



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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FL #BK3068067

PROPERTY SUMMARY



SALE PRICE:	\$1,749,000
LEASE RATE:	\$11.00 SF/yr (NNN)
LOT SIZE:	0.55 Acres
BUILDING SIZE:	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



CARL W. LENTZ IV, MBA, CCIM

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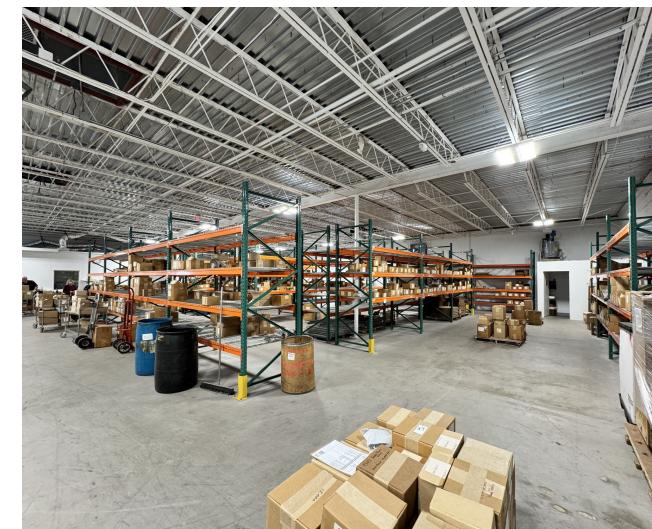
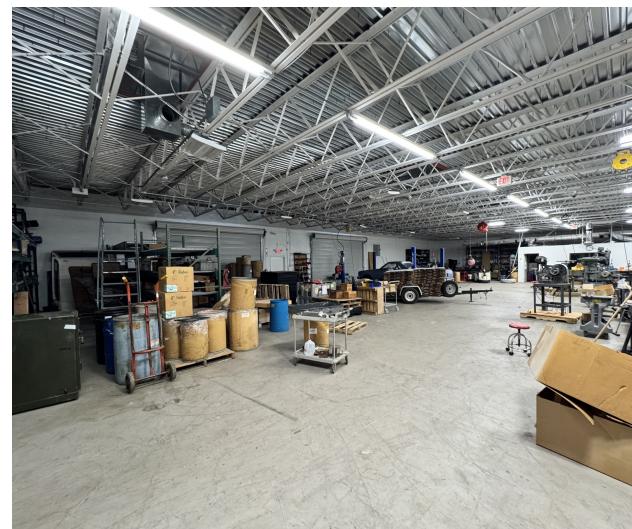
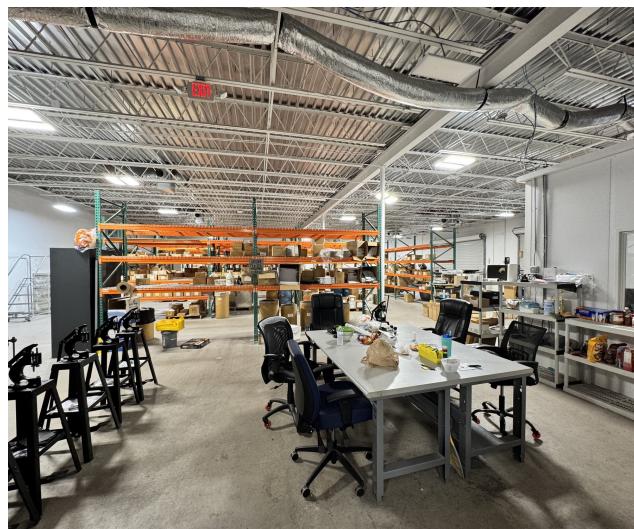
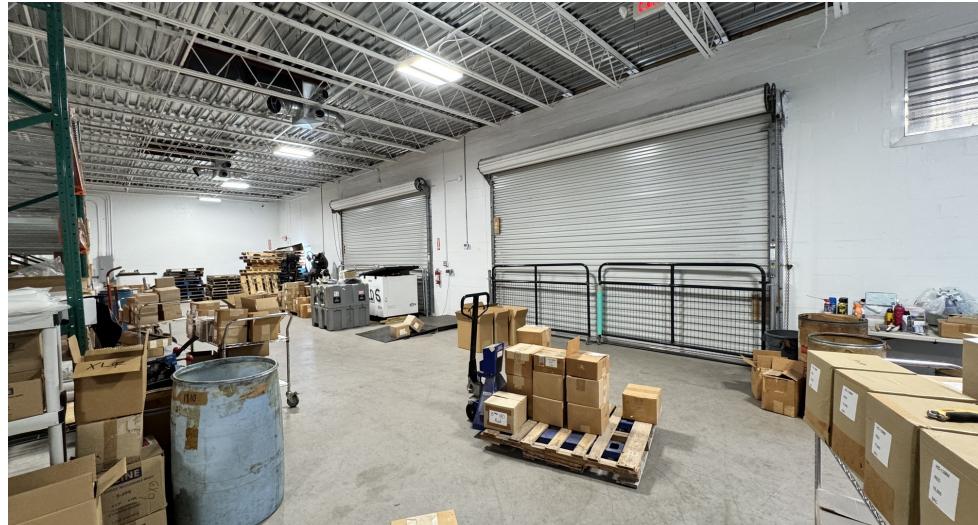
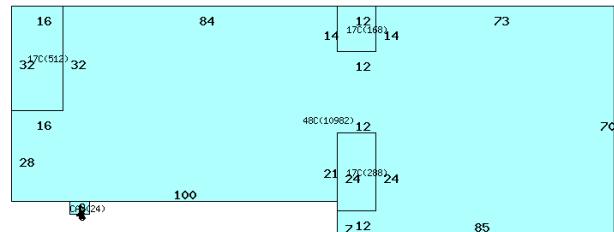
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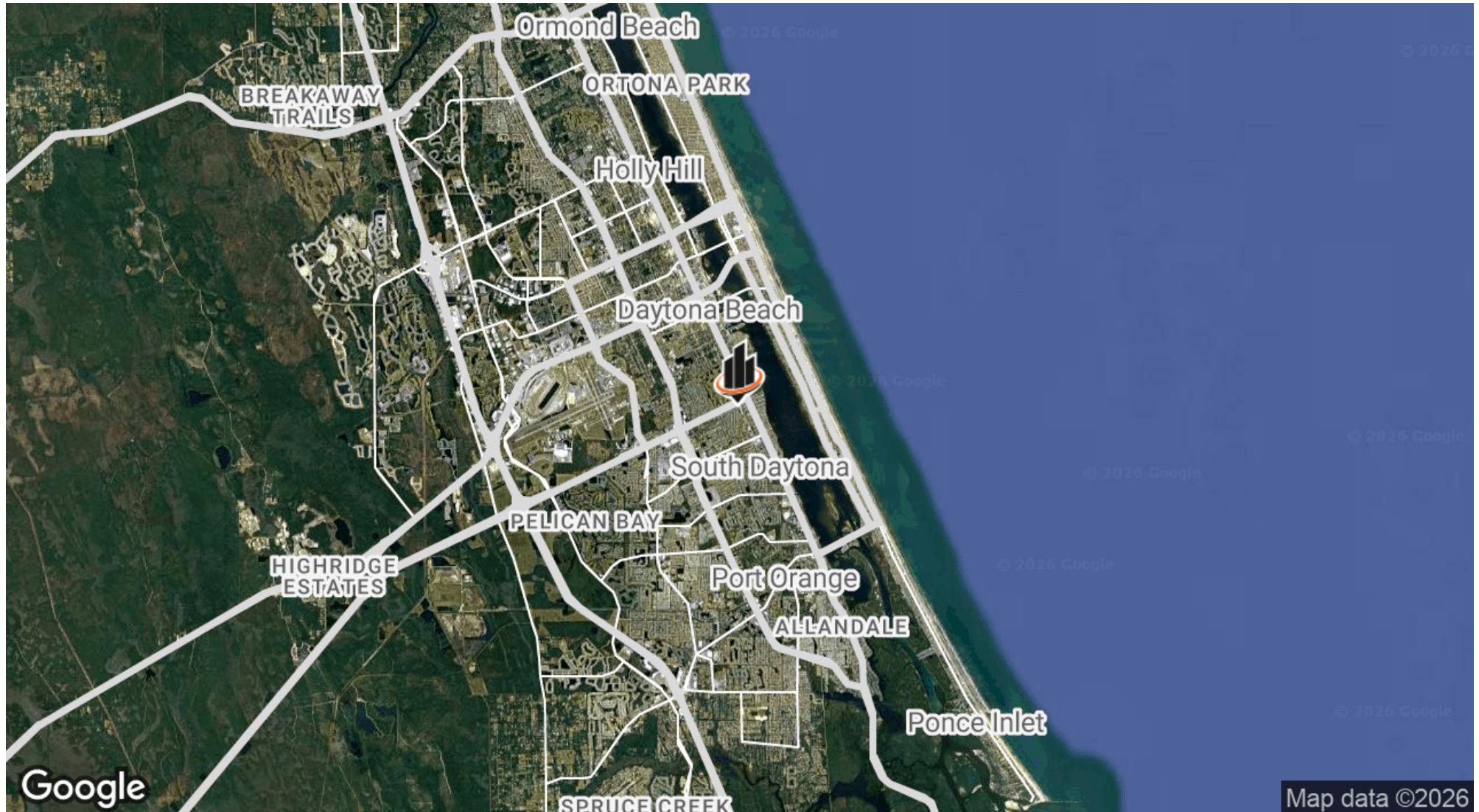
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LOCATION MAP



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