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Colliers

New York Ave W

EXECUTIVE SUMMARY

Alcom | Deland, FL

2526 New York Ave. W., Deland, FL 32720

135,436 SF | 100% Occupied by Alcom | Located in Deltona-Daytona Beach-Ormand Beach MSA



Executive Summary

The Building

2526 New York Ave W in DeLand, Florida is a 135,436-square-foot single-tenant industrial warehouse situated in Central Florida. The Property features metal construction, 22 to 24-foot clear heights, and a highly functional distribution layout with ample exterior dock-high doors, four oversized 14' x 14' drive-in doors, two exterior levelers, and two truck wells. The building is further enhanced by on-site rail service, including a rail spur and rail spots. For truck loading, the Property offers more than 100 feet of access along the west side where most loading occurs, with additional loading access on the south side. It also provides full wet sprinkler coverage throughout. The Property offers low coverage and ample industrial outdoor storage.

Heavy power (600 amps / 480V, three-phase) and ample land for outside storage support the needs of high-capacity industrial users—making the Property particularly well-suited for the established long-term tenant. The site also offers 140 surface parking spaces (1.02 per 1,000 SF). Overall, the Property represents a hard-to-find industrial asset in the Daytona submarket, combining significant functionality, outdoor storage capability, and rare rail access, providing investors with a well-positioned single-tenant opportunity featuring strong value-add fundamentals.

Tenant Overview

Alcom, LLC is a leading manufacturer of aluminum trailers operating four manufacturing facilities across the US. From its origins with a facility in Winslow, Maine, the company has experienced impressive growth driven by a dedicated team committed to producing the highest-quality aluminum trailers.

Alcom manufactures over 160 standard trailer models covering applications including cargo, personal watercraft, horse and livestock, car haulers, snowmobile, landscape and utility, ATV, and motorcycle trailers. Manufacturing operations integrate aluminum fabrication, welding, assembly, and finishing processes across all facilities.

The DeLand, FL facility serves as Alcom's flagship site and national training center, providing comprehensive training programs for employees and dealers to ensure consistent manufacturing standards and product knowledge throughout the network.

Investment Highlights

| | |
|----------------|--------------|
| Asking Price | \$10,260,000 |
| Price PSF | \$76.00 |
| Cap Rate | 7.27% |
| Mark-to-Market | 12% |

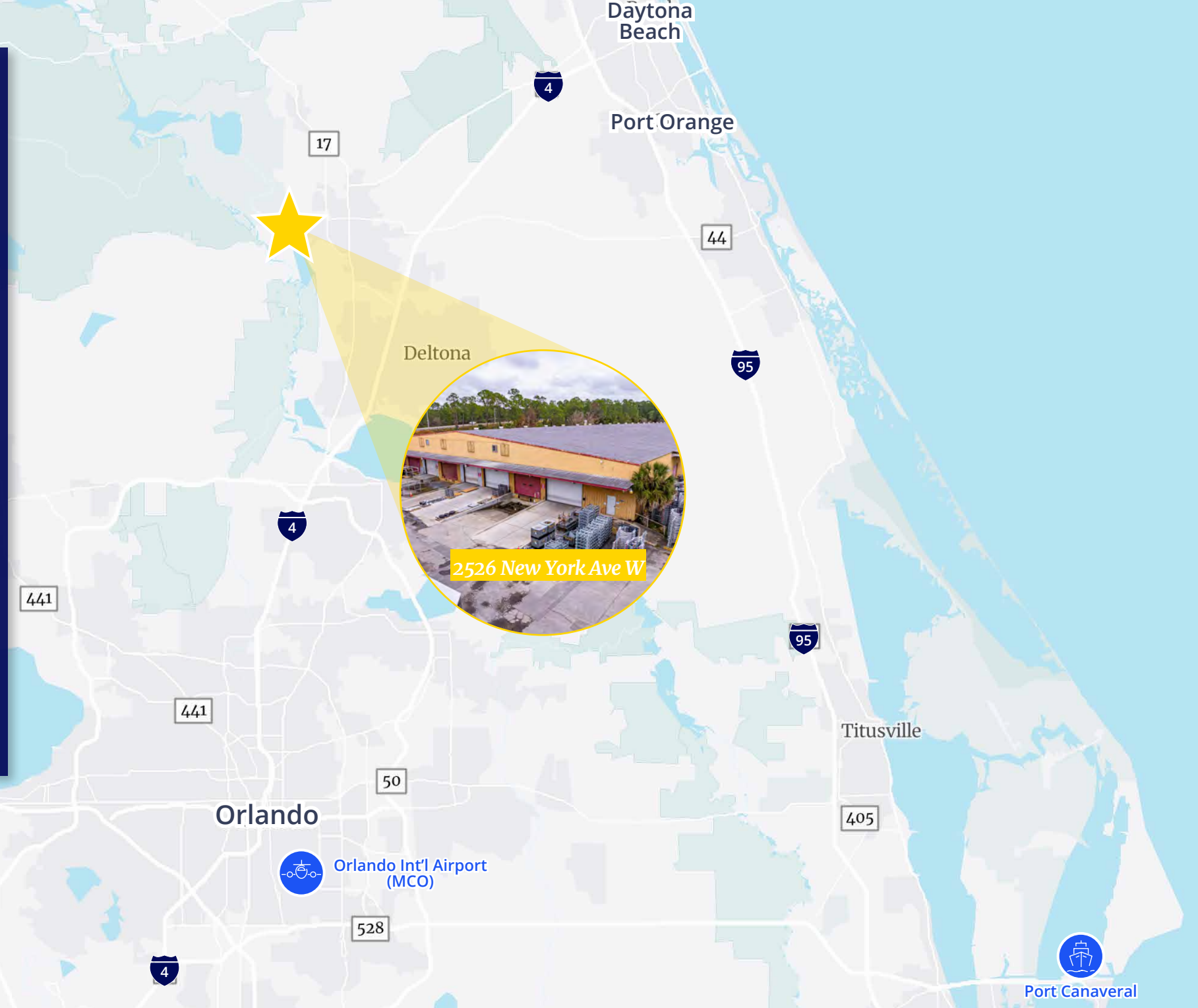
Lease Structure

| | |
|----------------------------|-----------------------------|
| Tenant | ALCOM LLC |
| Term | 7 Years |
| Lease Term Remaining (LTR) | 1.7 |
| Expense Structure | NNN |
| NNN Rent (Current) | \$5.80 |
| Annual Increases | 3.00% |
| Renewal Option | Two, 5-year renewal options |

The Location

The Property is located in DeLand, Volusia County, Florida, within an industrial corridor serving Central Florida's manufacturing, distribution, and logistics users. DeLand benefits from its position along the I-4 corridor, providing efficient connectivity between Orlando and Daytona Beach, two of the region's primary employment and population centers. The Property's location offers convenient access to regional transportation infrastructure supporting both intrastate and statewide distribution.

Volusia County provides a diverse industrial and employment base supported by access to Interstate 4, U.S. Highway 92, and State Road 44, facilitating connectivity to Orlando International Airport, Port Canaveral, and the broader Central Florida logistics network. The area continues to benefit from sustained population growth, business-friendly policies, and proximity to a deep labor pool, positioning the Property favorably for tenants requiring efficient distribution, manufacturing, or service-oriented operations.



Port Canaveral

Property Specifications

| | |
|---------------------|--|
| ADDRESS | 2526 New York Ave W, DeLand, FL 32720 |
| COUNTY | Volusia County |
| SUBMARKET | Deltona |
| BUILDING SIZE (SF) | 135,436 |
| SITE SIZE (ACRES) | 16.46 |
| FAR | 0.19 |
| YEAR BUILT | 1966 |
| BUILDING DIMENSIONS | 665' (w) x 205' (d) |
| CONSTRUCTION TYPE | Metal |
| CLEAR HEIGHT | 22' - 24' |
| OFFICE SPACE (SF) | ±1,500 |
| COLUMN SPACING | 40' x 40' |
| LOADING | Ample dock high and grade level loading |
| TRUCK COURT | 100' on west side, 200' on south side, and 160' on east side |
| AUTO PARKING | 140 Spaces (1.03/1,000 SF Ratio) |
| POWER | 600 Amps, 480v / 3-Phase |



Aerial Property Photo



View Northwest



View Southeast



View West

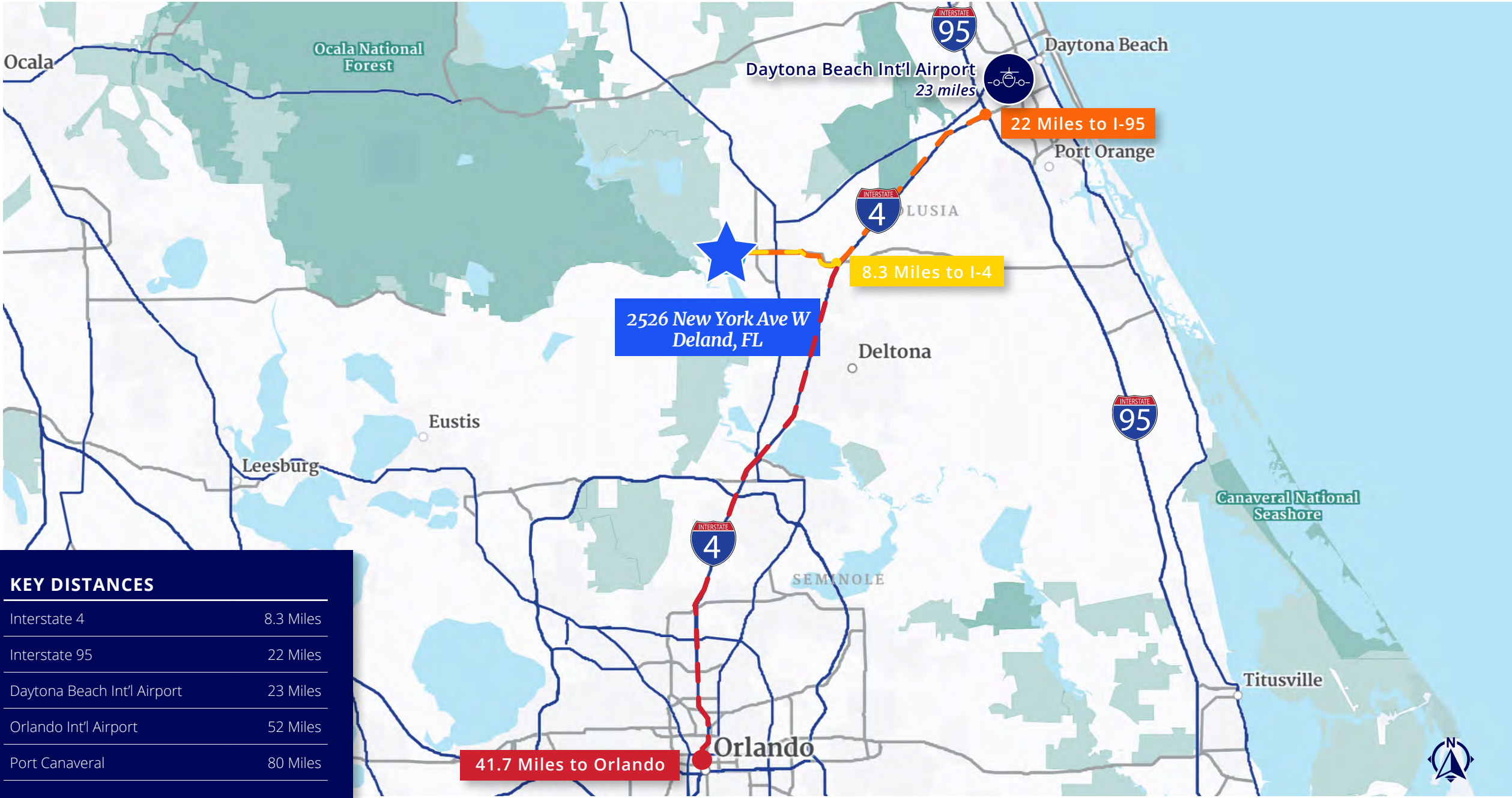


View East

Site Plan



Location Overview





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