

For Lease

Warehouse Space for Lease

1,598 - 1,667 SF | \$12.50 - \$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
- Operating Expenses: Bldg. 2004-08 - \$4.63/SF -
Bldg. 2012-14 - \$4.51/SF

Lease Rate: \$12.50 - \$14.50 / SF NNN

OFFERING SUMMARY

Available SF	1,598-1,667 SF
Lease Rate	\$12.50 - \$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

Plans



LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

8,076 SF

Lease Rate:

\$12.50 - \$14.50 SF/yr

AVAILABLE SPACES

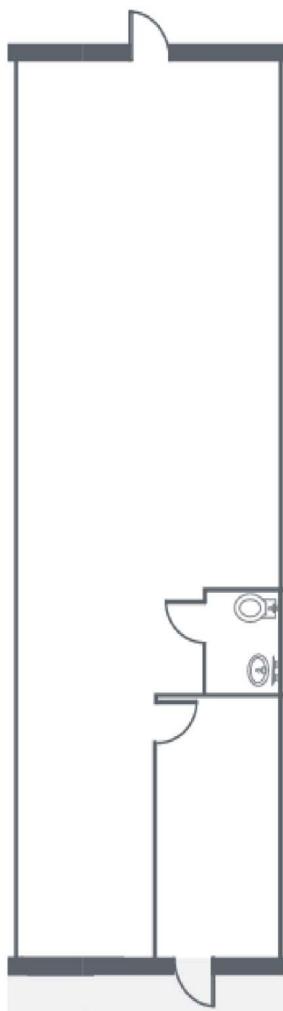
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2014 - 102	Available	1,610 SF	NNN	\$14.50 SF/yr	Office/Warehouse
Unit 2008-G	Available	1,598 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-J	Available	1,667 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-E	Available	1,603 SF	NNN	\$12.50 SF/yr	Office/Warehouse
Unit 2004-C	Available	1,598 SF	NNN	\$13.00 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.

NAI Realvest®

1800 Pembrook Drive, Suite 350
Orlando, FL 32810
407 875 9989 tel
nairealvest.com

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.

Aerial

