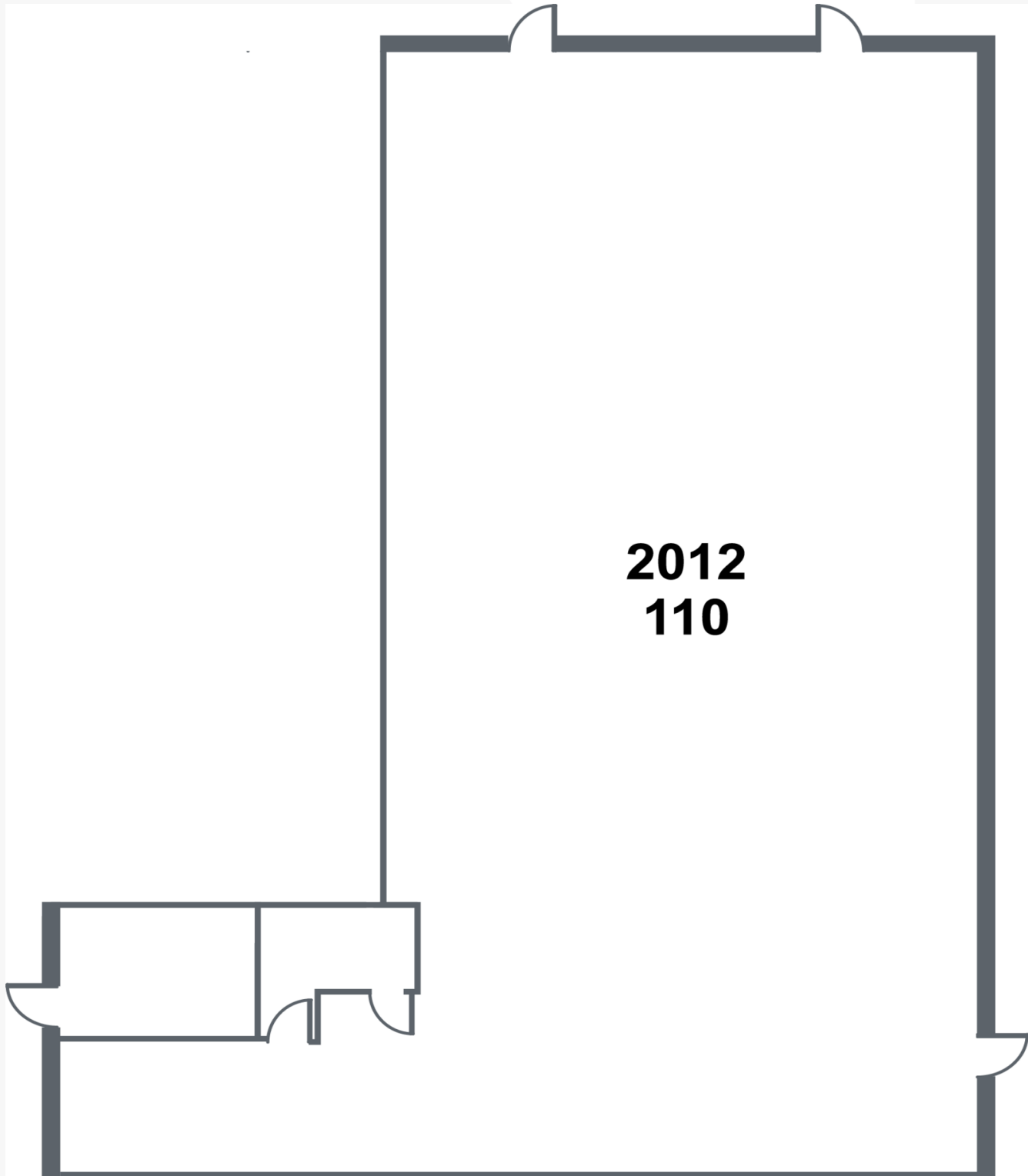
Lease Type: NNN Lease Term: Negotiable  
 Total Space: 1,598 - 9,565 SF Lease Rate: \$13.50 - \$14.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	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 2004-J	Available September 2024	1,667 SF	NNN	\$13.50 SF/yr	Office/Warehouse

# STANDARD FLOOR PLAN





Aerial

