



# For Sale | Lease

## Industrial Drive

DeLand, Florida

### Contact:

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255 S. Orange Ave.

Suite 1300

Orlando, FL 32801

### Property Highlights

- Class A completely renovated office complex
- For Sale:
  - Building 1991: 18,000± SF
  - Building 1993: 22,000± SF
- For Lease:
  - Building 1991: 18,000± SF
  - Building 1993: 6,400± SF
- Unique location within the DeLand Municipal Airport Business Park and adjacent to runway
- Significant natural light
- Frontage along Industrial Drive on the west side of the building and the DeLand Airport runway on the east side of the building
- Abundant parking: 4.2/1,000 PSF
- Zoning: M-1, Industrial, DeLand
- Building signage
- Close proximity to amenities, Downtown DeLand Business District and walking distance to YMCA
- Easy access to I-4 and I-95, Daytona and Downtown Orlando

# FLOOR PLAN

FIRST FLOOR



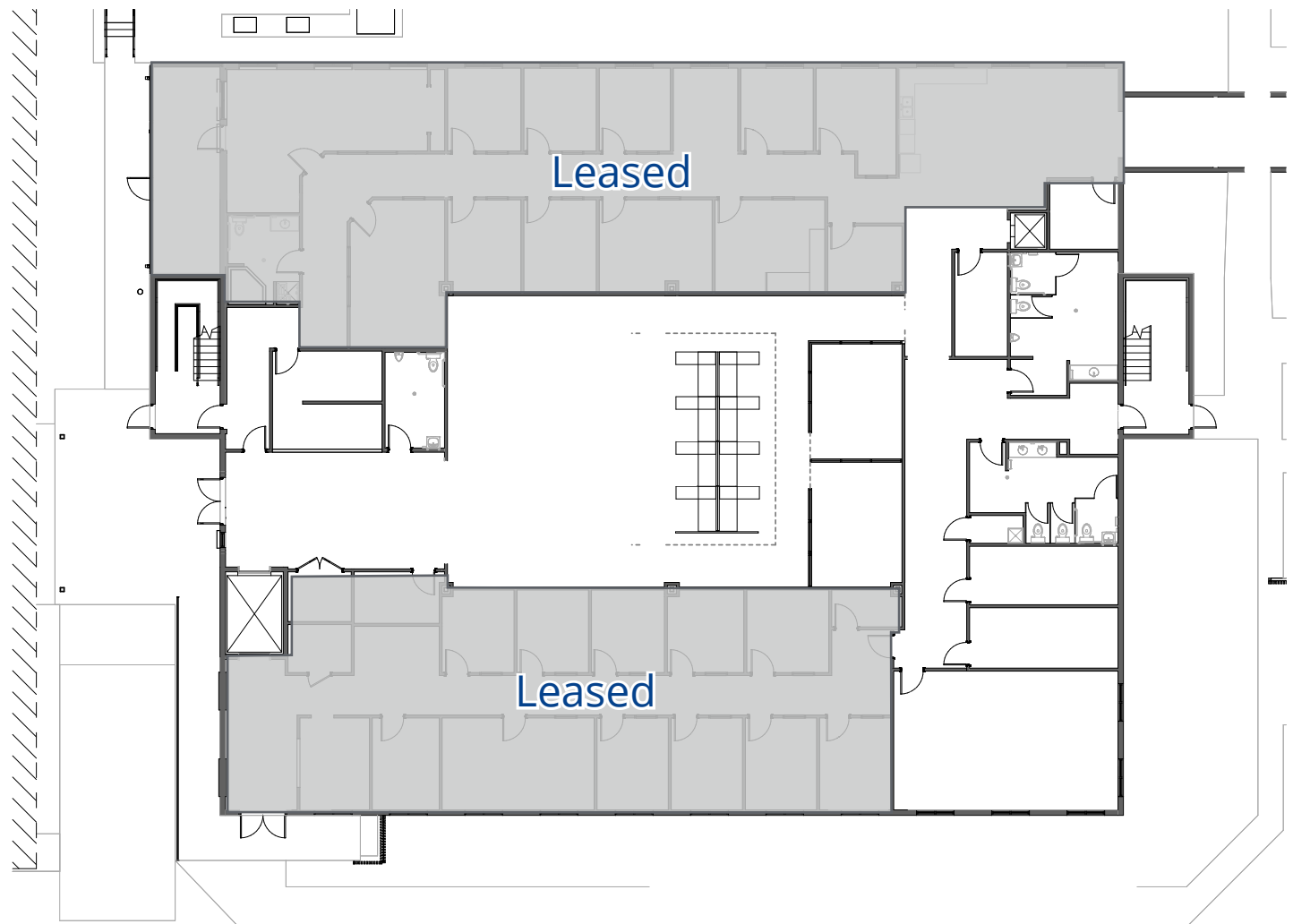
# FLOOR PLAN

## SECOND FLOOR



# FLOOR PLAN

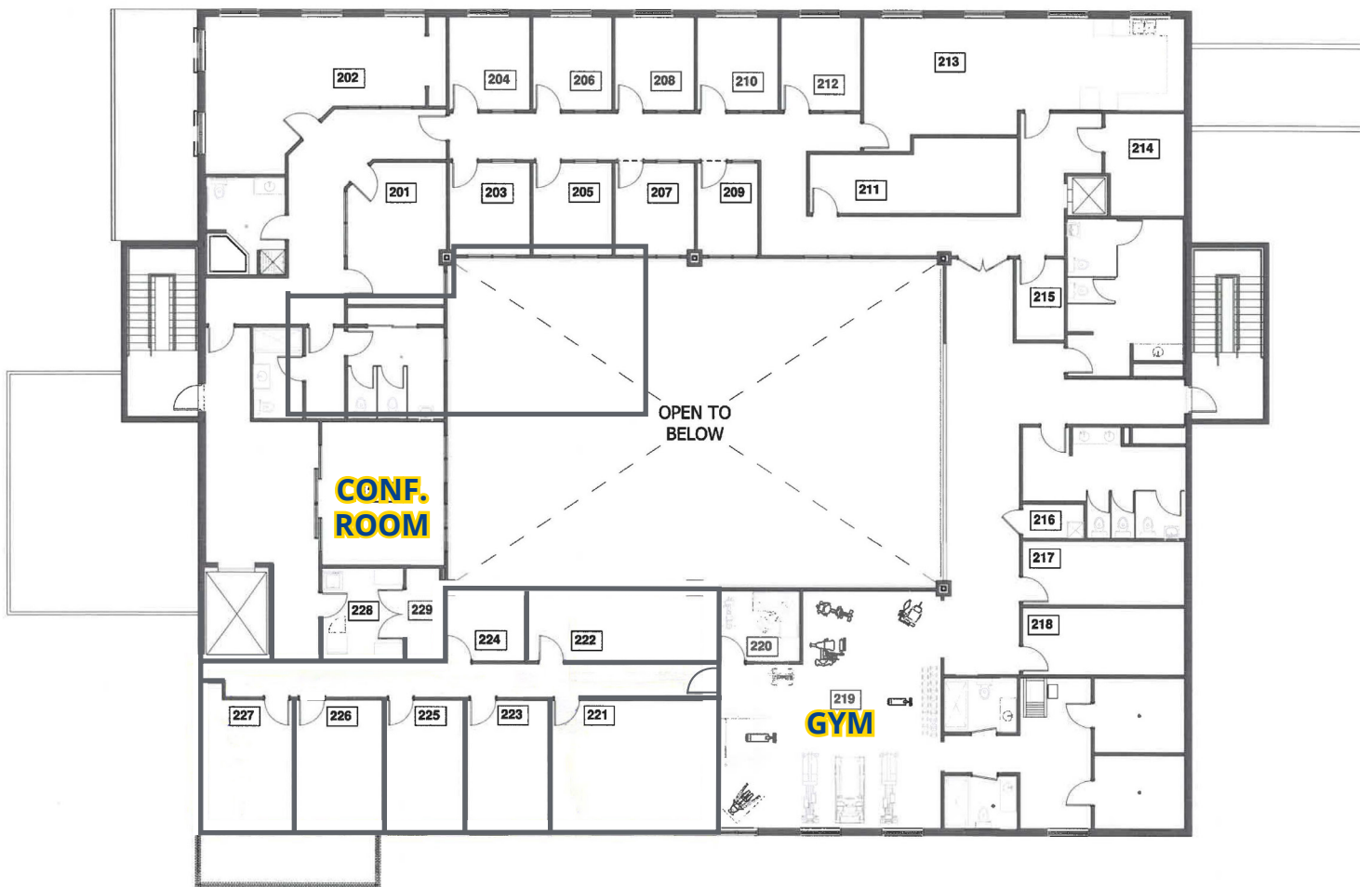
FIRST FLOOR



1993 Industrial Dr Second Floor: 11,000± SF

# FLOOR PLAN

## SECOND FLOOR





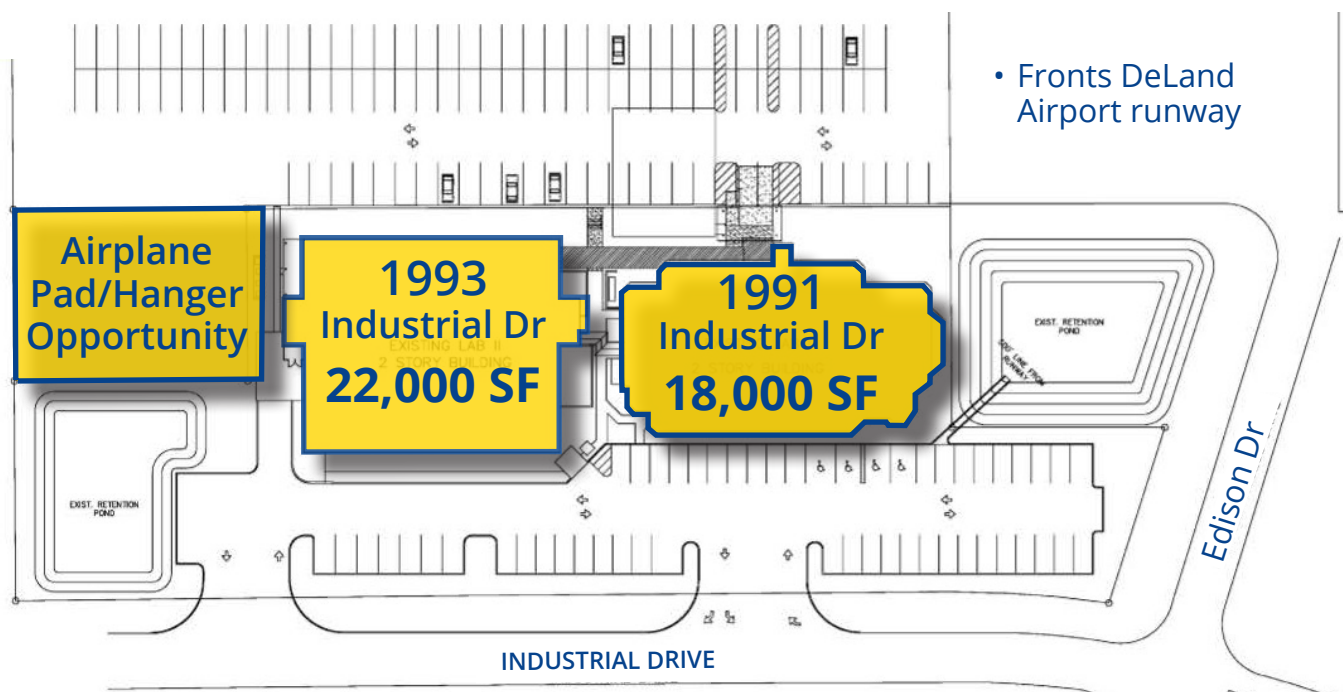
# 1991-1993 Industrial Dr

1991-1993 Industrial Drive is located within the DeLand Municipal Airport Business Park, which encompasses 1,600 acres including the airport. The business park is comprised of numerous office, research, laboratory, and manufacturing companies and is positioned approximately three miles northeast of the DeLand downtown business district.

The office buildings sit adjacent to a runway on the airfield which would allow for airplane loading and unloading opportunities. New modern updates have just been completed.

## Overview

VCPA ID No.	603400000180
Classification	Class A
1991	18,000 SF
1993	22,000 SF
Land Area	3.35 AC
Zoning	M-1, Industrial, DeLand
Built	1995/96, Renovated 2025
Fire Sprinklers	Fully sprinkled
Parking	4.2/1,000



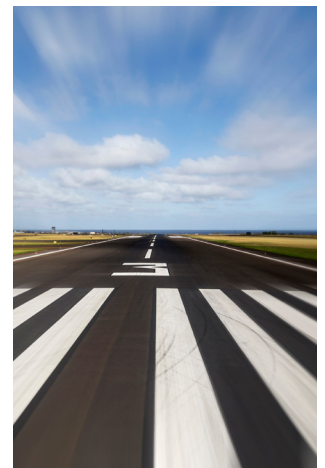
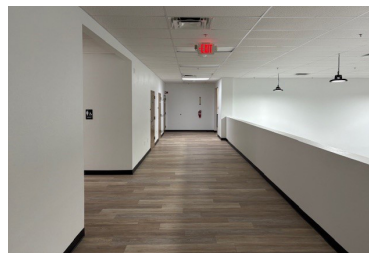
# For Sale

## 1991-1993 Industrial Dr

Renovations have just been completed

1991: 18,000± SF

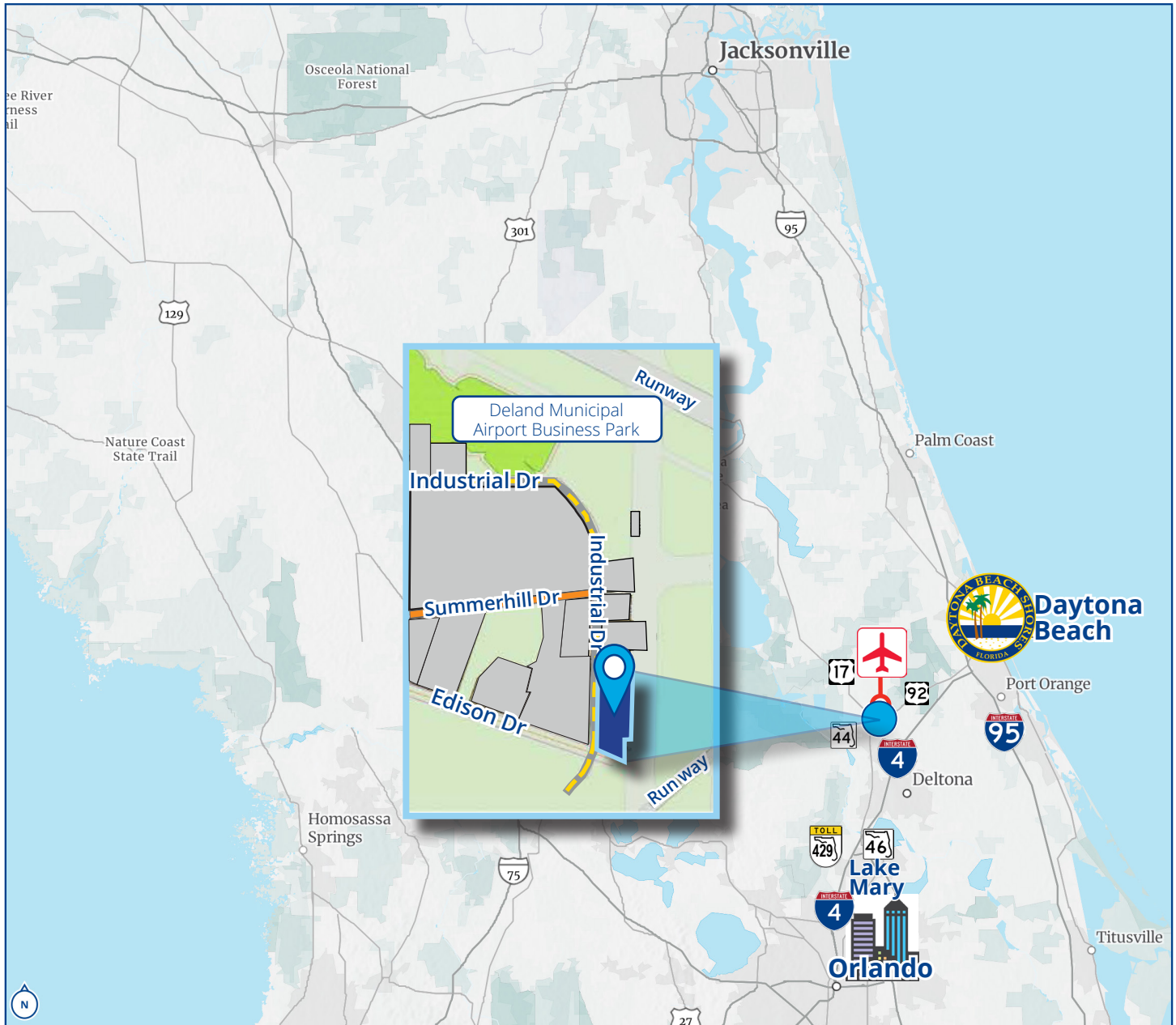
1993: 22,000± SF



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# Location



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