

FOR LEASE OR SALE



INDUSTRIAL SPACE, 8,000 - 40,000 SF +/-, GRADE & DOCK HIGH
ALSO AVAILABLE, OPEN STORAGE/LAND LEASE AREA: 3.31 ACRES +/-
2451 WEST NEW YORK AVE, DELAND, FL, 32720

HAS 3 Phase Power, 277/480V; Est 2,000 Amps +/-
PARKING: 32 Spots +/- or .789 per 1,000 SF

Access: from and to
all directions of travel
on SR 44.

MUNI: Volusia County
ZONING: I-1
FLU: Industrial

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

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FOR SALE PRICE:
\$4,990,000

PROPERTY HIGHLIGHTS

HAS 3 Phase Power, 277/480V with Est 2,000 Amps +/-

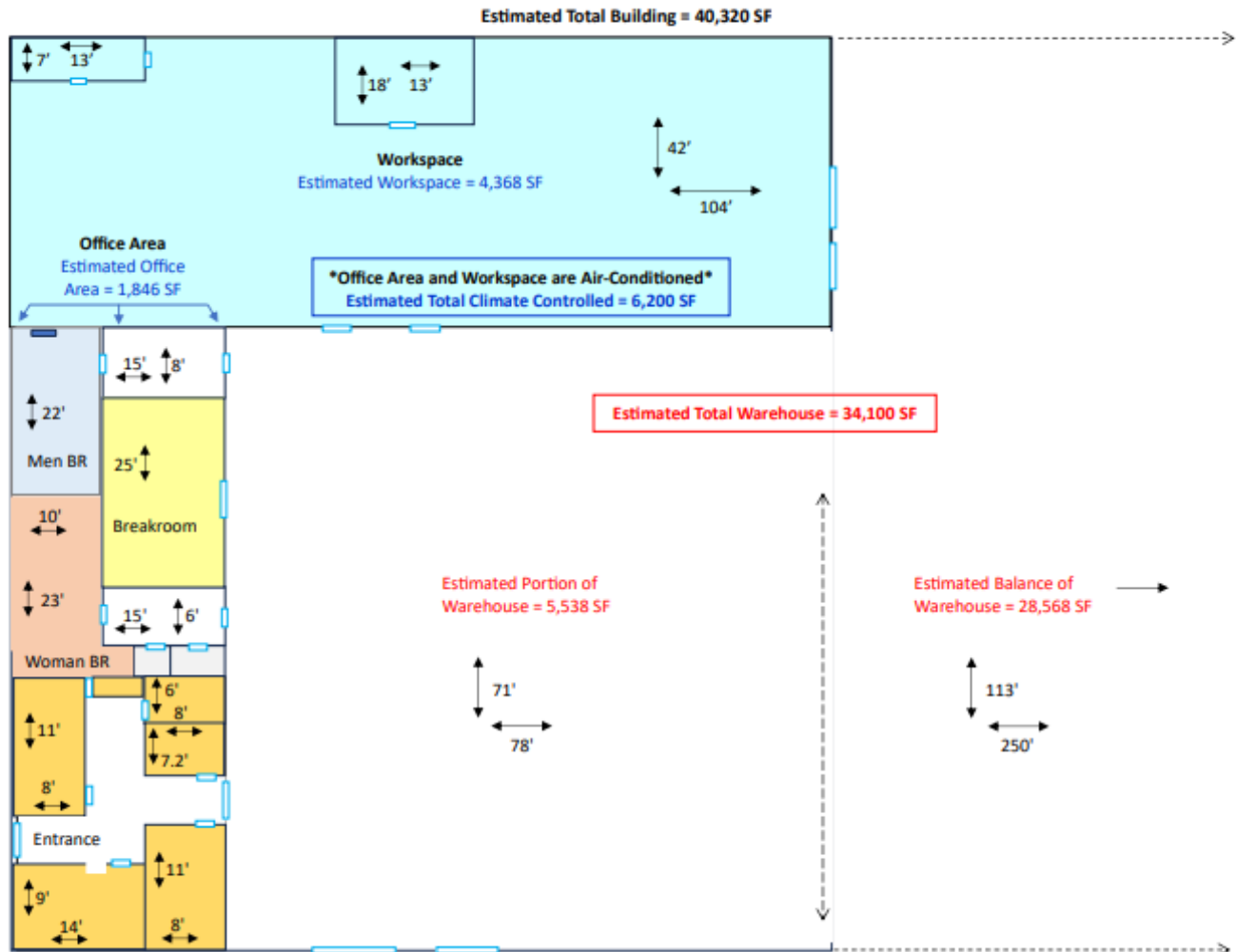
- **Total Building:** 40,320 SF Under Air = 6,200 SF +/-
- **Available Space:** 8,000 - 40,000 +/- (See Page 3)
- **16 FT Peak, 13 FT Eave Bldg Dimension:** 120' D x 336' W
- **UNDER AIR Office Area** = 1,846 SF **Workspace** = 4,368 SF
- **Dock High, Rollup Doors:** 3 Grade 25' W & 3 Dock 8' W
- **Columns span East/West length of bldg, 26' separation**
- **Nearby SR 44 Frontage:** just under 700 linear FT +/-
- **Close to:** I-4, I-95, I-75, Florida Turnpike - Anywhere
- **Lease Rate:** SEE PAGE 3 **\$9.99 - \$13.99 NNN** (Lease Rate Entire Bldg: \$9.99 PSF NNN (NNN Rate = \$2 PSF))

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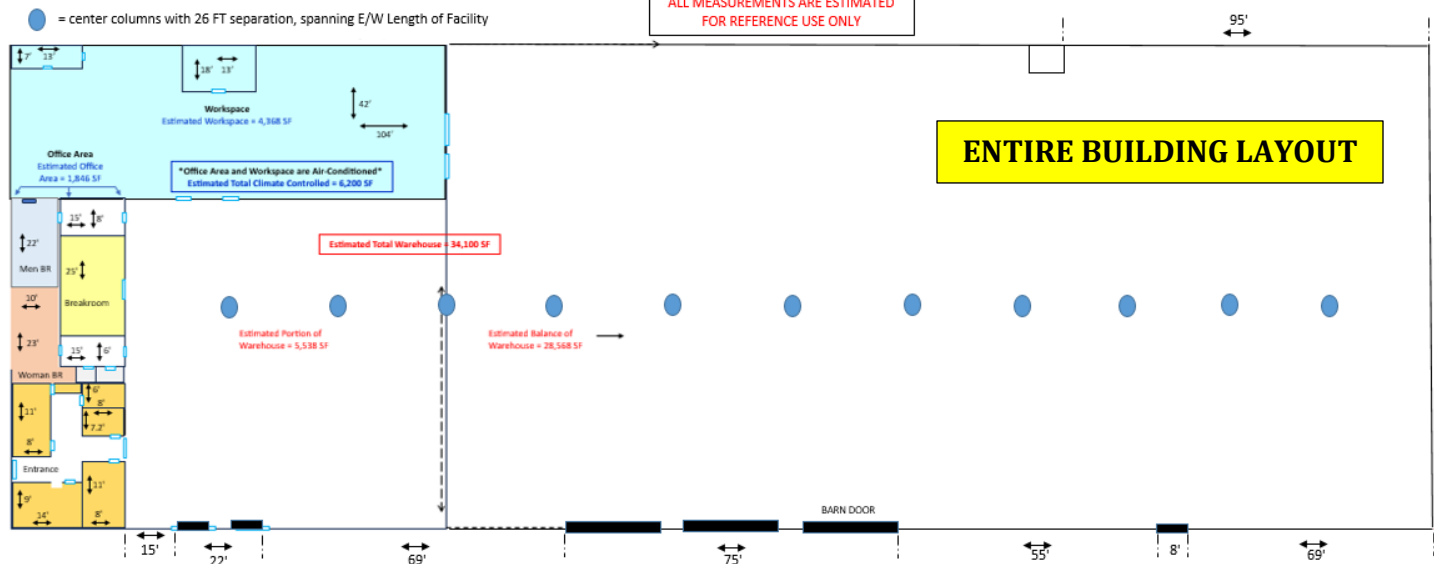
SECTION VIEW: Office, Workroom Areas (under HVAC)



● = center columns with 26 FT separation, spanning E/W Length of Facility

ALL MEASUREMENTS ARE ESTIMATED
FOR REFERENCE USE ONLY

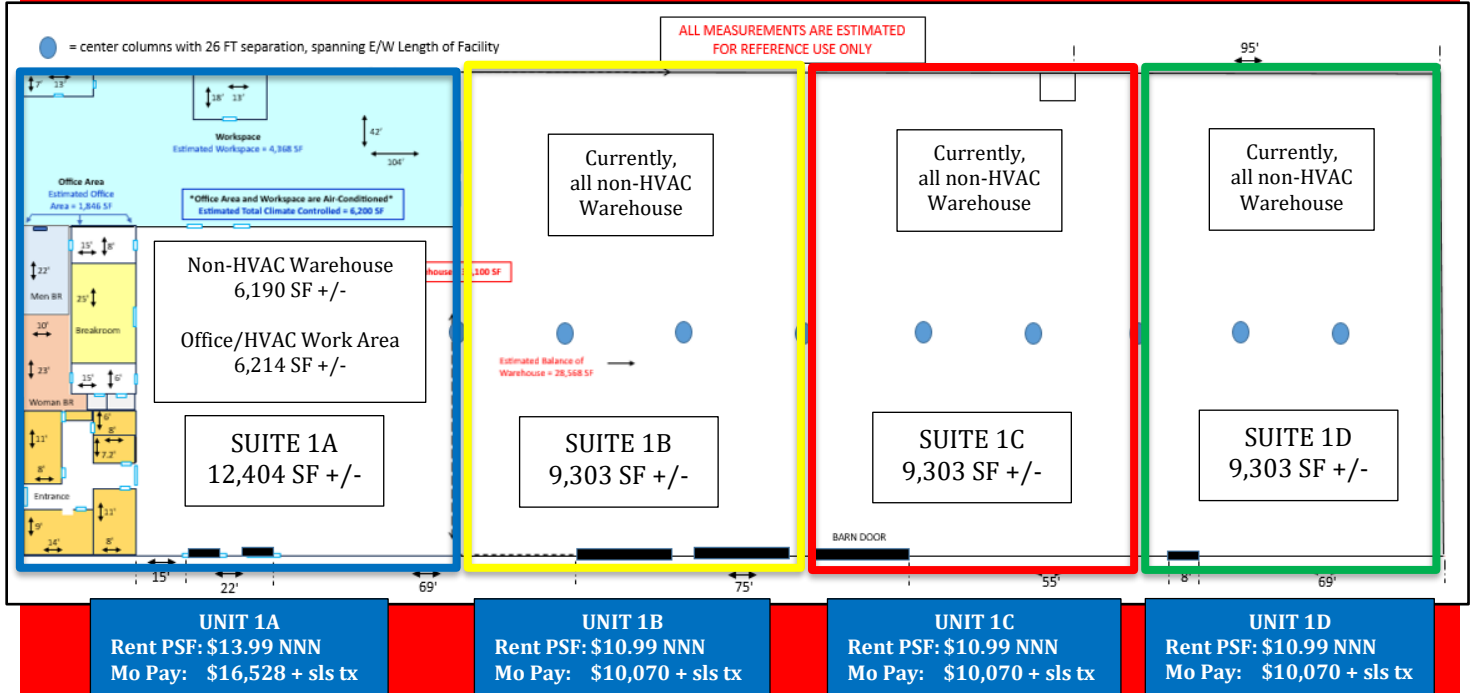
ENTIRE BUILDING LAYOUT



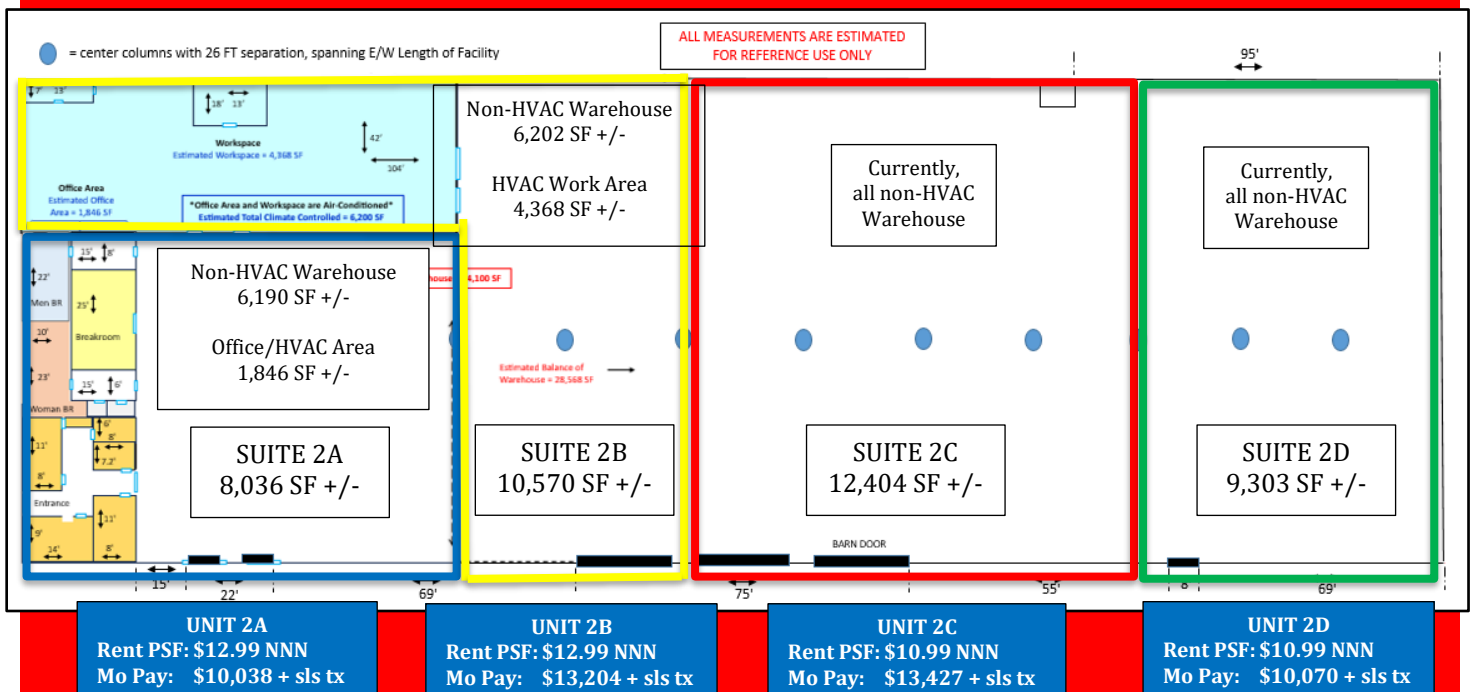
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POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 1



POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 2

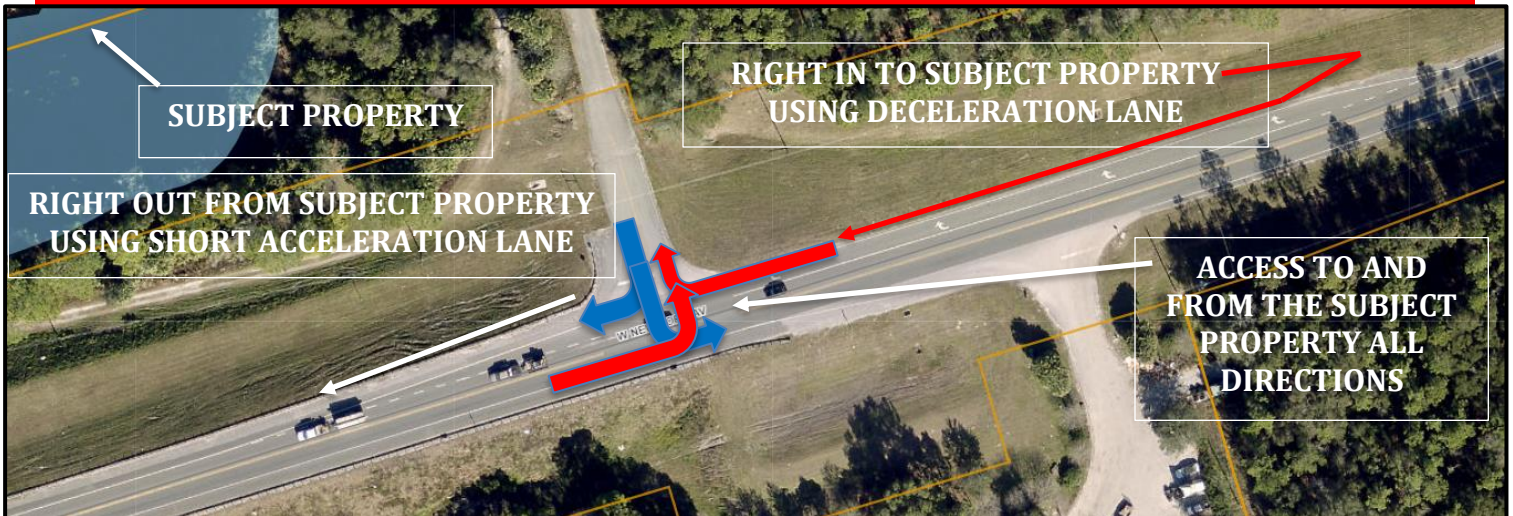


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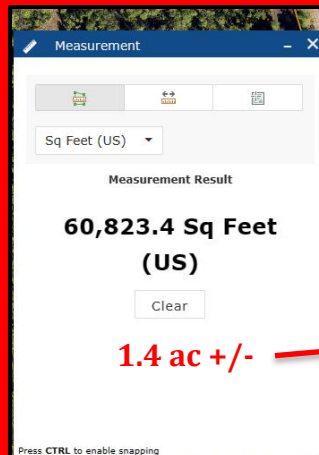
ROADWAY ACCESS



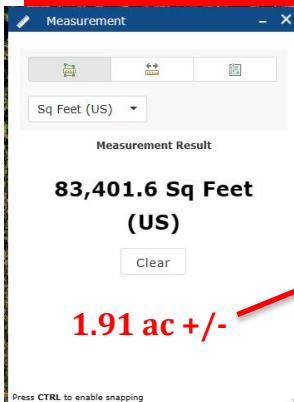
OPEN STORAGE LAND
LEASE AREA(S)
Available Separately

TOTAL AVAILABLE AREA
3.31 ACRES

1 ACRE LEASE PAYMENT
\$60,000 + sales tax
ANNUAL NN LEASE



1.4 ac +/-



1.91 ac +/-

CONTACT

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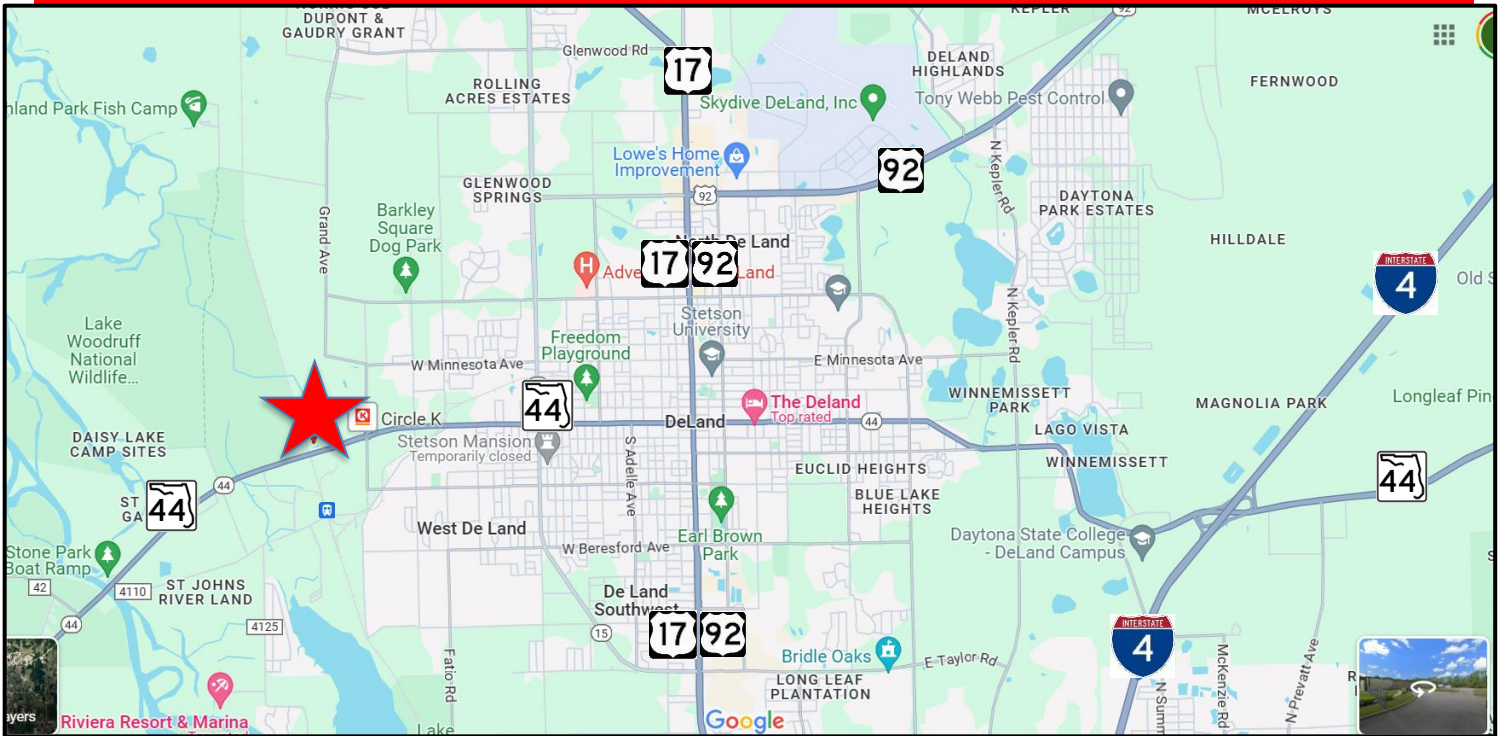
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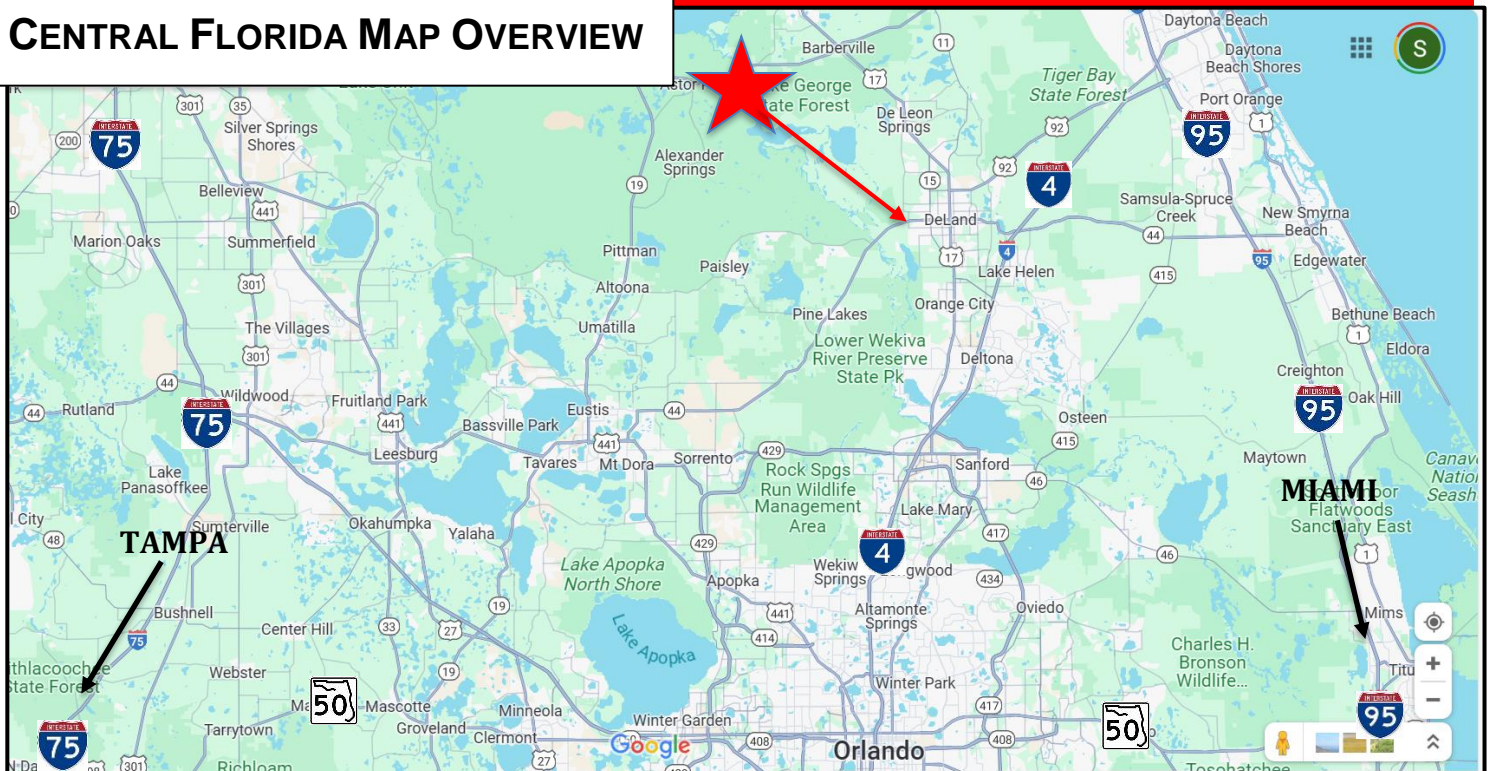
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LOCAL AREA MAP OVERVIEW

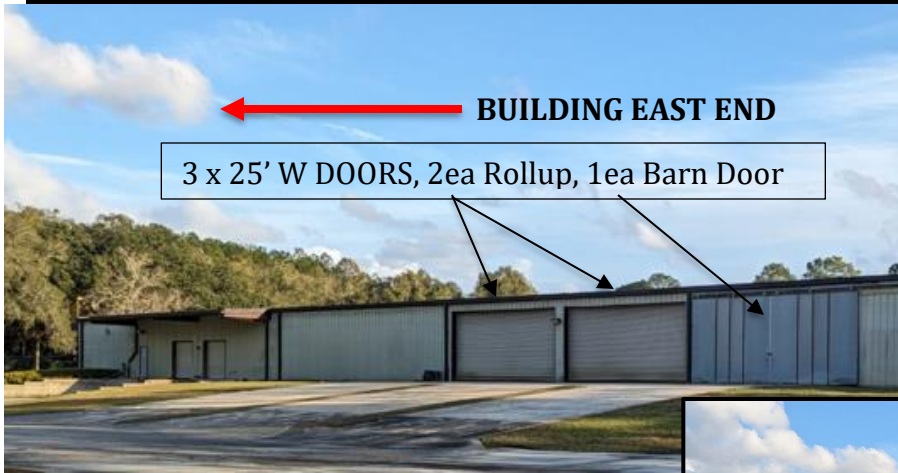


CENTRAL FLORIDA MAP OVERVIEW



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BUILDING EAST END

3 x 25' W DOORS, 2ea Rollup, 1ea Barn Door



**INTERIOR
LOOK ROLLUP
DOOR DOCK
HIGH**



INTERIOR VIEW, PORTION



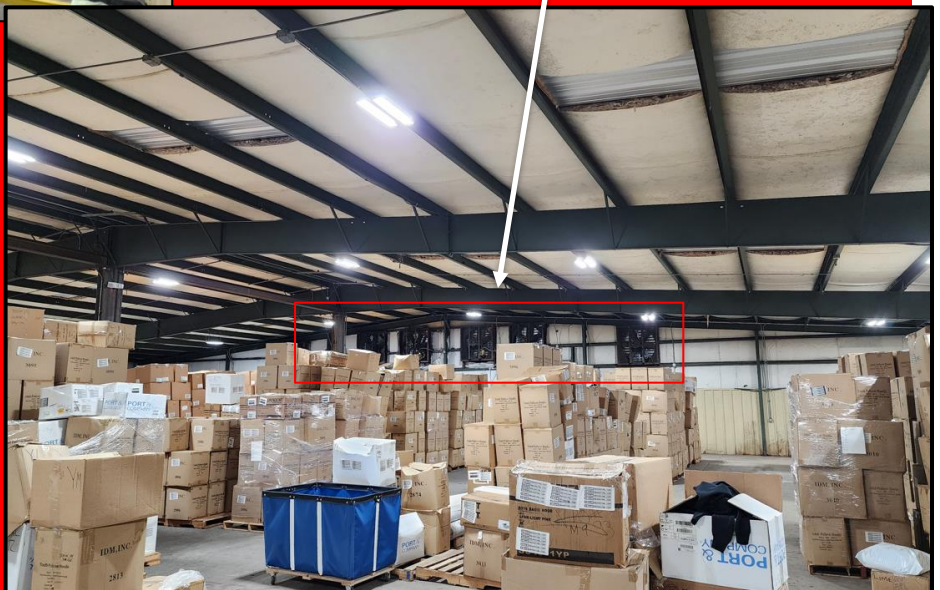
NORTH FACE OF BUILDING

**BUILDING - WEST END
5 EXHAUST FANS-CIRCULATION**

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