

# 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
  - **Available 3/2024: (b) 1,500 SF**
- **Building 2:** 1424 Hamlin Ave St. Cloud, FL is 15,900 SF with 10 Bays
  - **Available: (a) 1,500 SF, (d) 1,500 SF, (f) 1,500 SF**
- **Building 3:** 2013 Murcott Dr. St. Cloud, FL is 15,900 SF with (10) 1,590 SF Bays
  - **Available: (d) 1,590 SF, (f) 1,590 SF, (l) 1,590 SF**
- 25 units for a total 50,900 Rentable SF, Block Construction Built in 2004-07
- **3 units are 100% HVAC space, and those units will have a \$1.50 PSF increase in rate.**
- 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

**\$14.50 NNN with \$3.75 in OPEX**

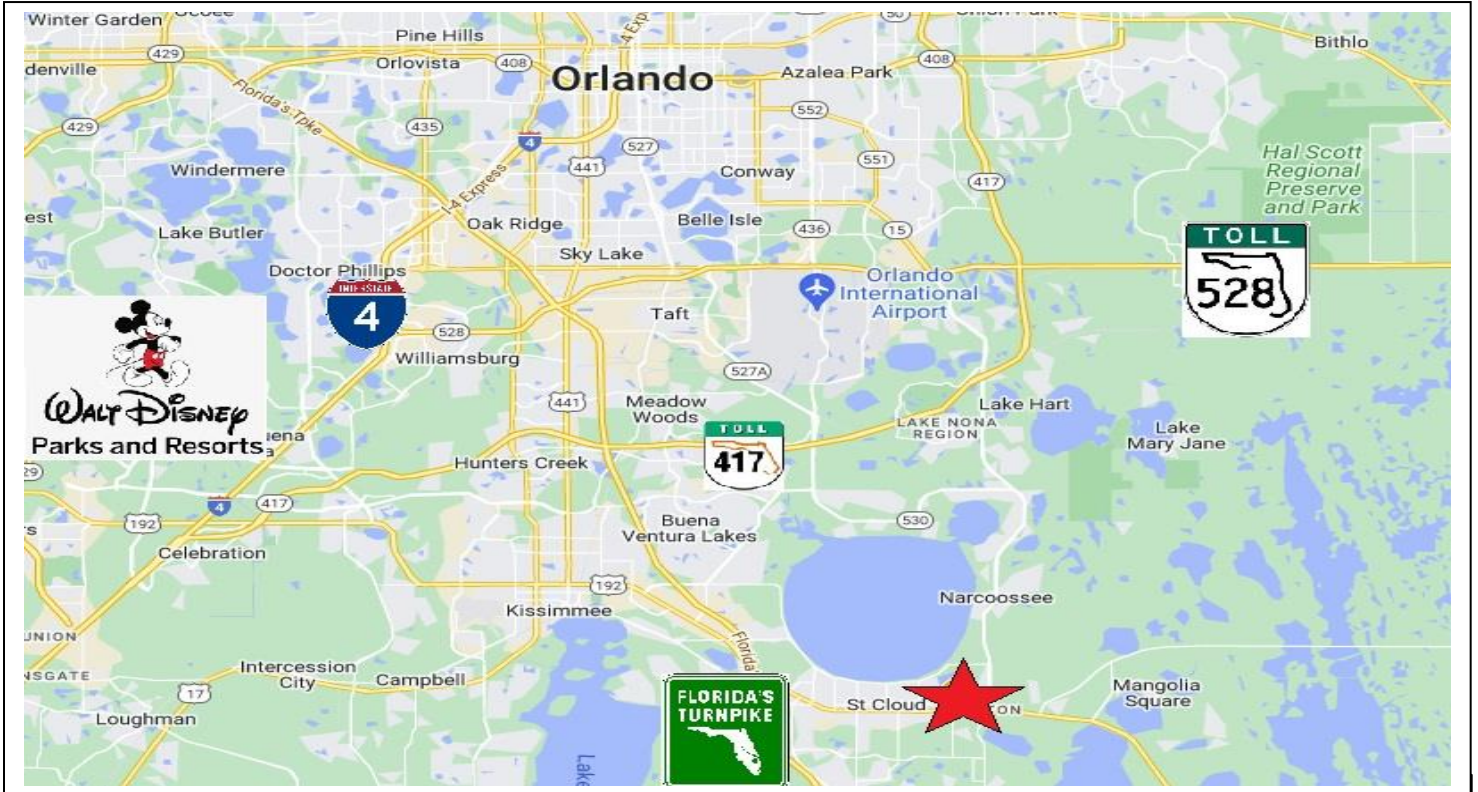
**5 Year Lease Minimum Terms**

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