

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



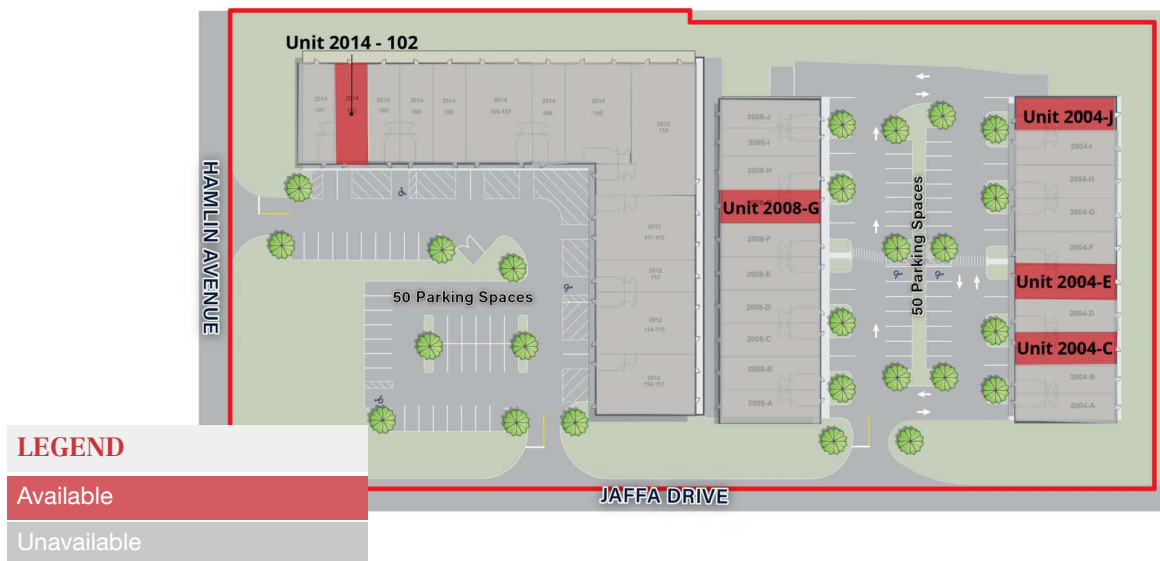
For more information

**Kevin O'Connor**

O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

O: 407 949 0738  
mcichocki@realvest.com



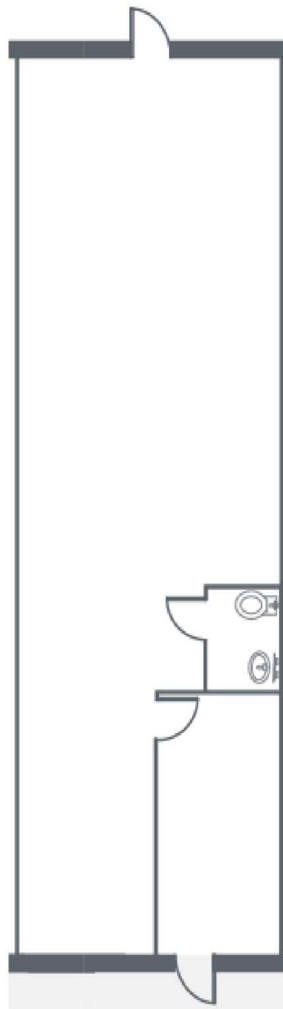
## LEASE INFORMATION

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

# STANDARD FLOOR PLAN





Aerial

