

For Lease

# Warehouse Space for Lease

1,598 - 1,750 SF | \$13 - \$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: \$13.00 - \$14.50 / SF NNN**

### OFFERING SUMMARY

<b>Available SF</b>	<b>1,598 - 3,360 SF</b>
<b>Lease Rate</b>	<b>\$13.00 - \$14.50 / SF (NNN)</b>
<b>Lot Size</b>	<b>4.1 Acres</b>
<b>Building Size</b>	<b>63,199 SF</b>



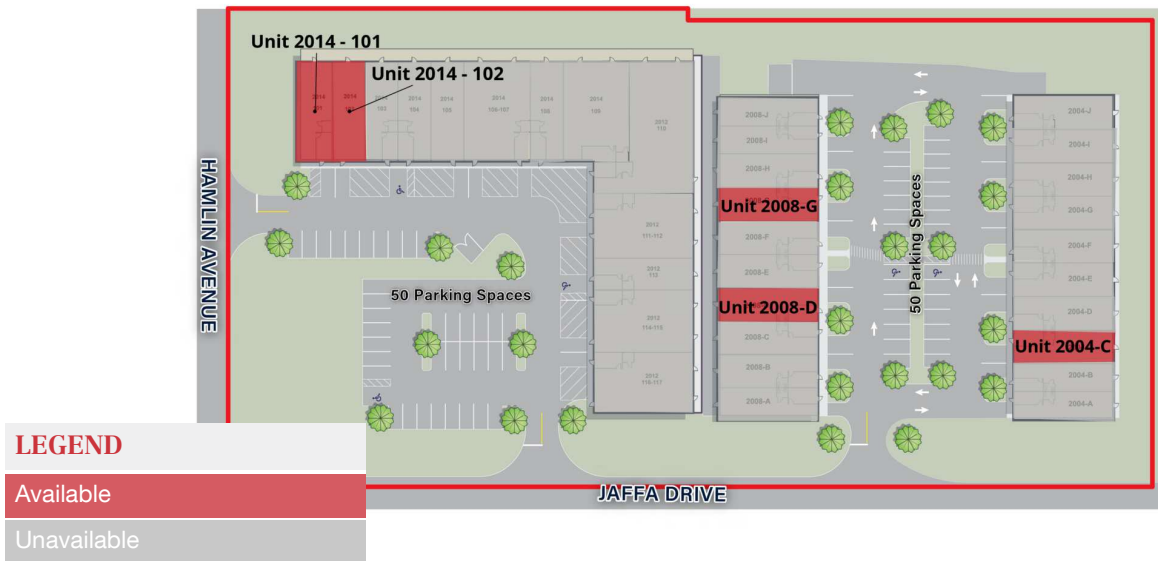
For more information

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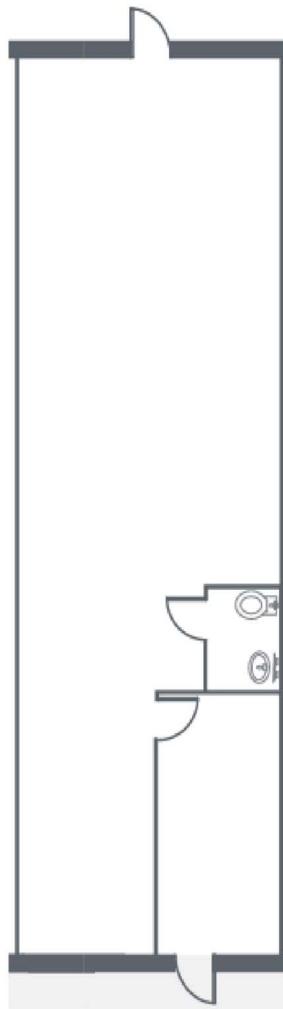
## LEASE INFORMATION

Lease Type: **NNN** Lease Term: **Negotiable**  
 Total Space: **8,159 SF** Lease Rate: **\$13 - \$14.50 SF/yr**

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Unit 2014 - 101	Available	1,750 SF	NNN	\$14.50 SF/yr	Office/Warehouse
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 2008-D	Available	1,603 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-C	Available	1,598 SF	NNN	\$13.00 SF/yr	Office/Warehouse

# STANDARD FLOOR PLAN



Aerial

