

**SALE / LEASE**

## Port Orange Industrial-Two Buildings 7,500-19,500 SF

**601 LEMON ST**

Port Orange, FL 32127

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

**TIM C. DAVIS, CCIM**

O: 386.566.4917

tim.davis@svn.com

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,632,500
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	2
<b>AVAILABLE SF:</b>	3,000 - 19,500 SF
<b>LOT SIZE:</b>	1.42 Acres
<b>BUILDING SIZE:</b>	19,500 SF



### PROPERTY DESCRIPTION

2 Buildings Totaling 19,500 SF on Two Parcels - 1.42 Acres  
Building 1 - 12,000 SF, 12'+ Ceiling Height, 900 SF Office  
6 Roll Up Doors, 3 Phase Power, WH Dimensions 200' X 50' Deep

Building 2 - 7,500 SF, 14'+ Ceilings, 4 Roll Up Doors, 125'X 60'

Easy Access Directly From Dunlawton Ave  
Ample Parking and Tractor Trailer Access  
Commercial Industrial Zoning in Port Orange  
Lease With an Option to Purchase Available

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## ADDITIONAL PHOTOS



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