

For Lease

Warehouse Space for Lease

1,598 - 1,610 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	1,598-1,610 SF
Lease Rate	\$12.50 - \$14.50 / SF (NNN)
Lot Size	4.1 Acres
Building Size	63,199 SF



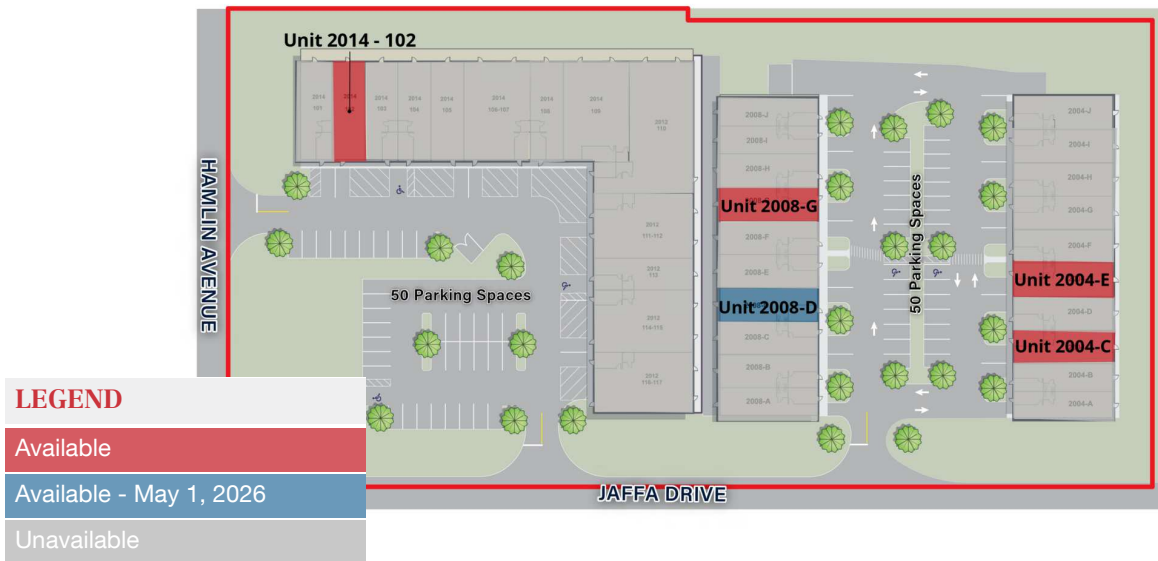
For more information

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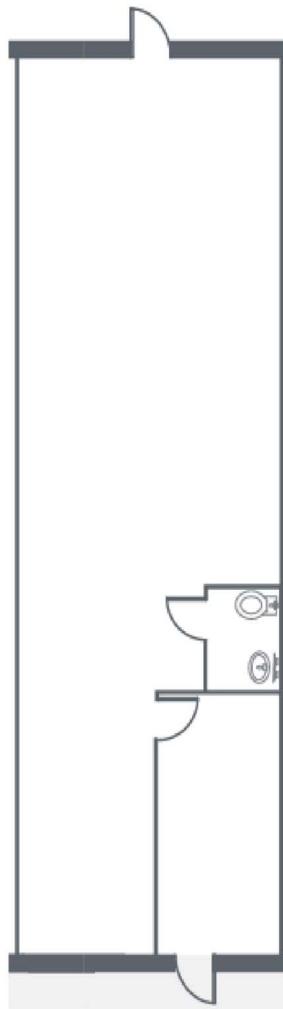
LEASE INFORMATION

Lease Type: NNN Lease Term: Negotiable
 Total Space: 8,012 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 2008-D	Available - May 1, 2026	1,603 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



BLDG
2014

BLDG
2012

BLDG
2008

BLDG
2004

Hamlin Ave

Jaffa Dr