

FOR LEASE: ST. CLOUD INDUSTRIAL FLEX WAREHOUSE SPACE

2100-2102 OLD HICKORY TREE ROAD ST. CLOUD, FL 34772 (MAIN ADDRESS)
1100-1116 QUOTATION CIRCLE ST. CLOUD, FL 34772



CONTACT

Vincent Wolle



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RESULTS
REAL ESTATE PARTNERS, LLC

LICENSED REAL ESTATE BROKERAGE

Property Summary

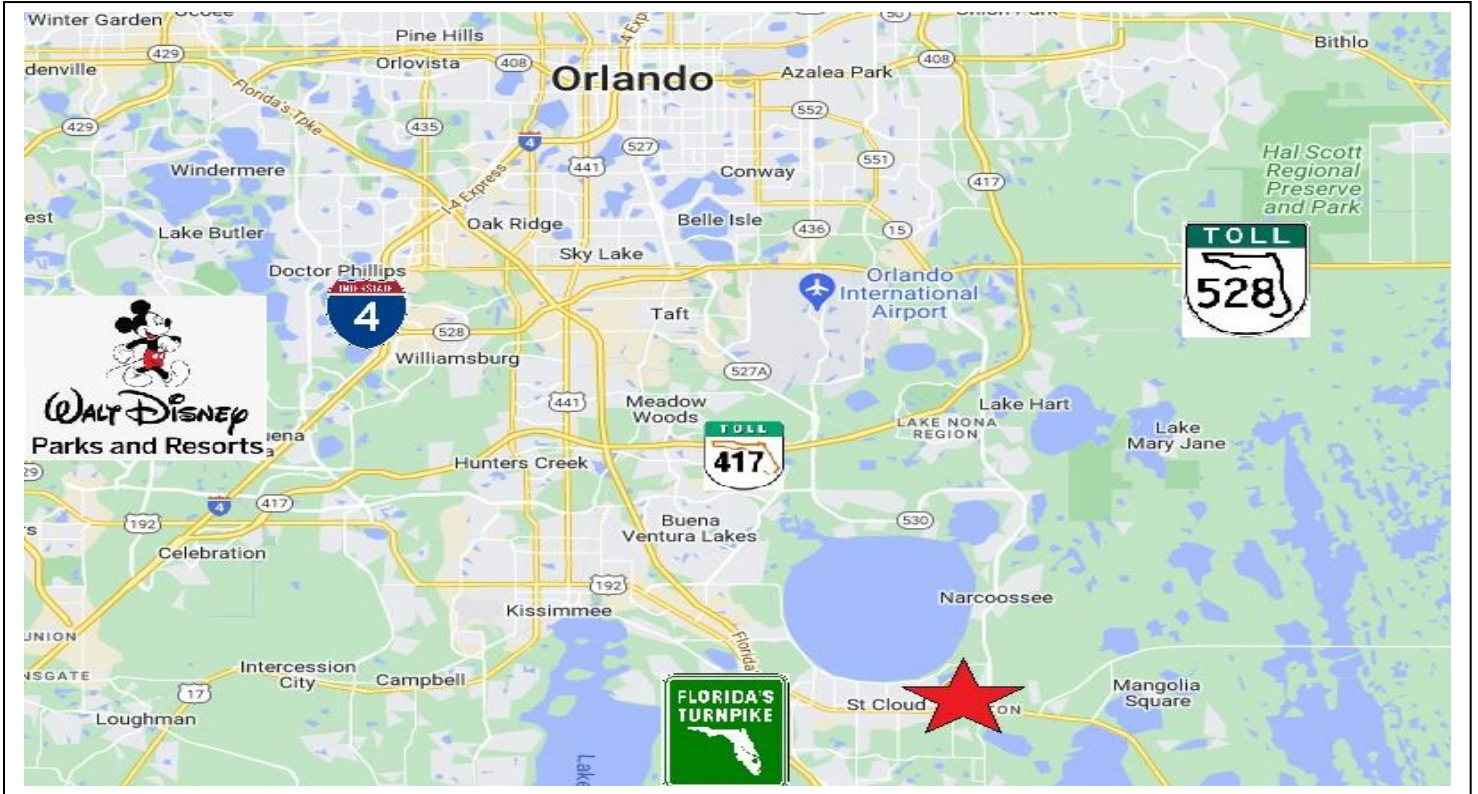
- **AUTOMOTIVE AND CONSTRUCTION USES ALLOWED**
- **(8) Grade Level 24' Clear Small Bay Warehouses on 4.83 Acres Zoned Industrial**
- **18 units with bay sizes as follows: 2,500 SF, 3,250 SF and 4,650 SF**
- **2024 Renovation Plans for the Complex: Paint, Parking Upgrades, Landscaping, etc.**
- 18 units for a total 56,202 Rentable SF, Metal Construction Built from 2000 to 2004
- Several Units have 3 Phase Power
- Some units have Oversized Grade Level Doors (14' x 18') that allows Boats and Large Equipment Access in the units.
- Small Office configuration (10% +/-), with the balance warehouse with bays depth ranging from 38' to 75' deep
- Grade Level Front Loading Access with some bays with Drive Thru Access
- **High Traffic Location:** Within 10-15 miles of major theme parks and attractions such as Disney World, Sea World, and easy access from Lake Nona and close to US 192, Narcoossee Road, Orlando International Airport, and the Florida Turnpike

Units Starting at \$13.00 NNN with \$4.15 in OPEX

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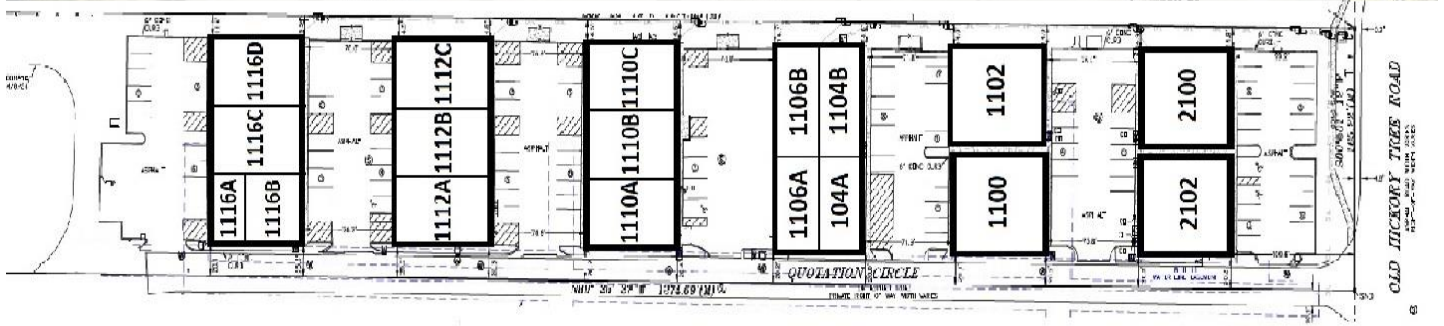


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