

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

Available SF	1,598 - 1,750 SF
Lease Rate	\$13.00 - \$14.50 / SF (NNN)
Lot Size	4.1 Acres
Building Size	63,199 SF



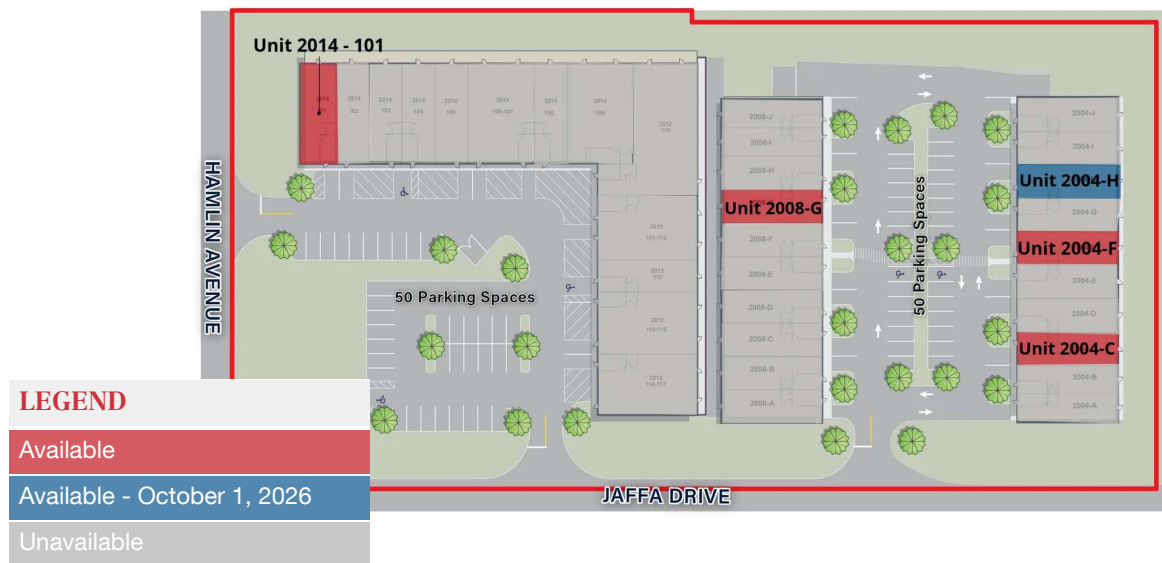
For more information

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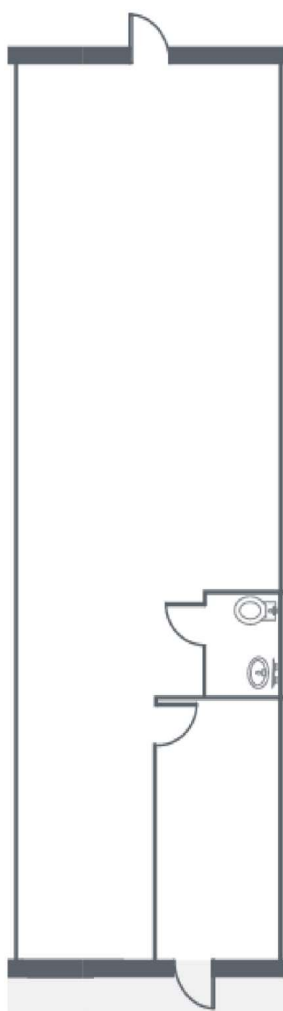
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,170 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 2008-G	Available	1,598 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-H	Available - October 1, 2026	1,598 SF	NNN	\$13.00 SF/yr	Office/Warehouse
Unit 2004-F	Available	1,626 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

