

FOR LEASE

Industrial Warehouse

1445 Hamlin Ave Ste. 105 & 106

St. Cloud, FL 34771



DJ Frees

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PROPERTY DETAILS

UNIT

105 & 106

SIZE:

3,200 SF

LEASE
RATE:

\$13.50 BASE +
\$7.60 NNN

USE:

INDUSTRIAL
WAREHOUSE



FLOOR PLAN

The floor plan for Building B is a rectangular structure divided into two main units, Unit 1 and Unit 2, each 30'-0" wide. A central vertical corridor, 6'-0" wide, separates the two units. Each unit contains a large warehouse area (7'-5" x 3'-5") and a smaller office area (7'-4" x 4'-4"). The office areas are labeled 'OFFICE #1' and contain a 1/2" type-X dry wall, ceilings at 9'-0" AFT, and 112 sq. ft. of space. Each office is adjacent to a restroom (46 sq. ft.) and a 1/2" type-X dry wall. The restrooms are labeled 'EMPLOYEE RESTROOM' and contain a 1/2" type-X dry wall, ceilings at 9'-0" AFT, and 46 sq. ft. of space. The warehouse areas are labeled 'WAREHOUSE AREA' and contain a 1/2" type-X dry wall, ceilings at 9'-0" AFT, and 46 sq. ft. of space. The plan also shows a front entrance, a 1-hour rated fire wall, and various electrical panels. Dimensions for the building are 120'-0" wide and 30'-0" deep. The plan includes a list of features: (2) 12' x 14' Roll Up Doors, (2) Offices, (2) Restrooms, and (5) Parking Spaces.

- (2) 12' x 14' Roll Up Doors
- (2) Offices
- (2) Restrooms
- (5) Parking Spaces

KW COMMERCIAL

ORLANDO COMMERCIAL TEAM



- (2) 12' x 14' Roll Up Doors
- (2) Offices
- (2) Restrooms
- (5) Parking Spaces



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Office Space



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