

LEASE

Port Orange Industrial Units for Lease - 2,665 - 10,075 SF

4441 EASTPORT PARK WAY

Port Orange, FL 32127

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 SF/yr (NNN)
BUILDING SIZE:	10,075 SF
AVAILABLE SF:	2,665 - 10,075 SF
LOT SIZE:	2.07 Acres
YEAR BUILT:	2024
ZONING:	LI - Light Industrial
APN:	631031000100

PROPERTY OVERVIEW

Available in 2025
Eastport Business Park - Port Orange, FL
Hurricane Windows and Doors Throughout
Unit 2 - 2,665 SF Unit 3 - 3,705 SF Unit 4 - 3,705 SF
2,665 SF up to 10,075 SF - Delivered as a Shell with Bathrooms
Units May Be Combined as Needed
Port Orange Light Industrial Zoning
Full Access to Truck Wall for All Units

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ADDITIONAL PHOTOS



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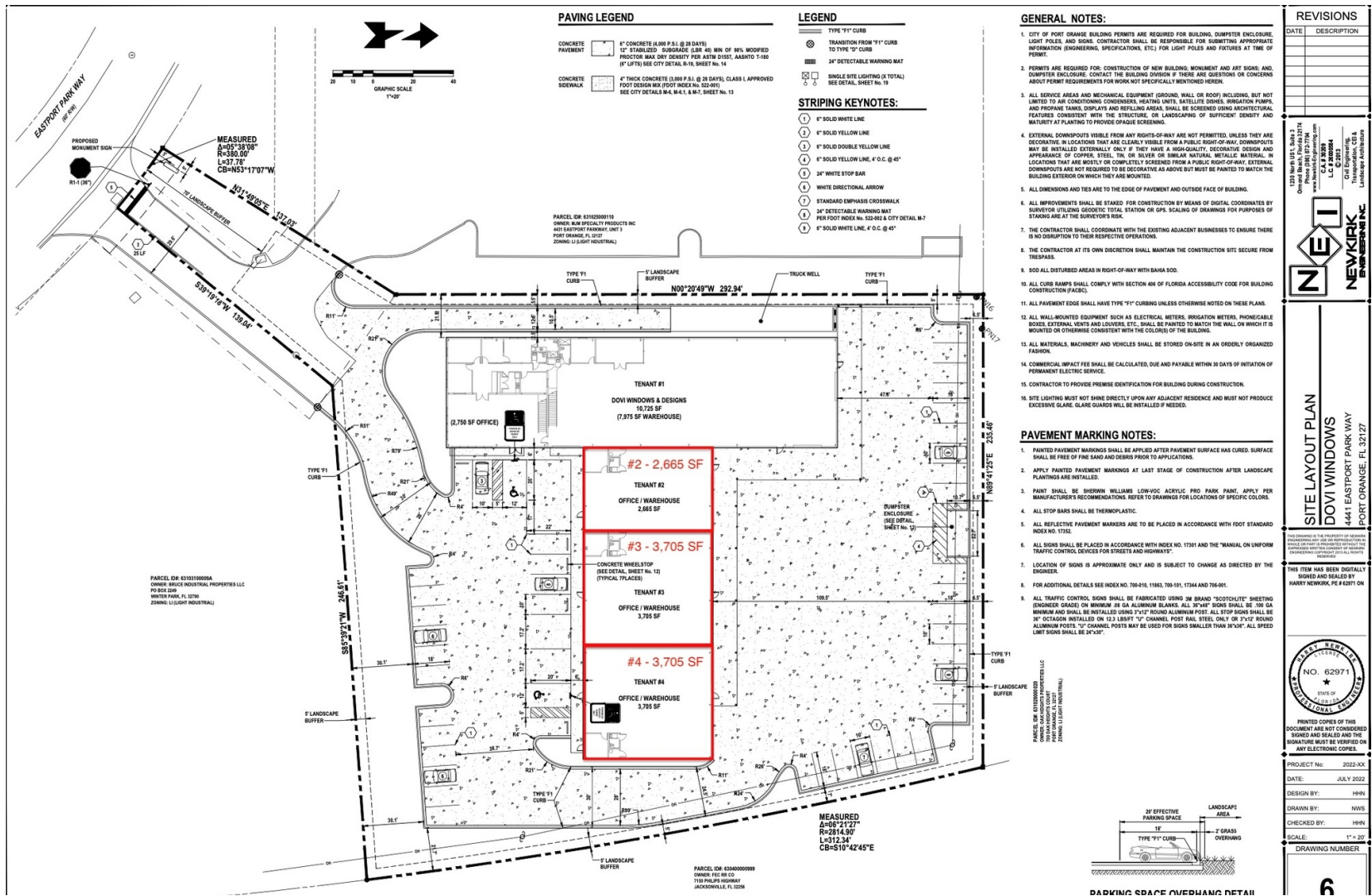
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SITE PLAN



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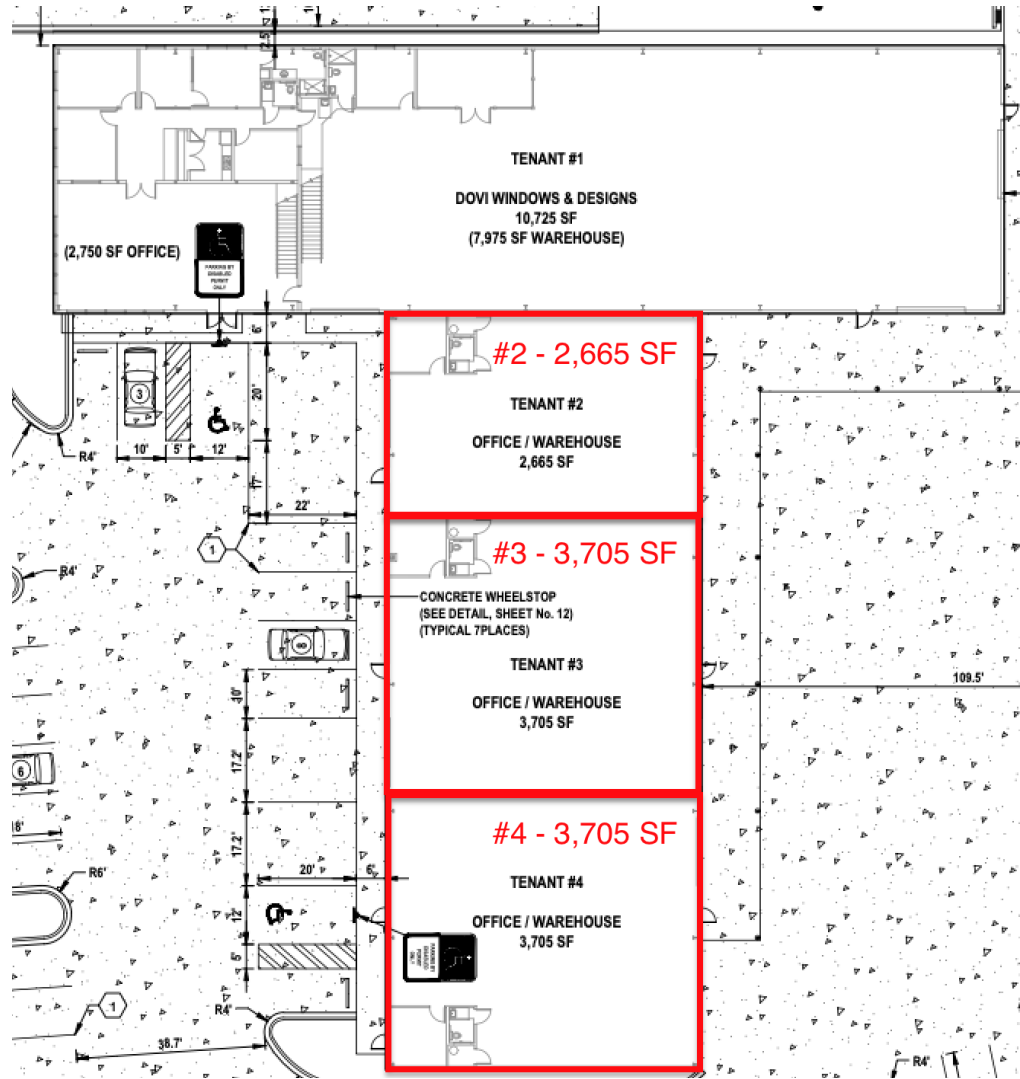
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AVAILABLE UNITS



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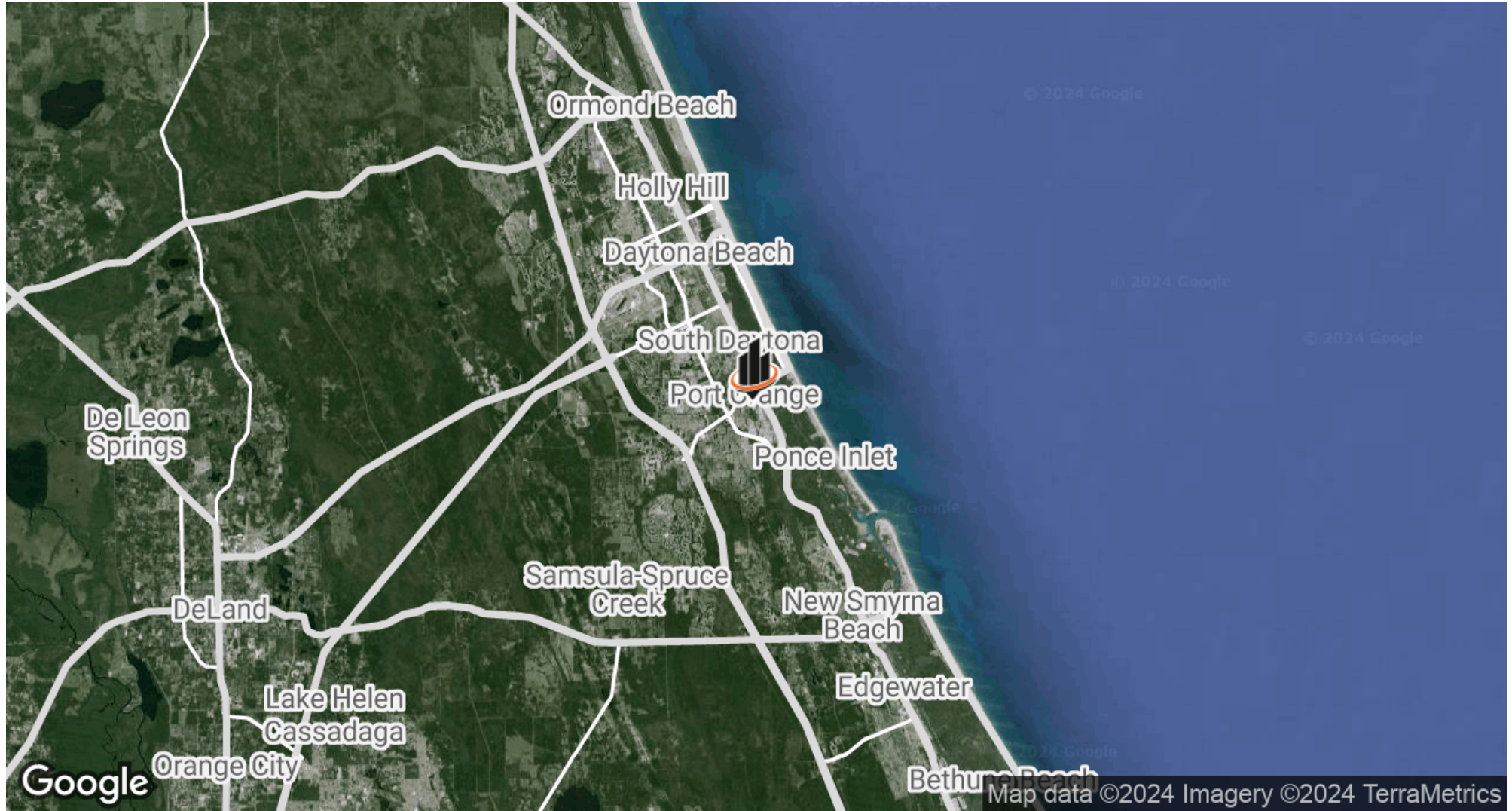
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LOCATION MAP



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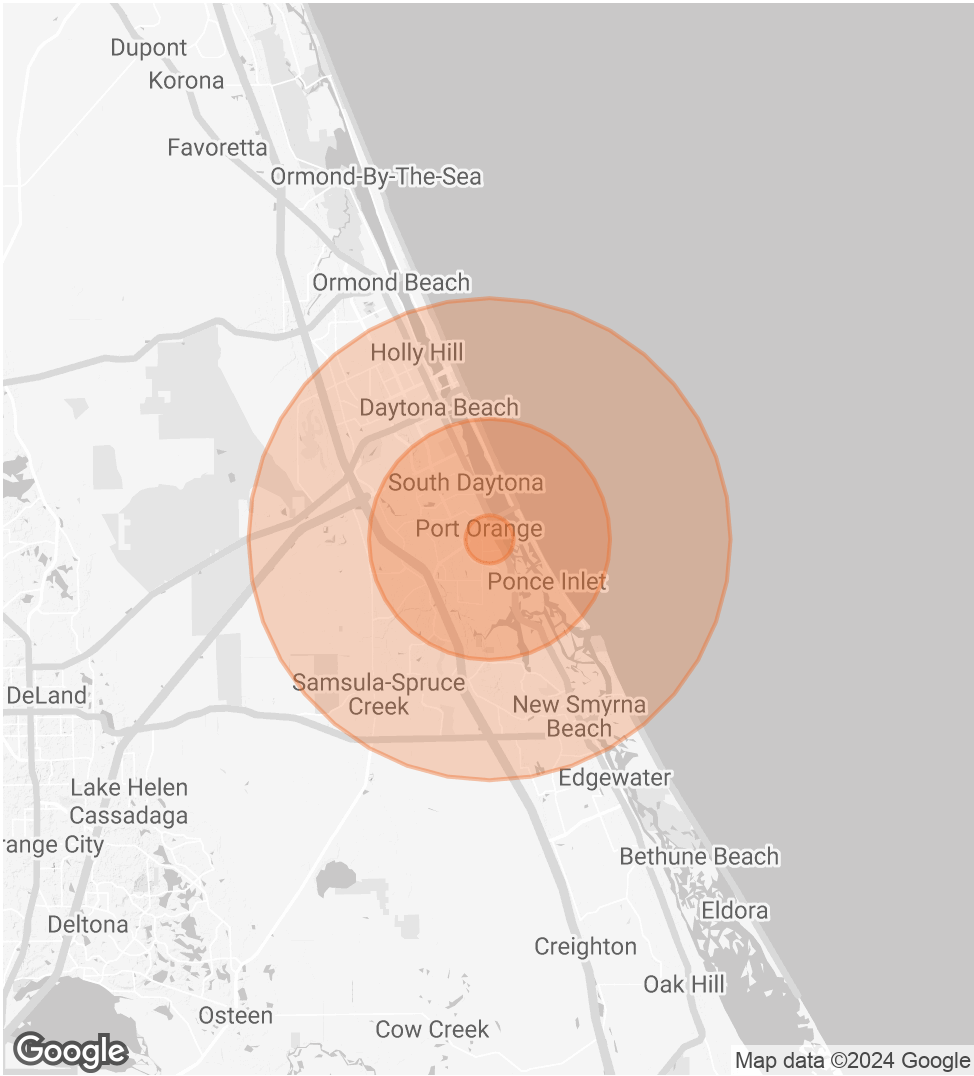


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	5,150	105,058	213,078
AVERAGE AGE	51.5	48.3	47.1
AVERAGE AGE (MALE)	51.9	46.8	45.9
AVERAGE AGE (FEMALE)	52.8	49.3	48.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,162	57,551	114,835
# OF PERSONS PER HH	1.6	1.8	1.9
AVERAGE HH INCOME	\$37,521	\$53,410	\$53,405
AVERAGE HOUSE VALUE	\$123,466	\$195,829	\$198,346

2020 American Community Survey (ACS)



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