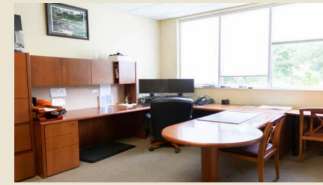


Office/Warehouse Property For Sale

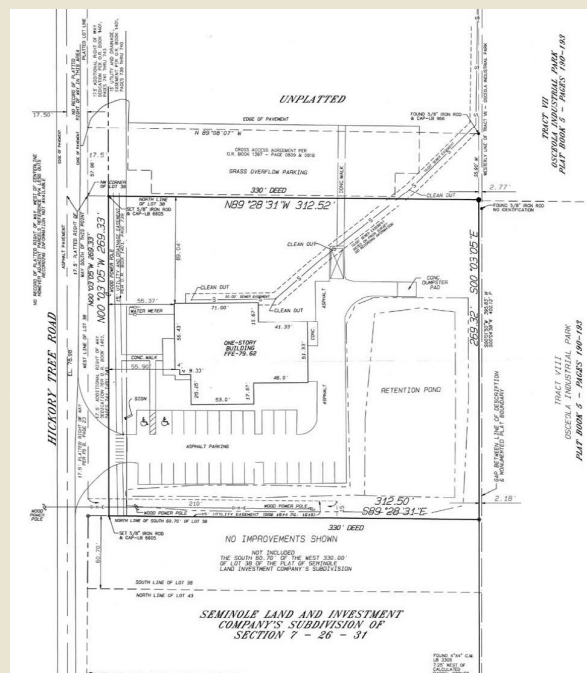
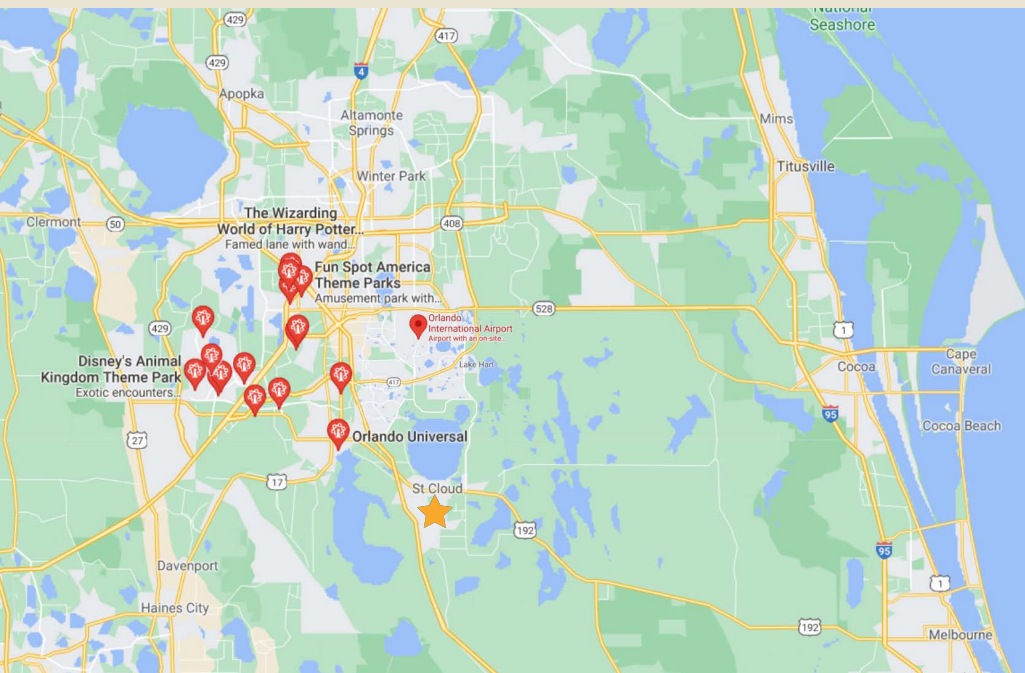


2121 Old Hickory Tree Road, St. Cloud, Florida 34772 List Price: \$1,800,000.00 / Property Currently Fully Leased

This property is a great investment opportunity in a fast-growing area of Central Florida! Located just off the intersection of US 192 and Narcoossee Road(SR 15), the property offers easy access to Lake Nona, Orlando International Airport, Disney, Florida Turnpike, SR 417 and the Melbourne/Space Coast areas. The property is situated on 2.09 acres within the city limits of St. Cloud and offers 7,925 sq. ft. heated professional office space, which includes 200 sq. ft. attached warehouse/storage space with 12' roll-up door. There is also a 40' x 60' detached warehouse at the rear with 4 roll-up doors, water and electric. Owner has additional site plan for 3,500 sq. ft. annex or addition utilizing the existing site and drainage. Solid tenant in place for 17 years. See additional details below and call, text or email for more information.

Features Include:

- Impressive appearance and features
- Solid lease & tenant in place
- 9 lockable private offices. 5 bathrooms(one with shower)
- 30 designated parking spots with additional parking at rear.
- Separate Media Room, Ample Storage & Closet Spaces throughout
- 40' x 60' Detached Warehouse with water and electric
- Large lobby and reception area with ample work space
- Very functional layout and flow throughout. Large Offices
- 2 additional common work areas with cubicle work stations in place
- Large Conference room with multiple access points, strategically located
- Break Room / Kitchen
- Room to grow with current site plan and possible additional expansion



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