



**SALE / LEASE**

## Dock High Distribution Space for Sale or Lease

**1640 SEGRAVE ST**

Daytona Beach, FL 32119

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

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## PROPERTY SUMMARY



<b>SALE PRICE:</b>	\$1,749,000
<b>LEASE RATE:</b>	\$11.00 SF/yr (NNN)
<b>LOT SIZE:</b>	0.55 Acres
<b>BUILDING SIZE:</b>	12,000 SF
Light Industrial(LI) South Daytona	

## PROPERTY HIGHLIGHTS

- Dock High Space -4 - 10' Bay Doors - 1 Grade Level
- Central Location of Beville Road(SR 400) feeds I-4 directly
- Concrete Block Construction - 14' Ceilings
- Light Industrial(LI) Zoning in South Daytona-CRA Overlay
- See Prohibited Use Schedule
- Small Office Space on Both Sides of Building
- Mature Industrial area, one block off US HWY 1
- New Roof and HVAC System in Past 3 Years
- 3 Phase Power Throughout
- 2 Electric Meters - 1 Water Meter

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## ADDITIONAL PHOTOS



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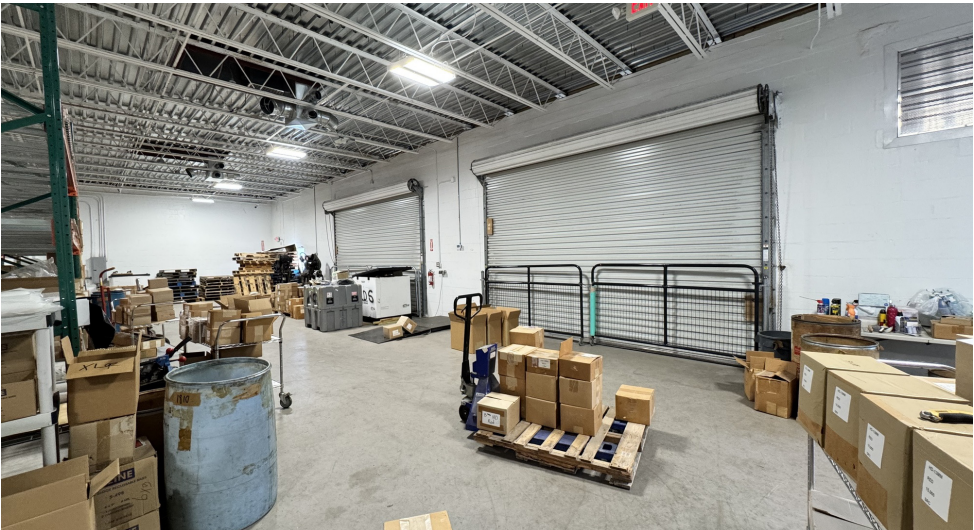
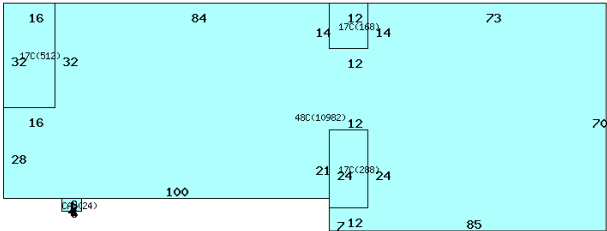
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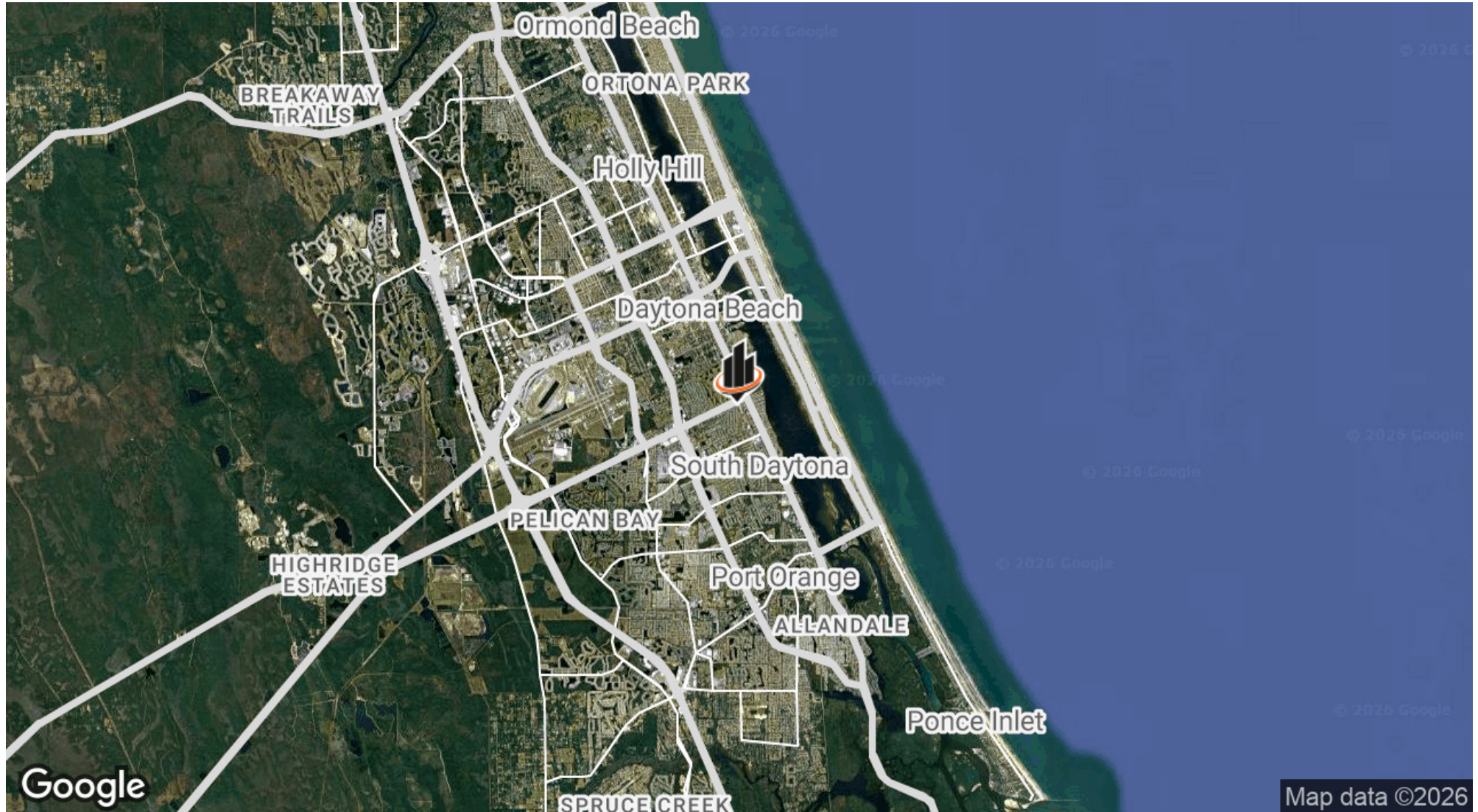
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## LOCATION MAP



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