

SALE

34,000sf Industrial

801 OLD DAYTONA ROAD

DeLand, FL 32724

PRESENTED BY:

MARK ASCIK

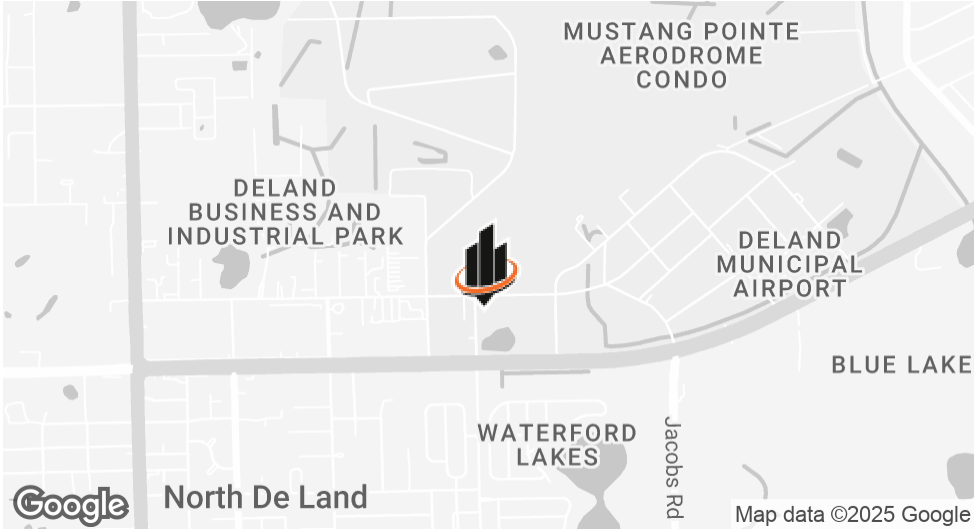
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PROPERTY SUMMARY



OFFERING SUMMARY

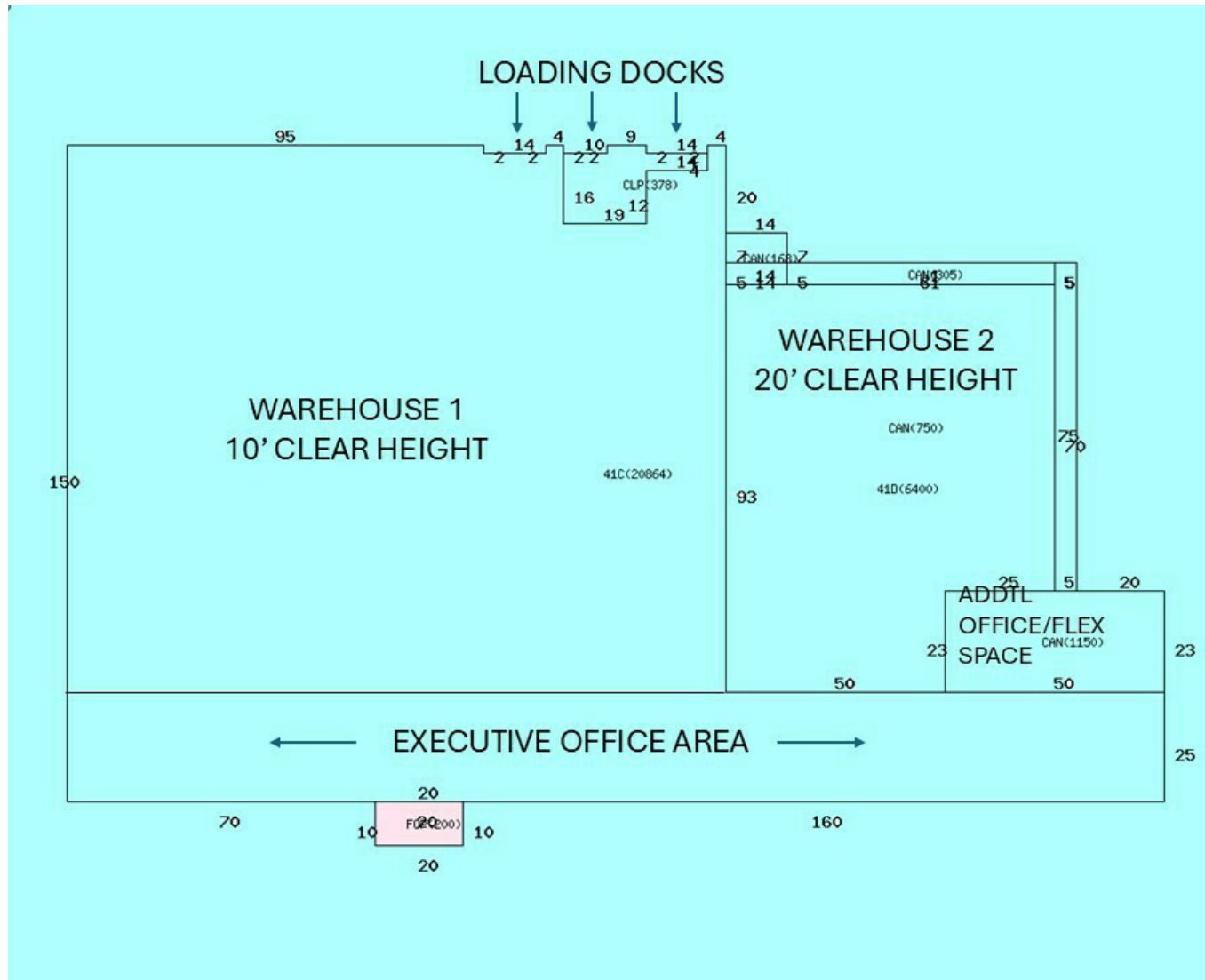
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|----------------|-------------|
| SALE PRICE: | \$4,800,000 |
| LOT SIZE: | 3.2 Acres |
| BUILDING SIZE: | 33,987 SF |

PROPERTY HIGHLIGHTS

- - 34,000 +/- total area
- - 4,000sf +/- executive office space across 11 individual rooms
- - 24,000sf +/- total warehouse space - fully air conditioned
- - quick access to I-95 and I-4
- - truck court with 3 dock height bay doors
- - 3 phase, 4 wire power throughout
- - roof recently renovated with 15-year warranty
- - adjacent to Deland airport (KDED) with full-service FBO
- - excellent frontage on US92/ E International Speedway Blvd
- - close proximity to downtown Deland

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ADDITIONAL PHOTOS



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| PROFESSIONAL | RECREATION |
|--|---|
| General/Professional Offices | Bowling alleys, billiard parlors, skatingrinks and indoor recreation and amusement facilities and museums |
| Financial Institutions | Carnivals and other temporary amusements and events inaccordance with section 33-19 |
| MEDICAL SUPPORT (See also Section 33-19.11) | Museums |
| Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs | Music, dance, gymnasium, art schoolor studio, excluding discotheques |
| BUSINESS SUPPORT | Nonprofit recreational organizations,lodges and fraternal orders |
| Copying, printing and lithography | Organized physical activity center—predominantly scheduled instruction |
| Showroom commercial | Outdoor recreation land usePer section 33-19.10 |
| PERSONAL SERVICES | Parks, community and regional |
| Day care facilities, adult or child | Parks, mini and neighborhood |
| Dry cleaning and laundry, industrial | Recreational vehicle parksPer section 33-19.07 |
| Mortuary, funeral homes and crematoriums | TRADES |
| HOSPITALITY | Building materials |
| Adult entertainment establishments, per section 33-22 and chapter 2C ofthe DeLand code of ordinances | Contractor trade shops and yards |
| Banquet facilities | Electrical, gas, plumbing and HVACsales/service |
| Bed and breakfast inn | Greenhouses, nurseries andlandscaping sales, retail |
| Catering services | Greenhouses, nurseries and landscaping sales, wholesale |
| Craft Food and Beverage Producer | Moving, packing and storage companies |
| Hotels or motels and associatedaccessory uses including restaurant and conference facilities | Packing and crating services |
| Uses requiring a DBPR 3PS liquor license (package sales) or 4COPliquor license (bars, lounges, etc.) | Pest control and exterminating services |
| Restaurants including fast food and/or drive through facilities | Septic tank services |
| Restaurants and establishments serving alcohol requiring a DBPR 2COP, 3PS or 4COP license withspecial class | Swimming pool sales, installation and service |
| Virtual kitchen | Upholstering and reupholstering |
| FOOD SERVICE AND INDUSTRY | Welding or soldering shops |
| Bakery products manufacturing or wholesale | INDUSTRIAL AND MANUFACTURING |
| Community and market gardens | Fuel storage and bulk supply plants |
| Food products manufacturing | Coal, coke or wood yard |
| Freezer locker rentals | Laboratories, research, testing and development—Pharmaceuticalproducts, drugs compounding only |
| Fruit and vegetable handlers or processors | Machine shop |
| Grain blending and packaging, but not milling | Manufacture of pottery or other ceramic products |
| Grocery, vegetable, fruit, fish, meat,dairy and poultry products wholesale | Manufacturing - including assembly and fabrication operations |
| Milk, dairy, creamery, beveragebottling, processing and wholesale plants | Manufacturing - Craftsman shop |
| VEHICULAR (See also Section 33-19.12) | Manufacturing - Limited |
| Airports, Helipads city owned, and airport operations | Microwave, radio, telephone and television facilities and transmissiontowers |
| Airports, Helipads private, and airport operations | Mining and excavations per section 33-62 of article V of this chapter |
| Automobile repair | Planing mill, saw mill, millwork and wood product manufacturing |
| Automobile service station See also section 33-19.06 | Recycling centers |
| Automotive and bus repair, including body shops and bus garages and storage of trucks and heavyequipment | Research and development facilities |
| Junk, waste or salvage yard | Storage of bottled gas, natural gas or similar products |
| Marine manufacturing, sales and serviceSee also section 33-21 | Warehousing and commercial storage |
| Marine repair | Wholesale commercial activities |
| Mobile home sales See also section 33-21 | MISCELLANEOUS |
| Railroad yards, siding and terminals | Commercial parking lots |
| Towing and wrecker service | Outdoor advertising signs |
| Truck and rail freight terminals | |
| Truck stops | Public utilities |
| Vehicle sales and rental including new and used automobiles, boats,motorcycles, trailers and trucks See also se | Public utilities, excluding microwave, radio, telephone and televisionantennas |
| Vehicle sales, rental, service, repair new/used buses, RVs and farm equipmentSee also section 33-21 | Shade structures less than 800 square feet, accessory use |
| RETAIL | Shade structures greater than 800 square feet, accessory use |
| Auction sales shop | |
| Convenience stores without gas pumps | |
| Convenience stores with gas pumps, per section 33-19.08 | |
| Furniture, appliances wholesale | |
| Grocery | |
| Home improvement store | |
| Retail sales | |
| Retail and service land uses | |
| Retail sale of storage sheds | |
| Churches, houses of worship and religious institutions with customary accessory educational andrecreational uses | |
| Government and public land uses and buildings | |
| Industrial vocational training school | |
| Private clubs and lodges | |

AREA ANALYTICS

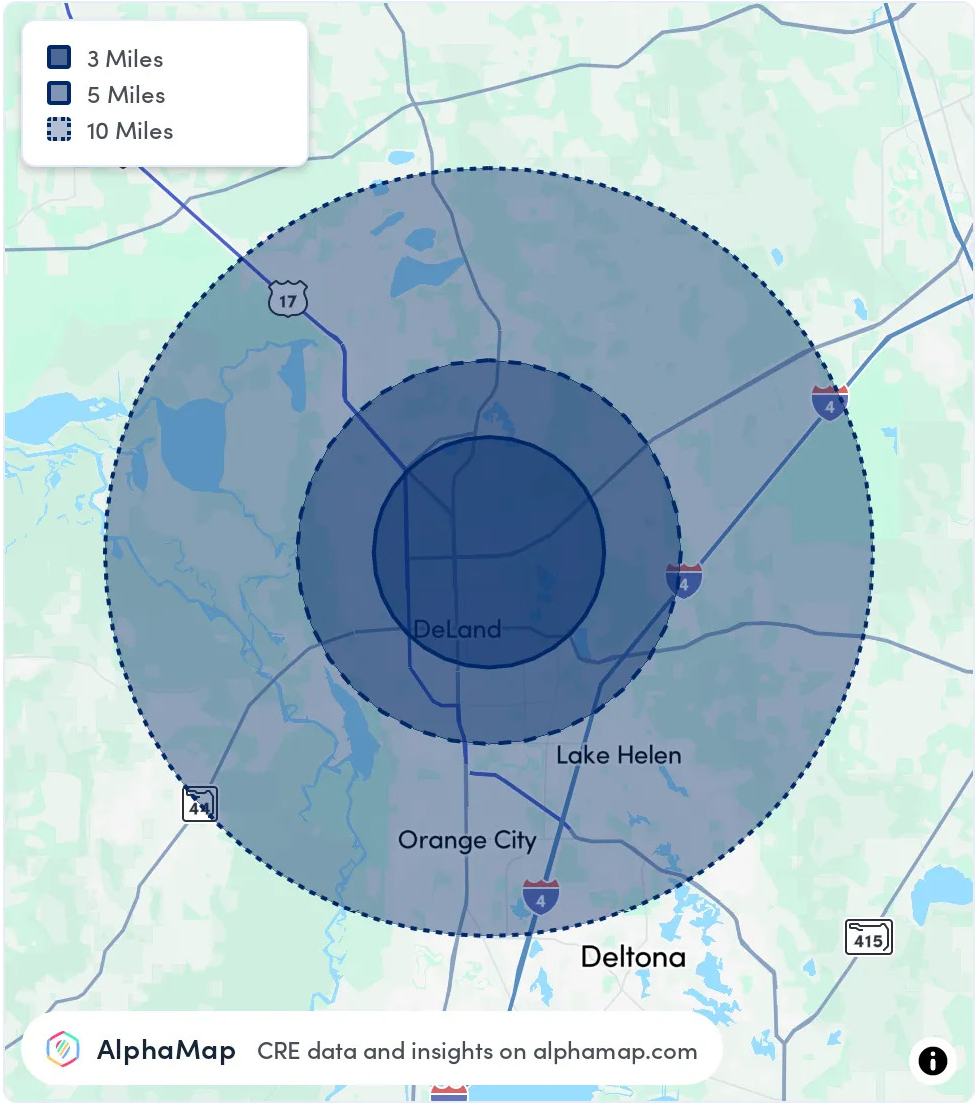
POPULATION 3 MILES 5 MILES 10 MILES

| | | | |
|----------------------|--------|--------|---------|
| TOTAL POPULATION | 40,295 | 71,249 | 127,030 |
| AVERAGE AGE | 43 | 45 | 44 |
| AVERAGE AGE (MALE) | 42 | 43 | 43 |
| AVERAGE AGE (FEMALE) | 45 | 46 | 45 |

HOUSEHOLD & INCOME 3 MILES 5 MILES 10 MILES

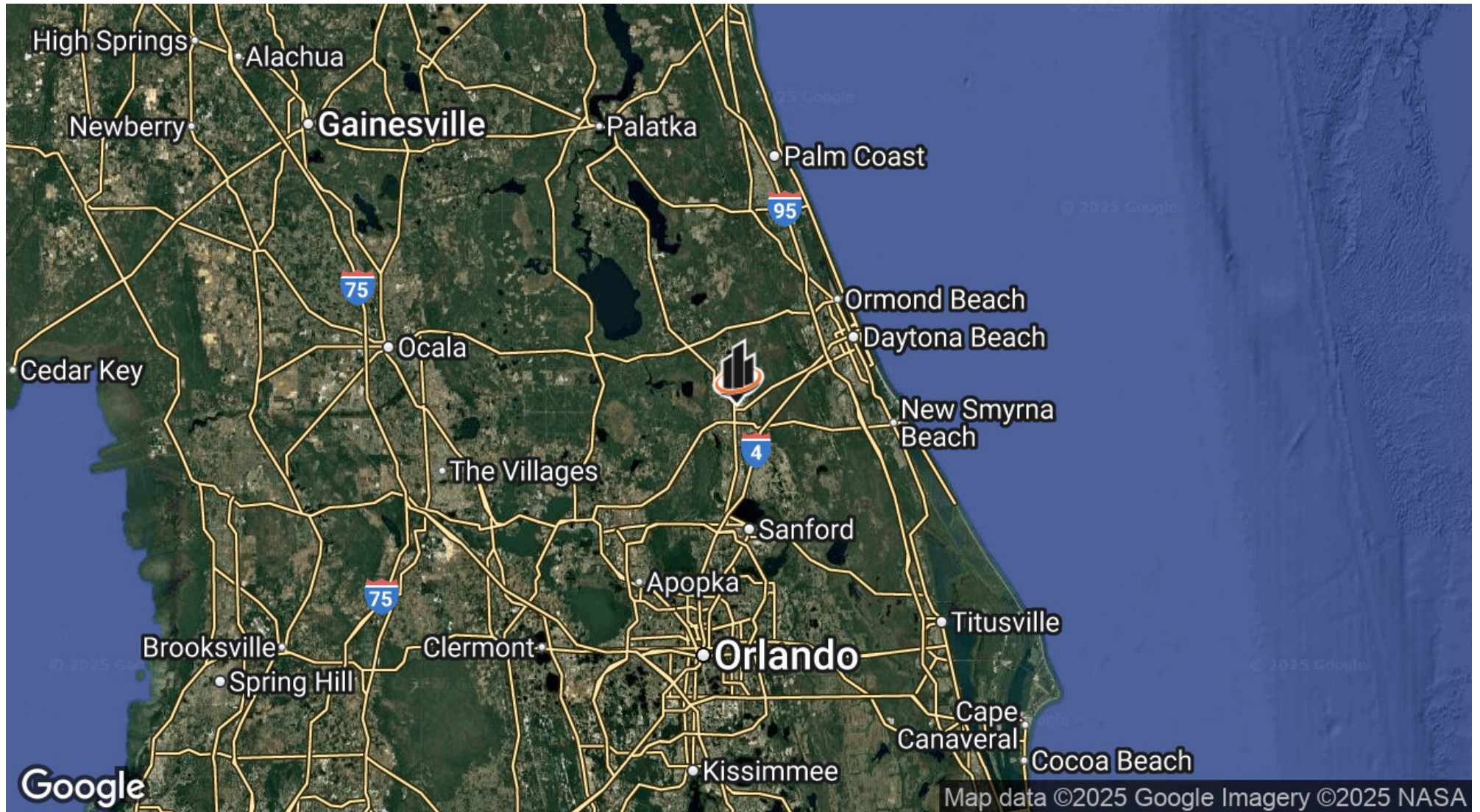
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|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 15,526 | 27,928 | 48,967 |
| PERSONS PER HH | 2.6 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$78,193 | \$84,975 | \$86,305 |
| AVERAGE HOUSE VALUE | \$295,818 | \$317,494 | \$313,127 |
| PER CAPITA INCOME | \$30,074 | \$32,682 | \$33,194 |

Map and demographics data derived from AlphaMap



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LOCATION MAP



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RETAILER MAP



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ADVISOR BIO 1



MARK ASCIK

Advisor

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PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

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