

# Industrial Development Land for Sale

5.19 Acres Asking: \$1,550,000

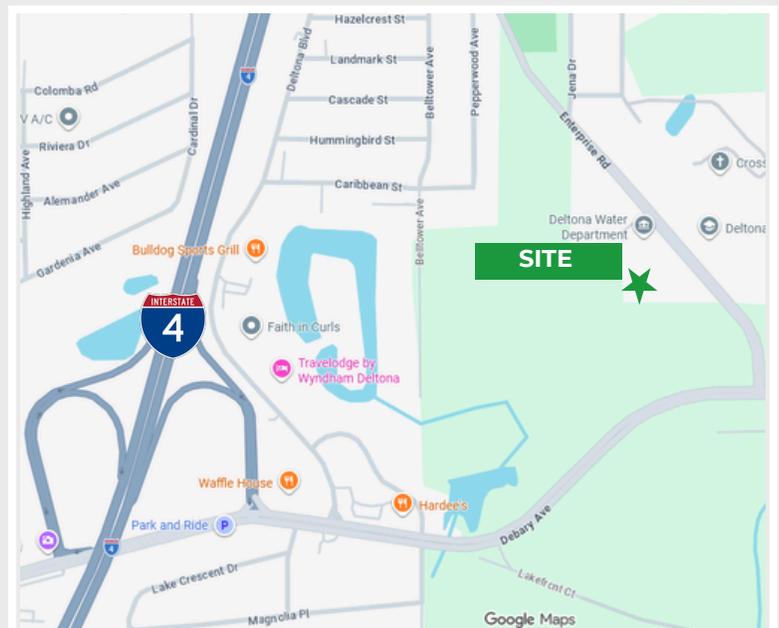
0.83 Acres Asking: \$280,000 (adjacent owner)

**273 Enterprise Rd, Deltona FL**



## PROPERTY HIGHLIGHTS

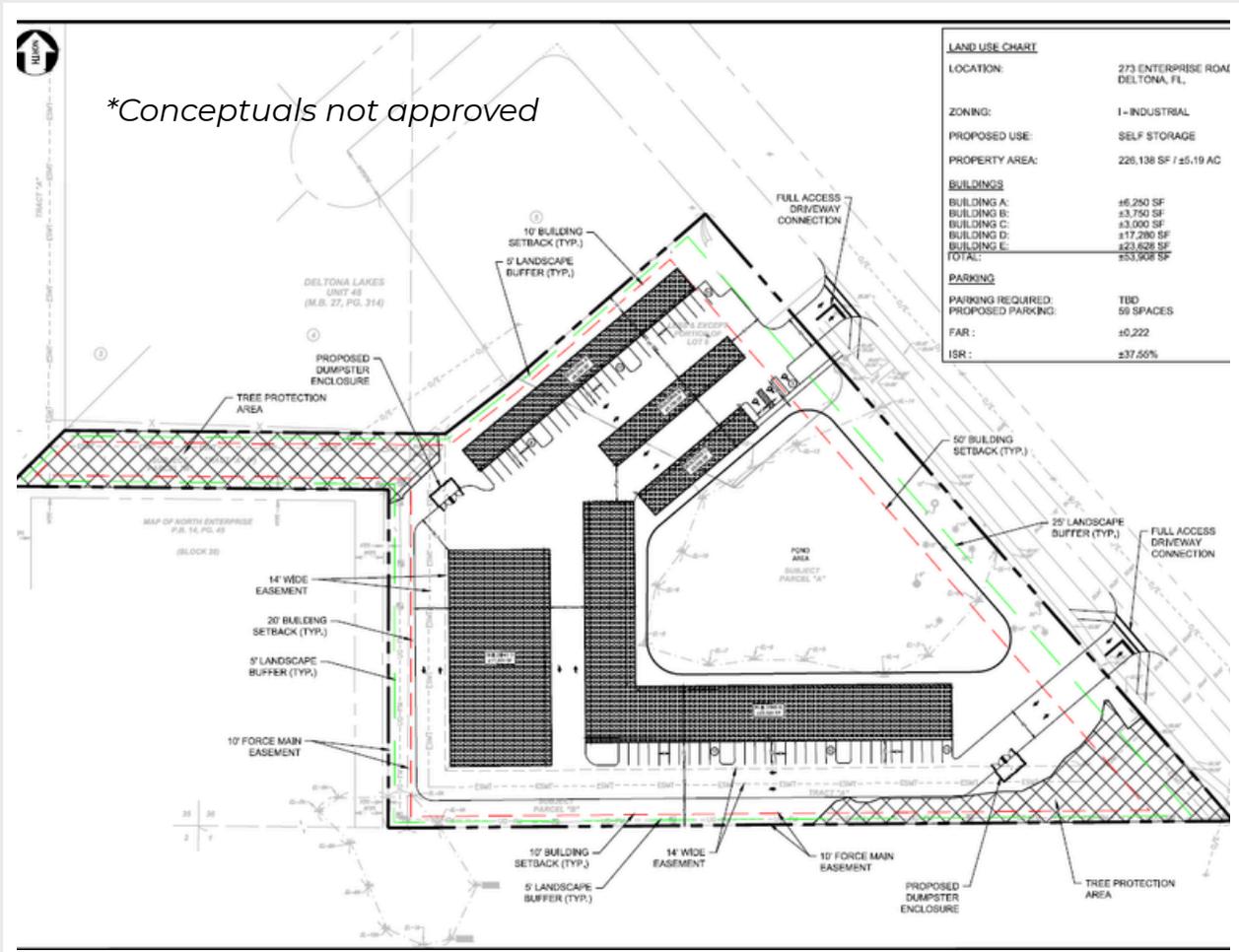
- ±6.02-acre industrial site with conceptual plans for ±53,908 SF of self-storage and light industrial development
- Zoned Industrial and delivered as vacant land.
- 1.5 Acres of wetlands mitigated
- 1 Mile from I-4 on/off ramp



**Hunter Strickland**, CCM, Principal  
Website [www.hrspg.com](http://www.hrspg.com)

Phone 321-663-1243  
Email [Hunter@hrspg.com](mailto:Hunter@hrspg.com)

# Conceptual Plans



Hunter Strickland, CCM, Principal  
 Website [www.hrspg.com](http://www.hrspg.com)

Phone 321-663-1243  
 Email [Hunter@hrspg.com](mailto:Hunter@hrspg.com)

# Permitted Uses

## PERMITTED USES BY CATEGORY

### WAREHOUSE & STORAGE

---

- Warehouse / bulk storage facilities
- Self storage / mini storage
- Distribution & fulfillment centers
- Wholesale distribution
- Trucking terminals
- Storage yards (enclosed)
- Construction material & vehicle storage

### COMMERCIAL & OFFICE

---

- Professional / business office (accessory)
- Auto dealership / vehicle sales
- Retail accessory to primary industrial use
- Restaurant (accessory / incidental)

### MANUFACTURING & INDUSTRIAL

---

- Light manufacturing & assembly
- Industrial & research laboratories
- Food processing / research facilities
- Fabrication shops
- Building trades / contractor facilities
- Chemical laboratories (light)

### INSTITUTIONAL & UTILITY

---

- Public utility uses & structures
- Communication towers (per Ch. 82)
- Fire stations