

FOR LEASE



INDUSTRIAL SPACE, 25,000 - 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 400 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

PROPERTY HIGHLIGHTS

HAS 3 Phase Power, 277/480V with Est 400 Amps

- **Total Building:** 40,320 SF Under Air = 6,200 SF +/-
- **Available Space:** 25,000 - 40,000 +/- (See Page 2)
- 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:** \$10.99 NNN (NNN Rate = \$2 PSF)

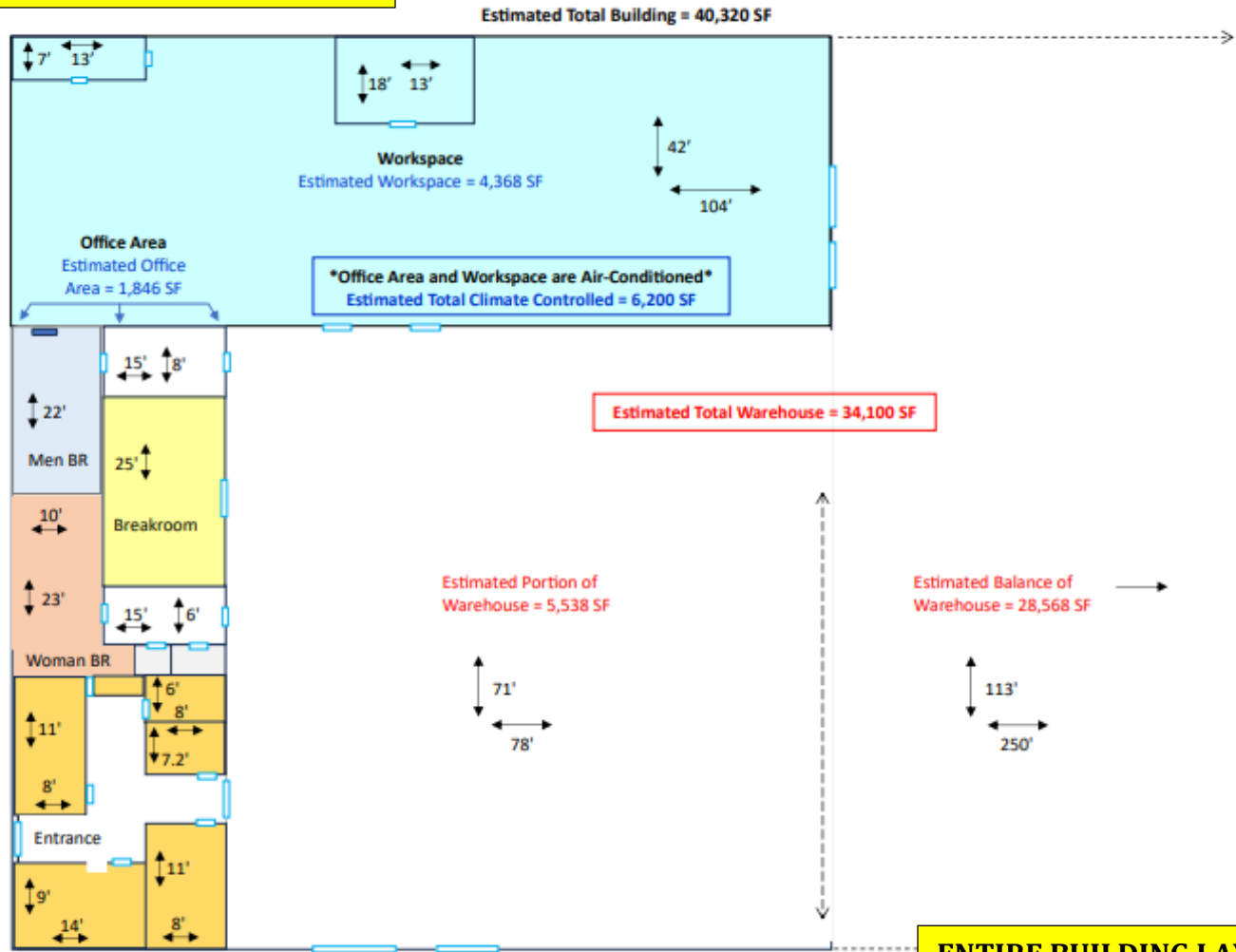
Scott Garrett

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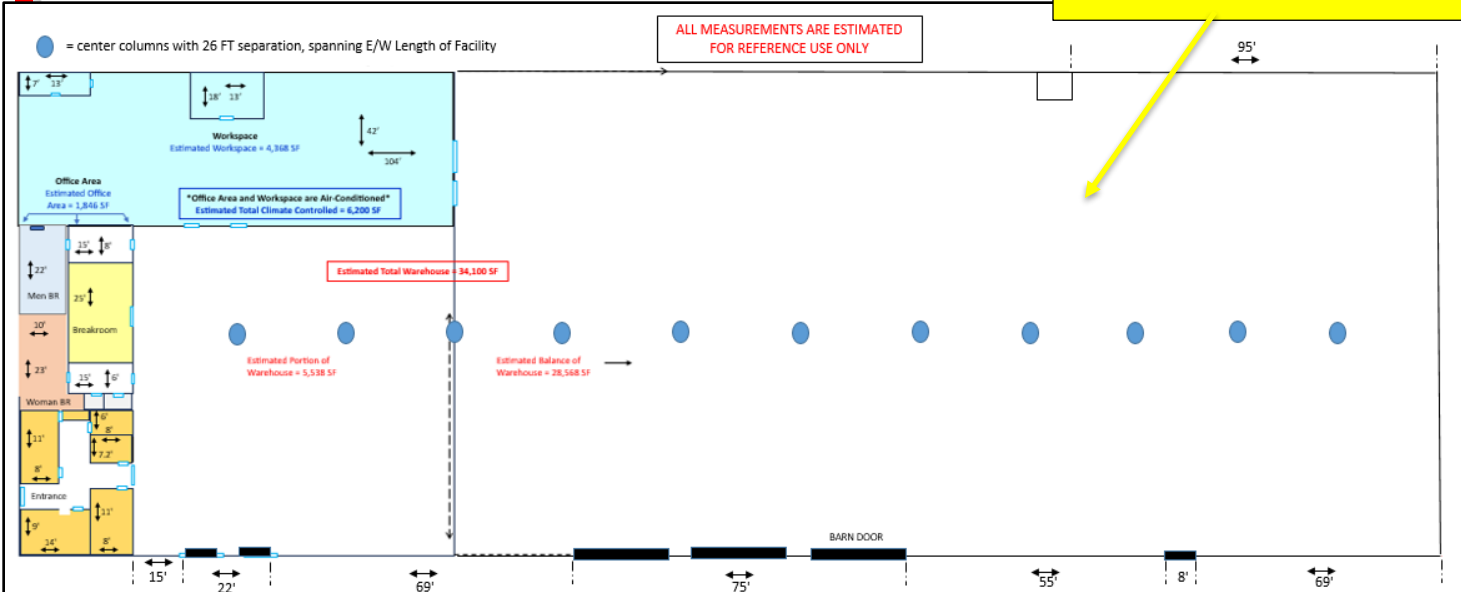
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SECTION VIEW: Office Area



ENTIRE BUILDING LAYOUT

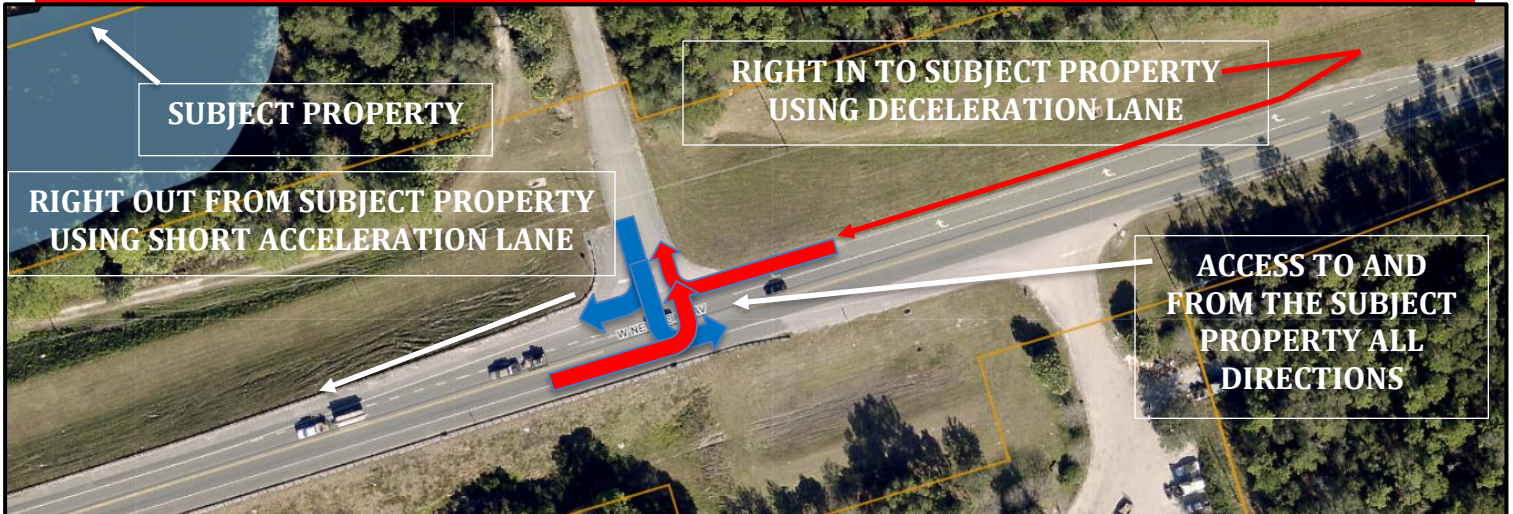


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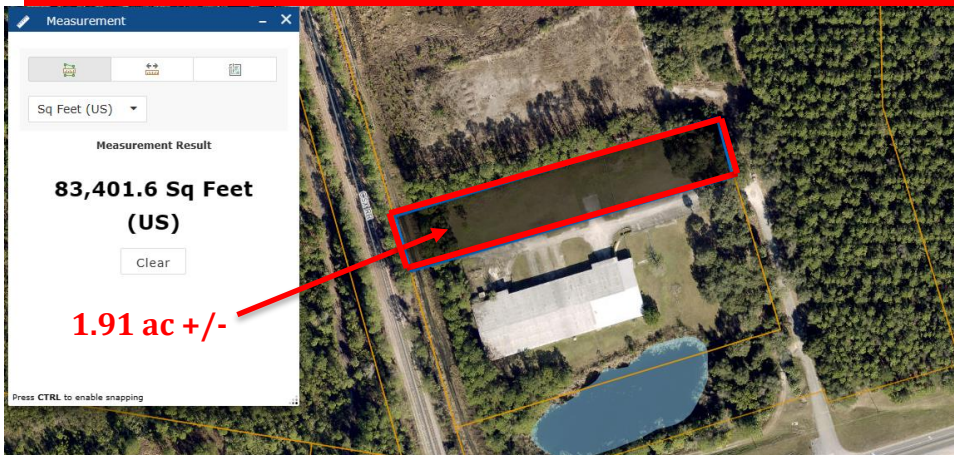
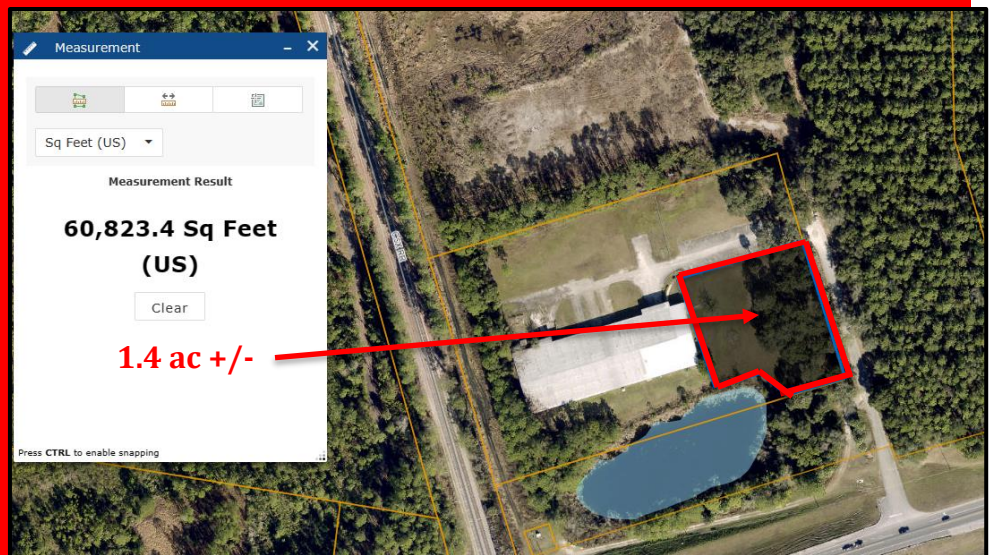
ROADWAY ACCESS



**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



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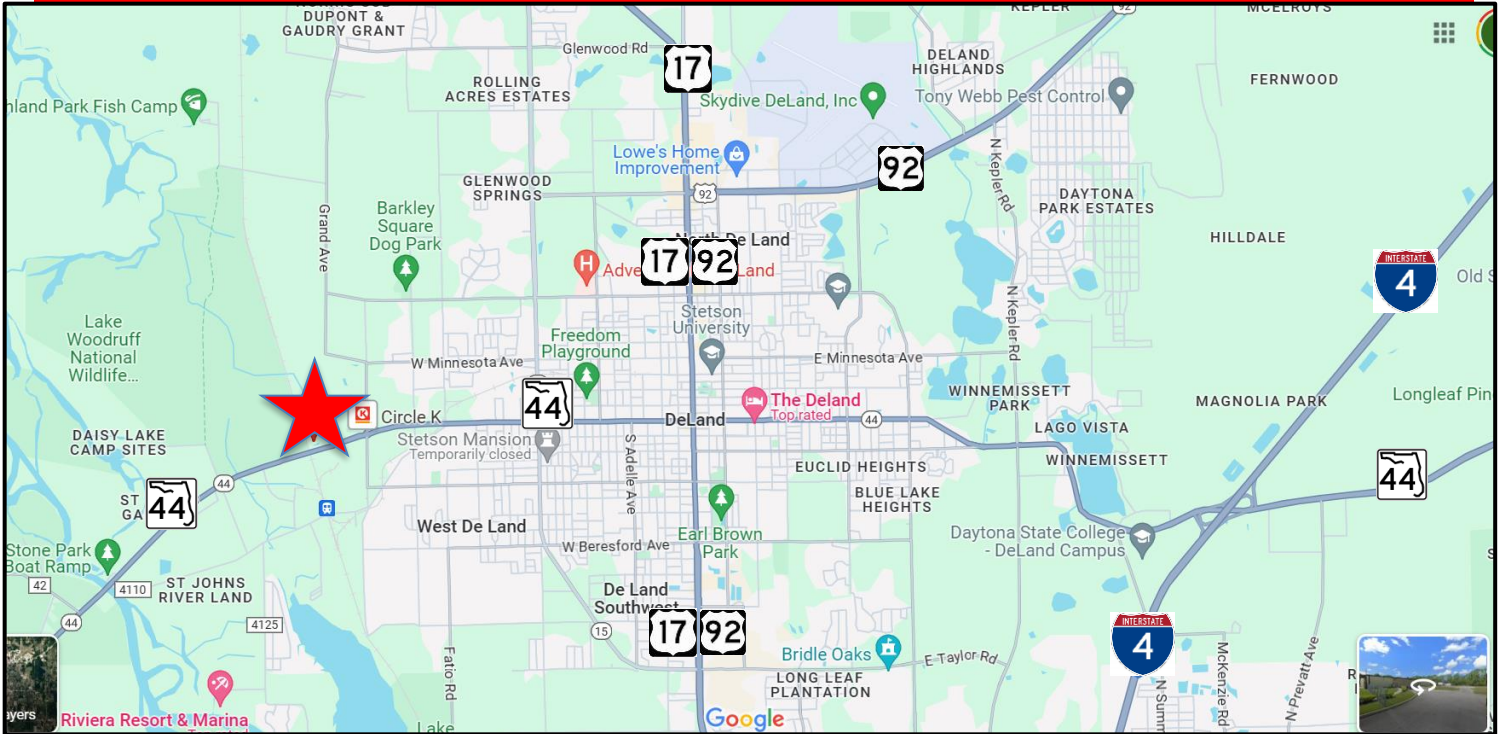
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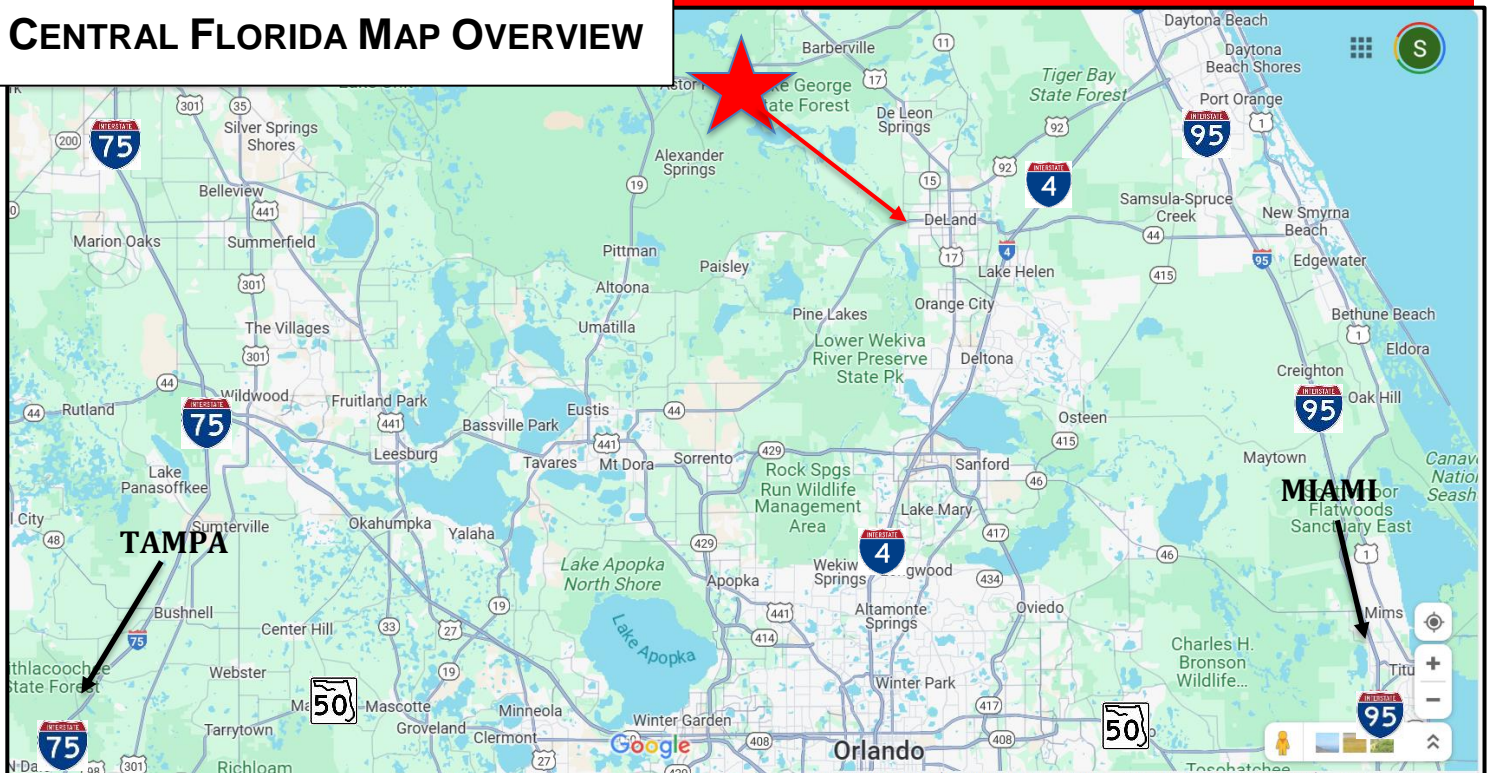
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LOCAL AREA MAP OVERVIEW

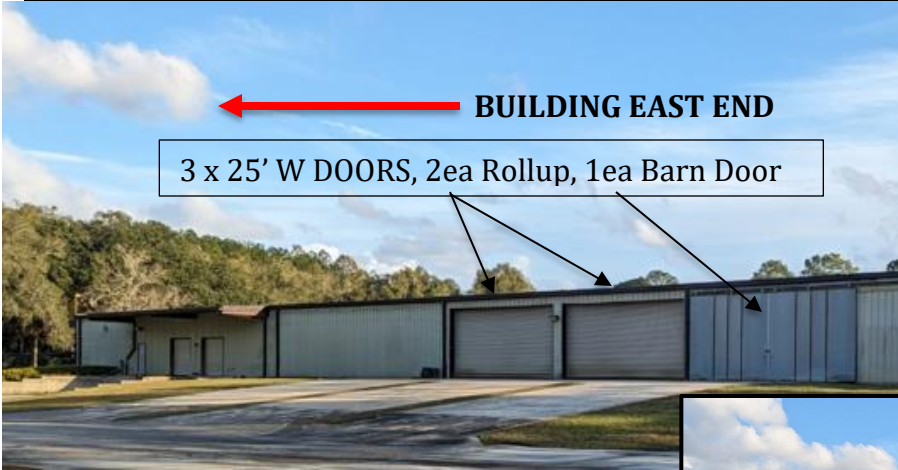


CENTRAL FLORIDA MAP OVERVIEW



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



**INTERIOR
LOOK ROLLUP
DOOR DOCK
HIGH**



E

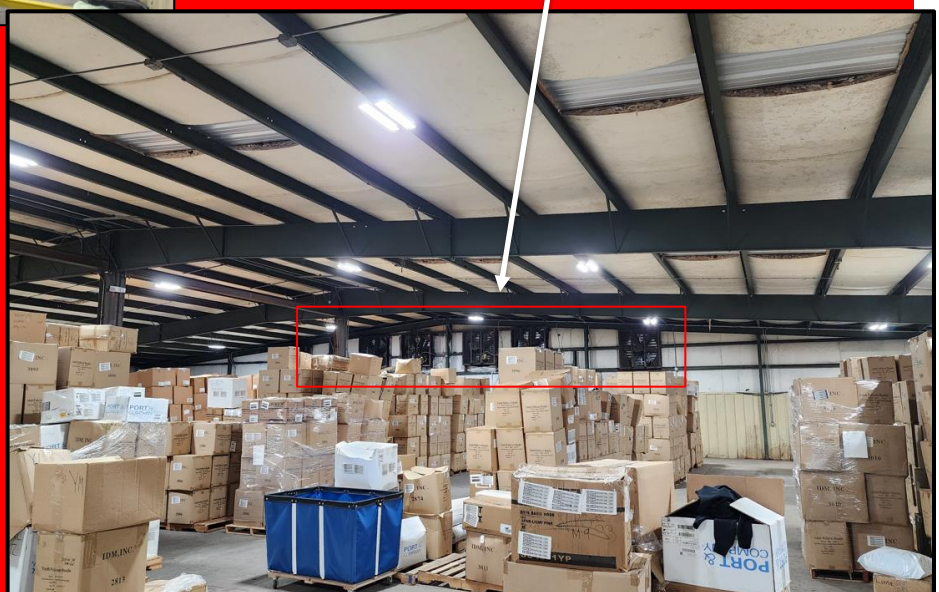
W

NORTH FACE OF BUILDING



INTERIOR VIEW, PORTION

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



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