

FOR LEASE: ST. CLOUD INDUSTRIAL FLEX SPACE

1408-1424 HAMLIN AVENUE & 2013 MURCOTT DRIVE
ST. CLOUD, FL 34771



Property Summary

CONTACT

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RESULTS
REAL ESTATE PARTNERS, LLC

LICENSED REAL ESTATE BROKERAGE

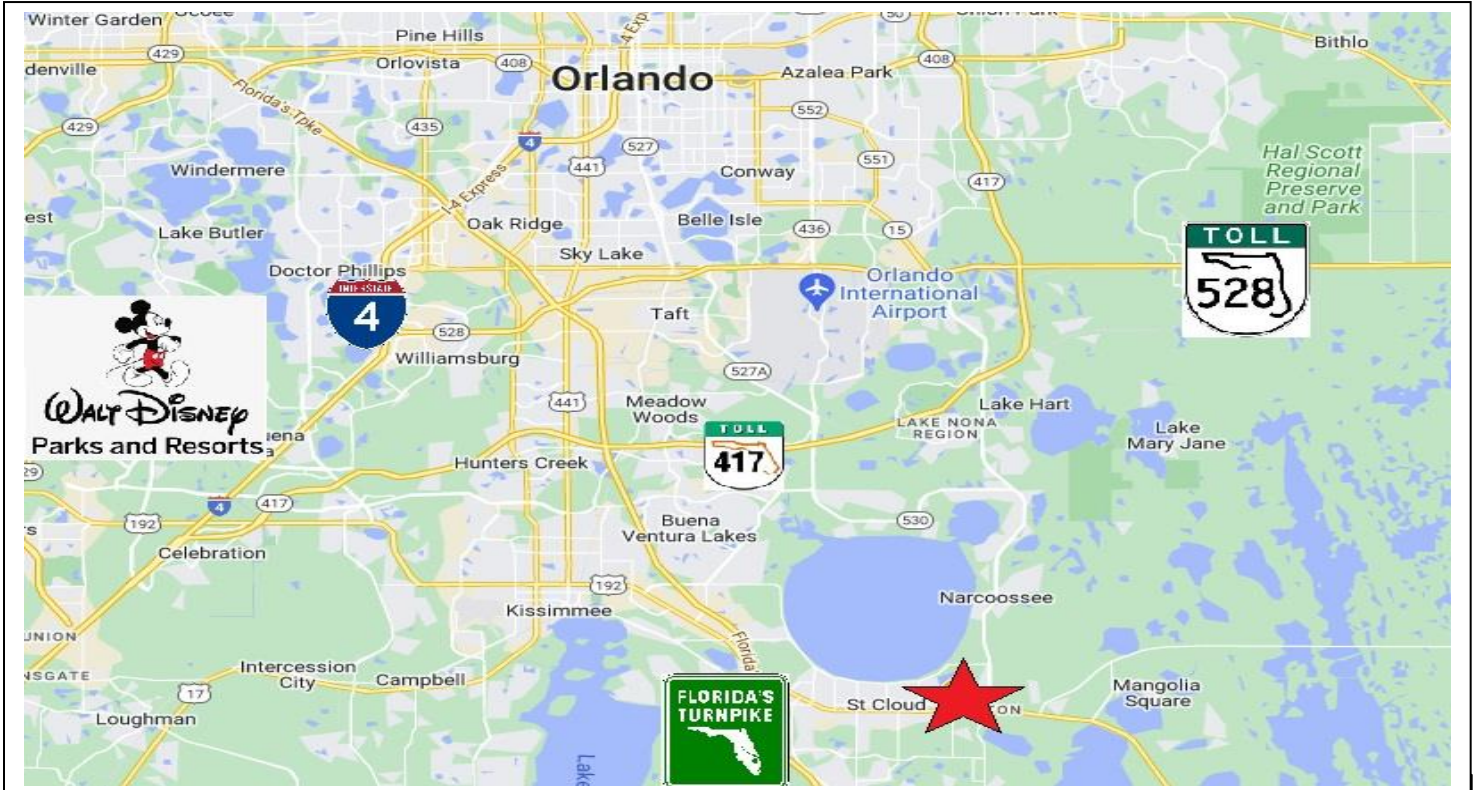
- **Building 1:** 1408 Hamlin Ave St. Cloud, FL is 19,100 SF with 7 Bays
 - **1500-3000 SF Bays (see broker for details)**
- **Building 2:** 1424 Hamlin Ave St. Cloud, FL is 15,900 SF with 10 Bays
 - **1500 SF Bays (see broker for details)**
- **Building 3:** 2013 Murcott Dr. St. Cloud, FL is 15,900 SF with (10) 1,590 SF Bays
 - **1590-3180 SF Bays and Some 100% AC Units (see broker for details)**
- 25 units for a total 50,900 Rentable SF, Block Construction Built in 2004-07
- **3 units are 100% HVAC space**
- 3.72 Acres with **Industrial Park District Zoning**
- 1,500-1590 SF Bays, 200 SF+/- of Office, with the balance Warehouse with 60' depth
- 16' Clear Height, 12'x14' Covered Grade Level Front Loading Access
- Glass Storefront Access with offices that range from 150-300 SF+/-
- **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 \$15.00 NNN with \$4.00 in OPEX
5 Year Lease Minimum Terms

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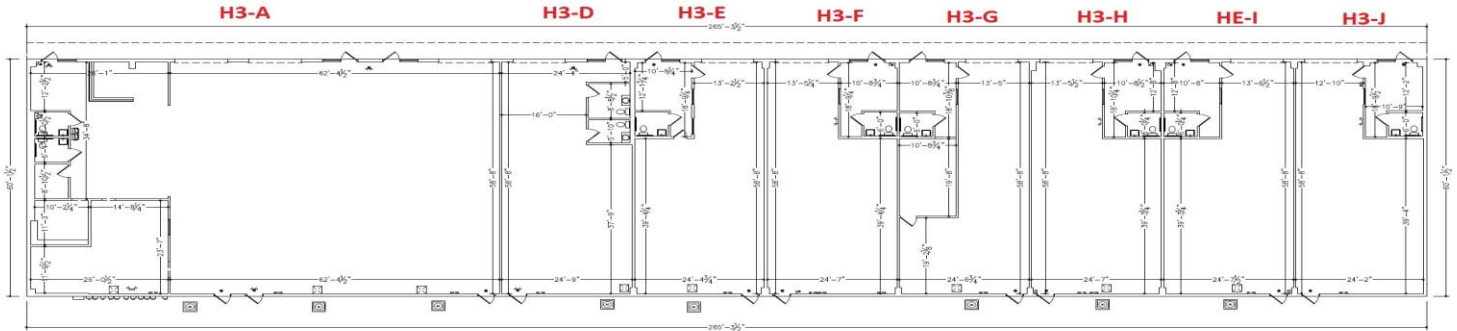
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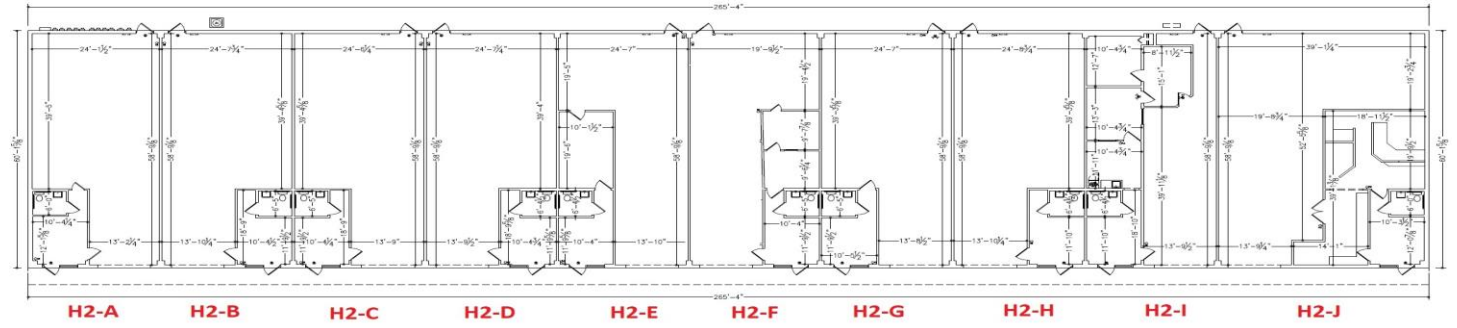
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2013 Murcott Drive



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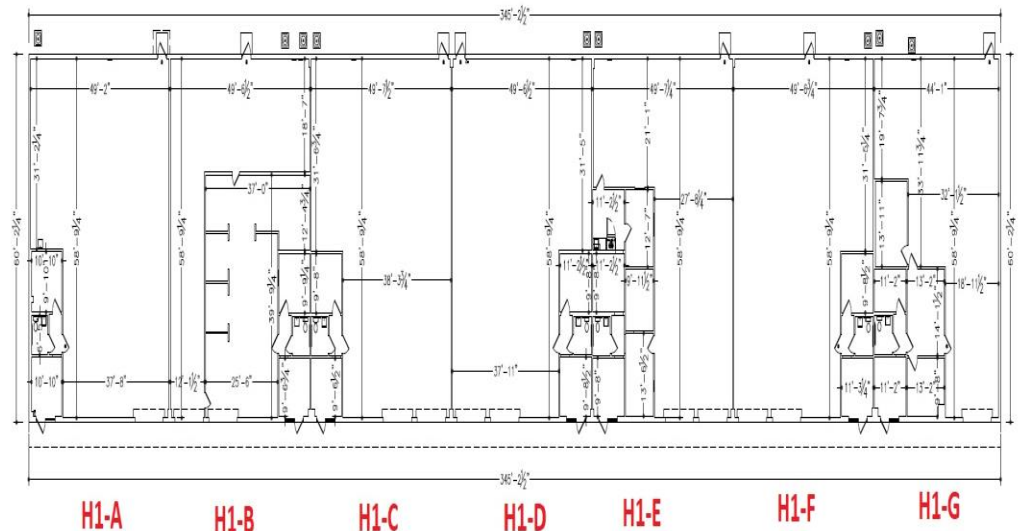
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