

SALE / LEASE

Office/Retail/Industrial - Daytona Beach M-1 Zoning

517 MASON AVE

Daytona Beach, FL 32117

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067



PROPERTY SUMMARY



SALE PRICE:	\$1,600,000
LEASE RATE:	\$14.00 SF/yr (NNN)
AVAILABLE SF:	9,905 SF
BUILDING SIZE:	10,505 SF

PROPERTY DESCRIPTION

- 2 Parcels - 1.17 Acres - M-1 Zoning in Daytona Beach
- 2 Buildings Totaling 10,505 SF - 9,905 SF FOR Lease
- Building 1 - 600 SF Avis Lease(2007), General Offices, Production Room, Warehouse
- Building 2 - Supply Room and Paint Booth
- Total of 9 Roll Up, Grade Level Doors
- Fully Fenced Yard With Access to Mason
- Lot to be Split Eliminating Kingston Access
- 3 Phase Heavy Power
- Avis Lease - 600 SF @ \$3,952(+75 CAM) per month + \$230 utilities
- NNNs estimated at \$4.25/SF

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ADDITIONAL PHOTOS



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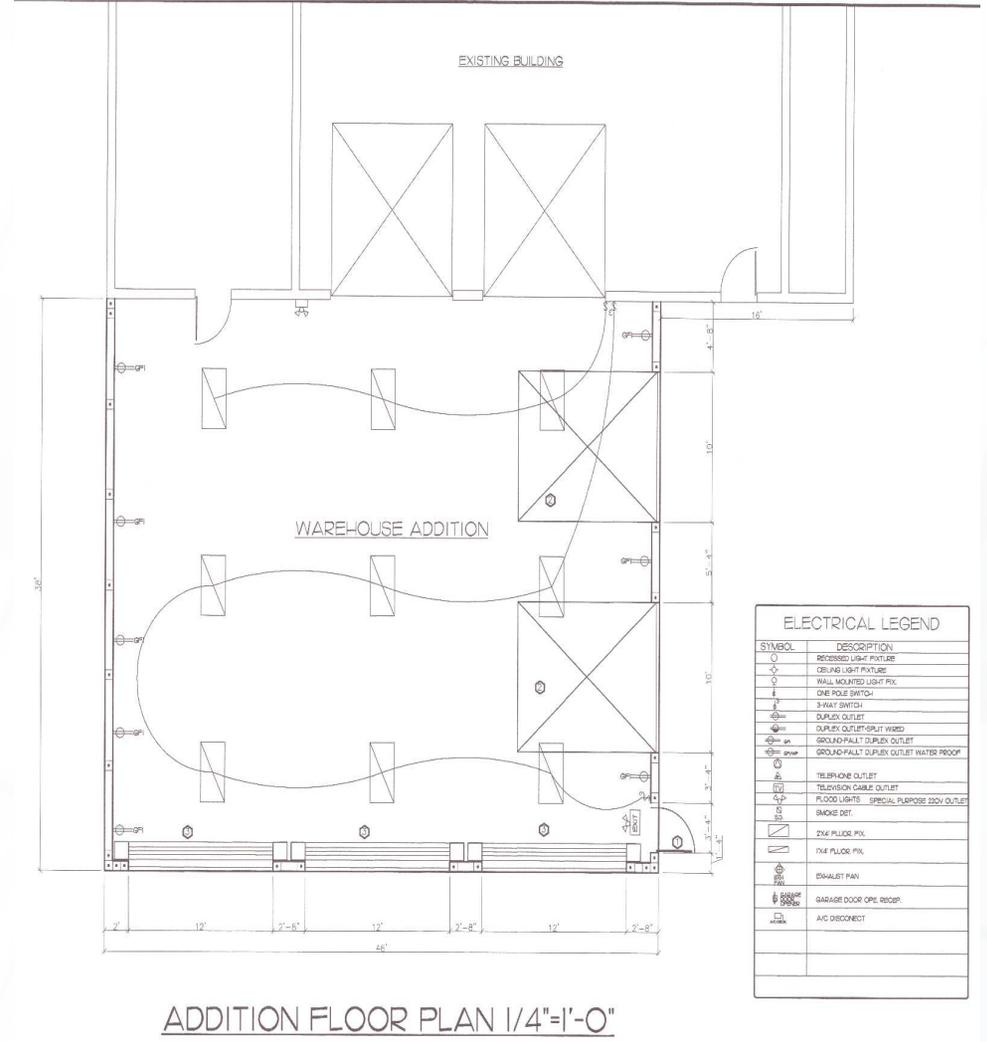
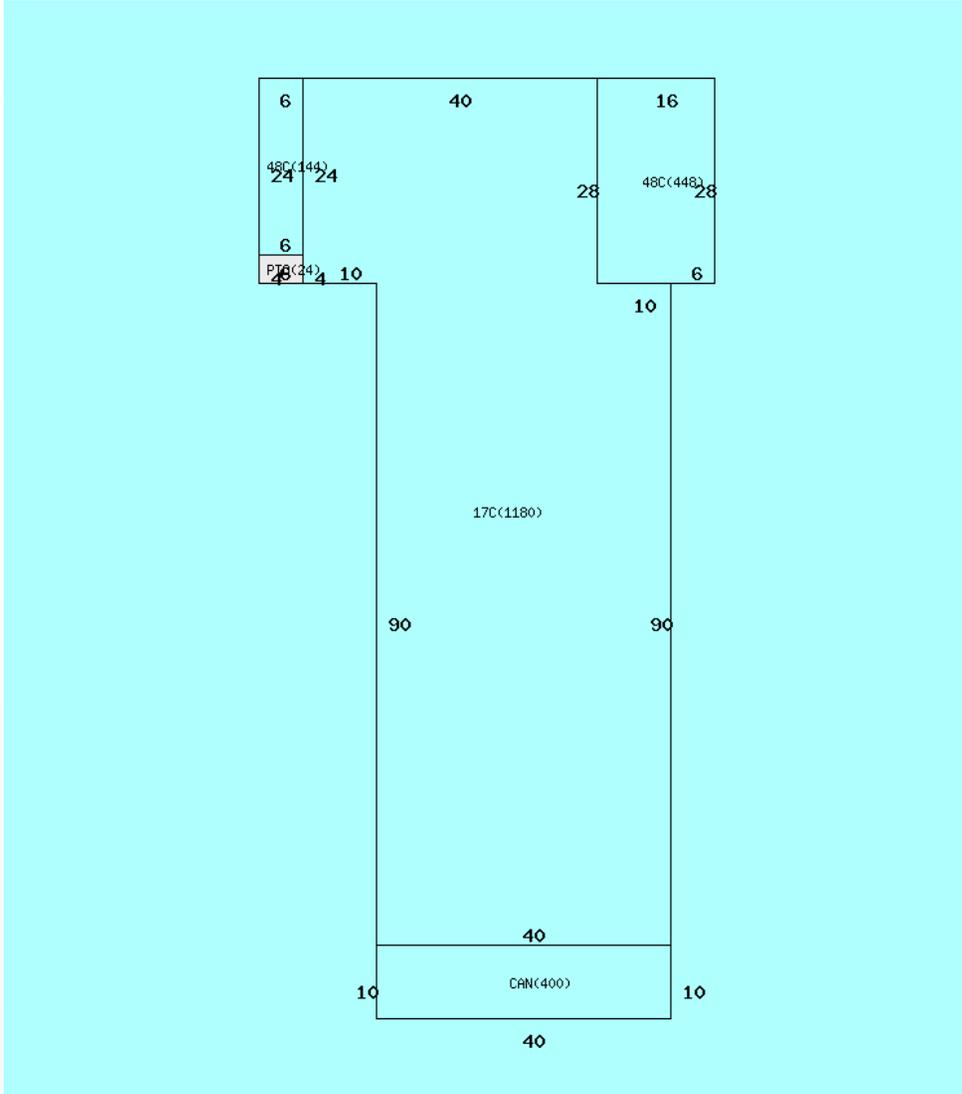
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BUILDING PLAN AND ADDITION



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