

**SALE**

# 34,000sf Industrial

**801 OLD DAYTONA ROAD**

DeLand, FL 32724

**PRESENTED BY:**

**MARK ASCIK**

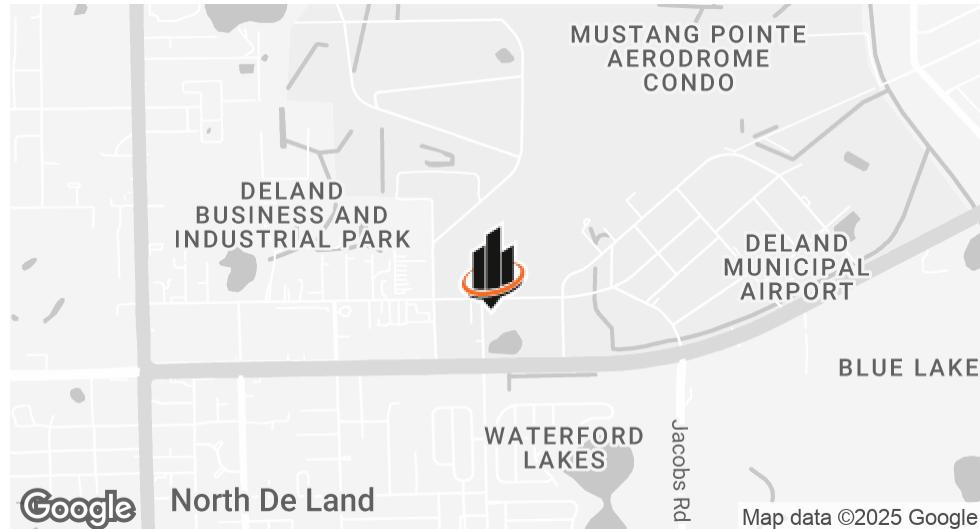
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# PROPERTY SUMMARY



## OFFERING SUMMARY

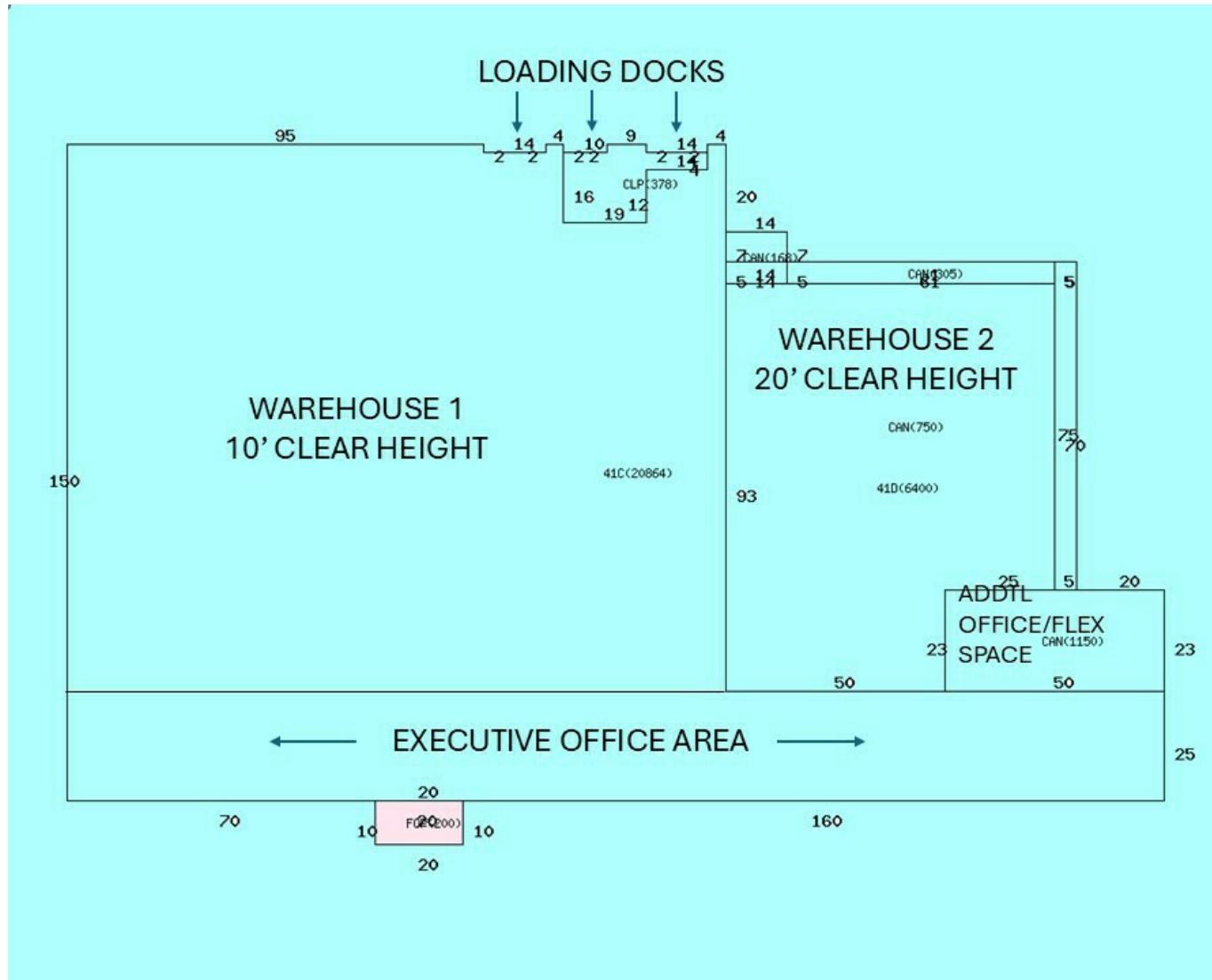
SALE PRICE:	\$4,800,000
LOT SIZE:	3.2 Acres
BUILDING SIZE:	33,987 SF

## 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

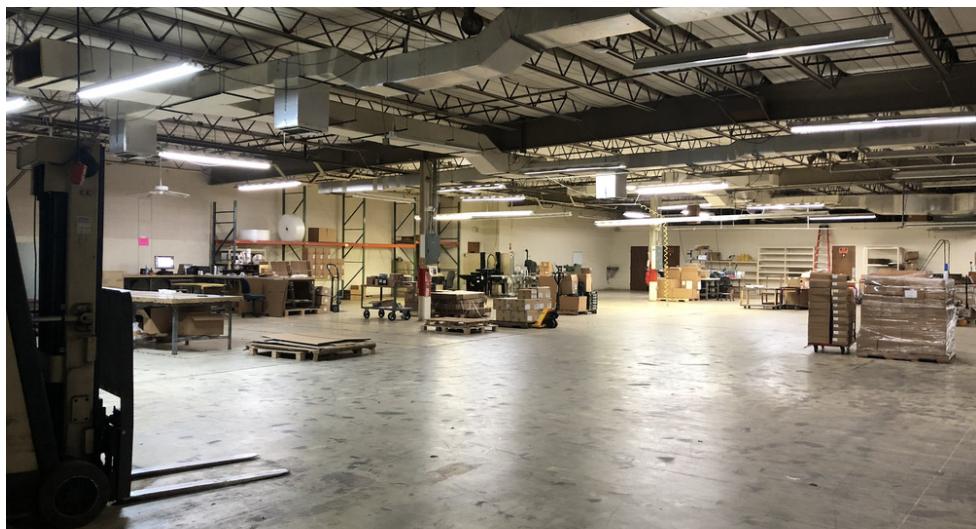
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## FLOOR PLANS



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## ADDITIONAL PHOTOS



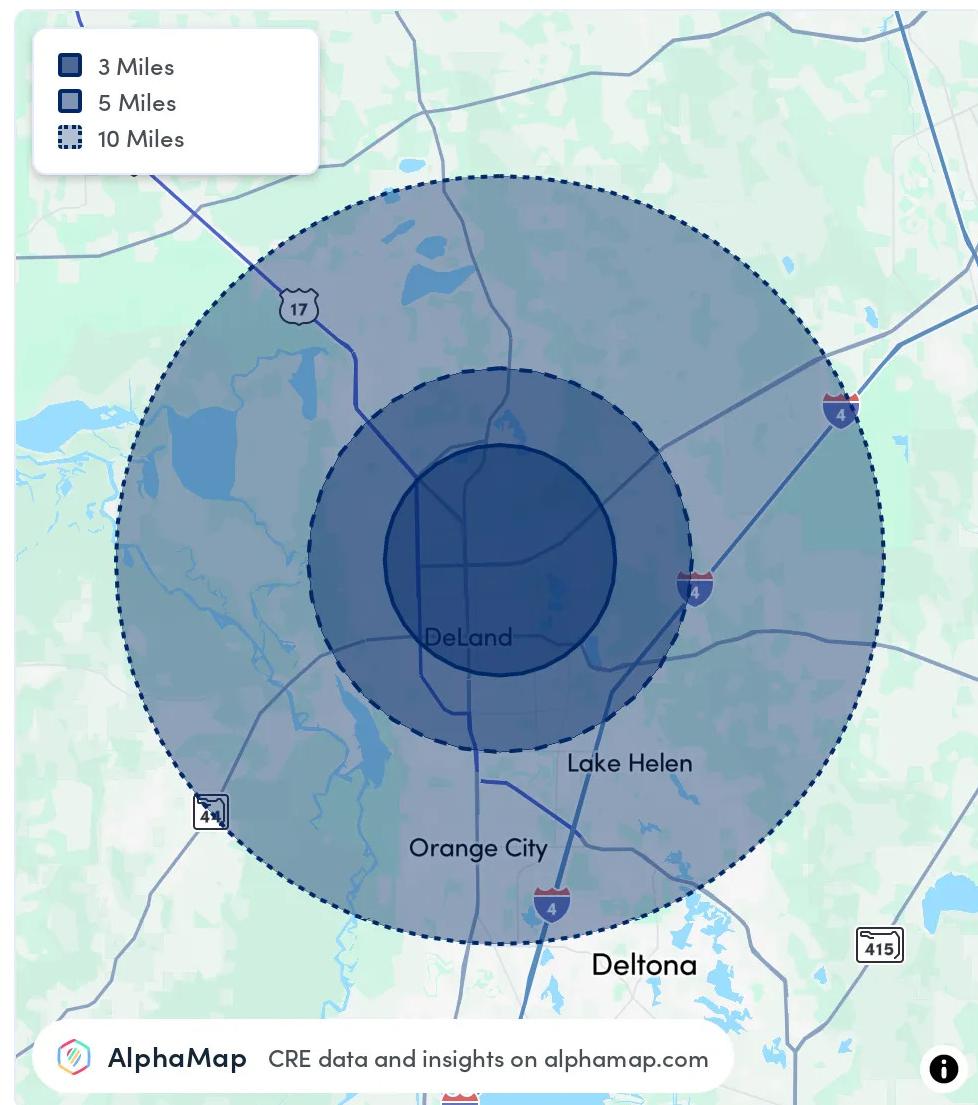
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<b>PROFESSIONAL</b>	<b>RECREATION</b>
General/Professional Offices	Bowling alleys, billiard parlors, skatingrinks and indoor recreation and amusement facilities and museums
Financial Institutions	Carnivals and other temporary amusements and events inaccordance with section 33-19
<b>MEDICAL SUPPORT (See also Section 33-19.11)</b>	<b>Museums</b>
Veterinary clinics and pet grooming shops with overnight and/or outdoor boarding facilities and runs	Music, dance, gymnasium, art school or studio, excluding discotheques
<b>BUSINESS SUPPORT</b>	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
<b>PERSONAL SERVICES</b>	<b>Parks, community and regional</b>
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	<b>TRADES</b>
<b>HOSPITALITY</b>	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 and landscaping sales, retail
Catering services	Greenhouses, nurseries and landscaping sales, wholesale
Craft Food and Beverage Producer	Moving, packing and storage companies
Hotels or motels and associated accessory 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
<b>FOOD SERVICE AND INDUSTRY</b>	<b>Welding or soldering shops</b>
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
<b>VEHICULAR (See also Section 33-19.12)</b>	Manufacturing - Limited
Airports, Heliports city owned, and airport operations	Microwave, radio, telephone and television facilities and transmissiontowers
Airports, Heliports 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	<b>MISCELLANEOUS</b>
Railroad yards, siding and terminals	Commercial parking lots
Towing and wrecker service	Outdoor advertising signs
Truck and rail freight terminals	Public utilities
Truck stops	Public utilities, excluding microwave, radio, telephone and televisionantennas
Vehicle sales and rental including new and used automobiles, boats,motorcycles, trailers and trucks See also se	Shade structures less than 800 square feet, accessory use
Vehicle sales, rental, service, repair new/used buses, RVs and farm equipmentSee also section 33-21	Shade structures greater than 800 square feet, accessory use
<b>RETAIL</b>	
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

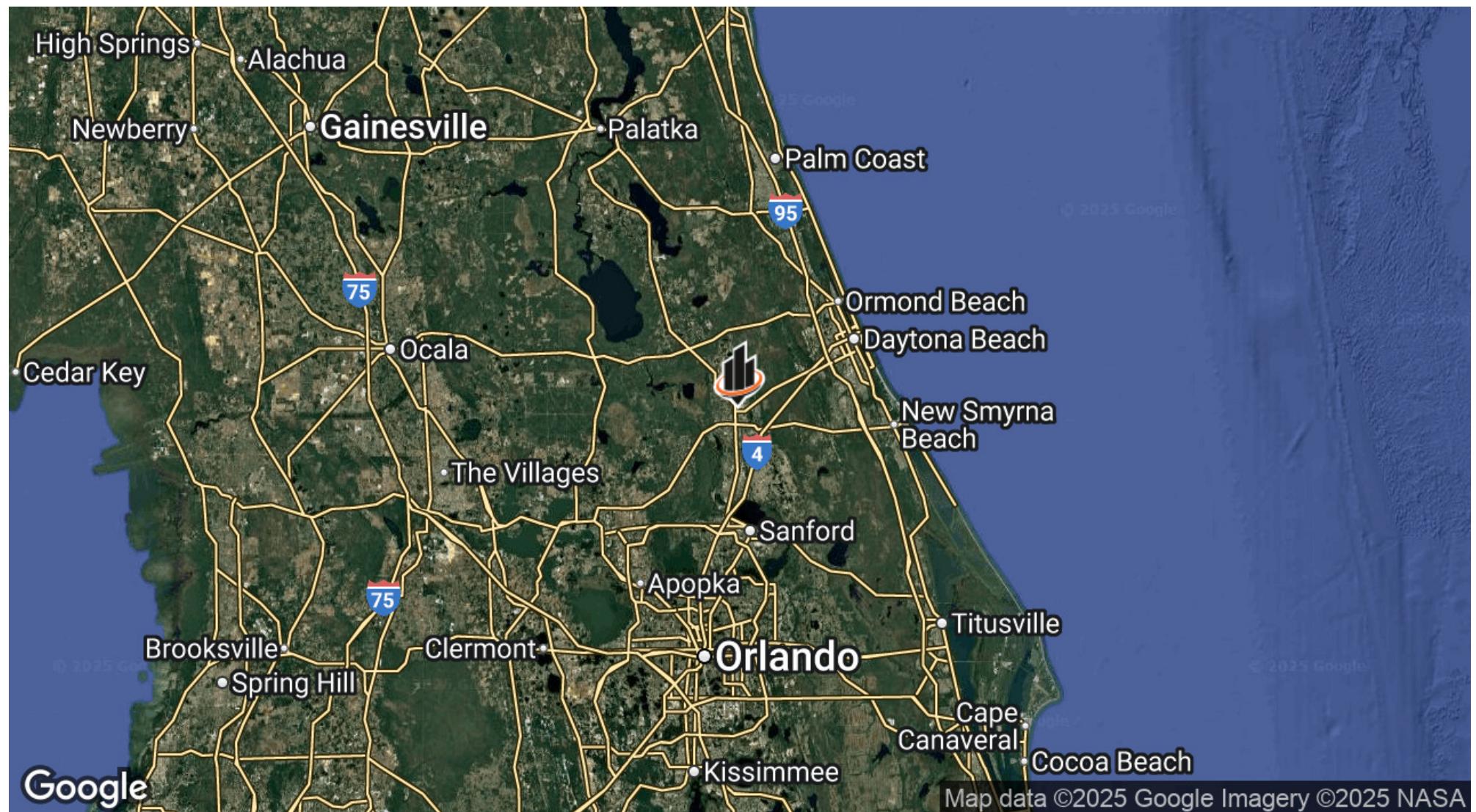
POPULATION	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	40,295	71,249	127,030
<b>AVERAGE AGE</b>	43	45	44
<b>AVERAGE AGE (MALE)</b>	42	43	43
<b>AVERAGE AGE (FEMALE)</b>	45	46	45
<b>HOUSEHOLD &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	15,526	27,928	48,967
<b>PERSONS PER HH</b>	2.6	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$78,193	\$84,975	\$86,305
<b>AVERAGE HOUSE VALUE</b>	\$295,818	\$317,494	\$313,127
<b>PER CAPITA INCOME</b>	\$30,074	\$32,682	\$33,194

Map and demographics data derived from AlphaMap



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## LOCATION MAP



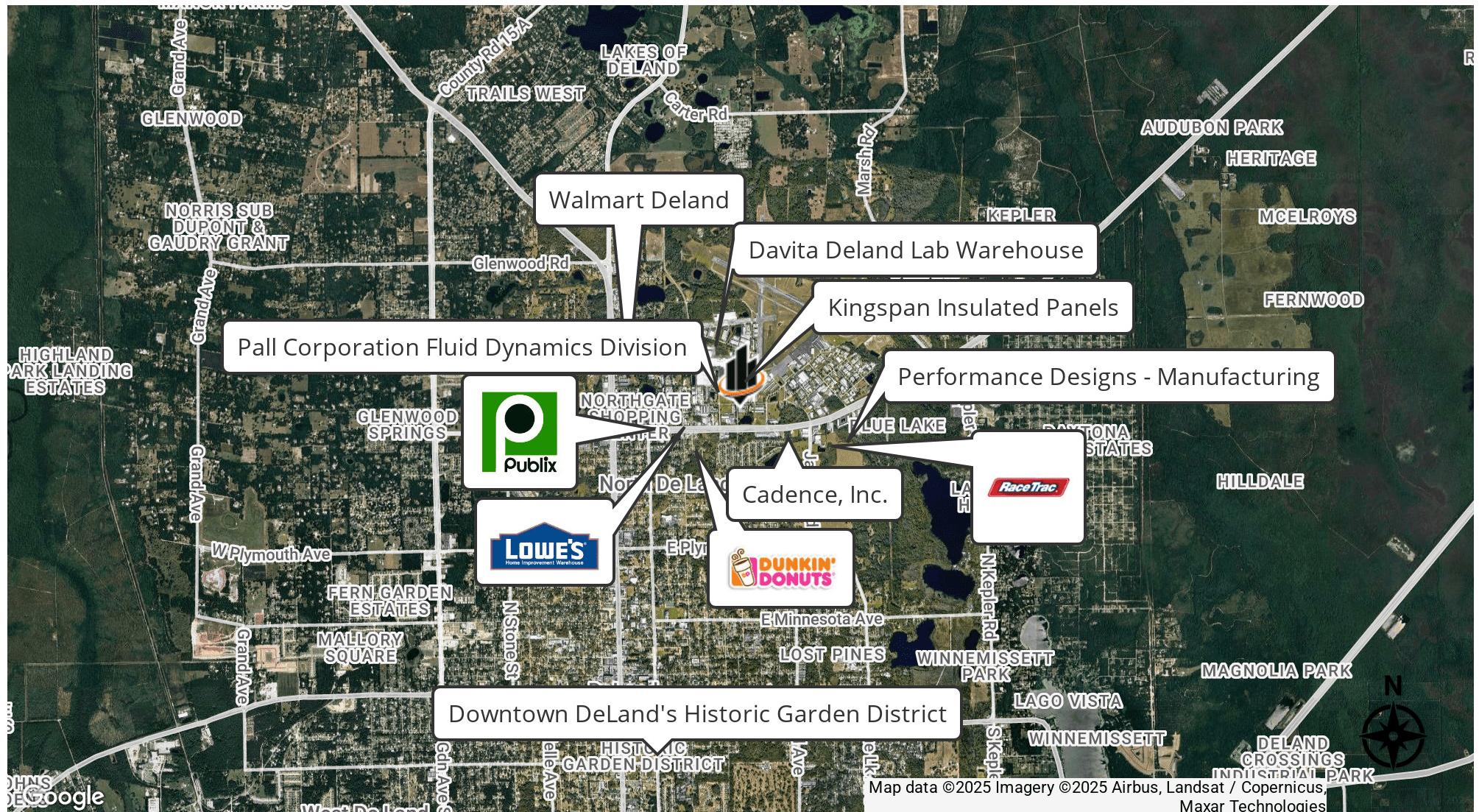
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## RETAILER MAP



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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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