



For Sale

Airplane Pad and Hanger included with sale

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Property Highlights

- 1991-1993 Industrial Drive DeLand, Florida
- 42,548 SF Class A/B office complex in two buildings on three ground lease parcels totaling 3.35 acres with airplane pad and hanger included:
 - 1991 Industrial Drive: 18,125 SF
 - 1993 Industrial Drive: 24,423 SF
- Unique location within the DeLand Municipal Airport Business Park and adjacent to runway for convenient fly-in / fly-out lifestyle; Remarkable views of runway from windows and balcony
- New and modern floorplan with significant natural light
- 500 feet frontage along Industrial Drive / 200 feet frontage along Edison Drive / Fronts DeLand Airport runway
- Abundant parking: 4.2/1,000 PSF
- Zoning: M-1, Industrial, DeLand
- Building signage
- Close proximity to amenities, Downtown DeLand Business District and walking distance to YMCA
- Easy access to I-4 and I-95, Daytona and Downtown Orlando

For Sale

1991-1993 Industrial Dr Airplane Pad and Hanger



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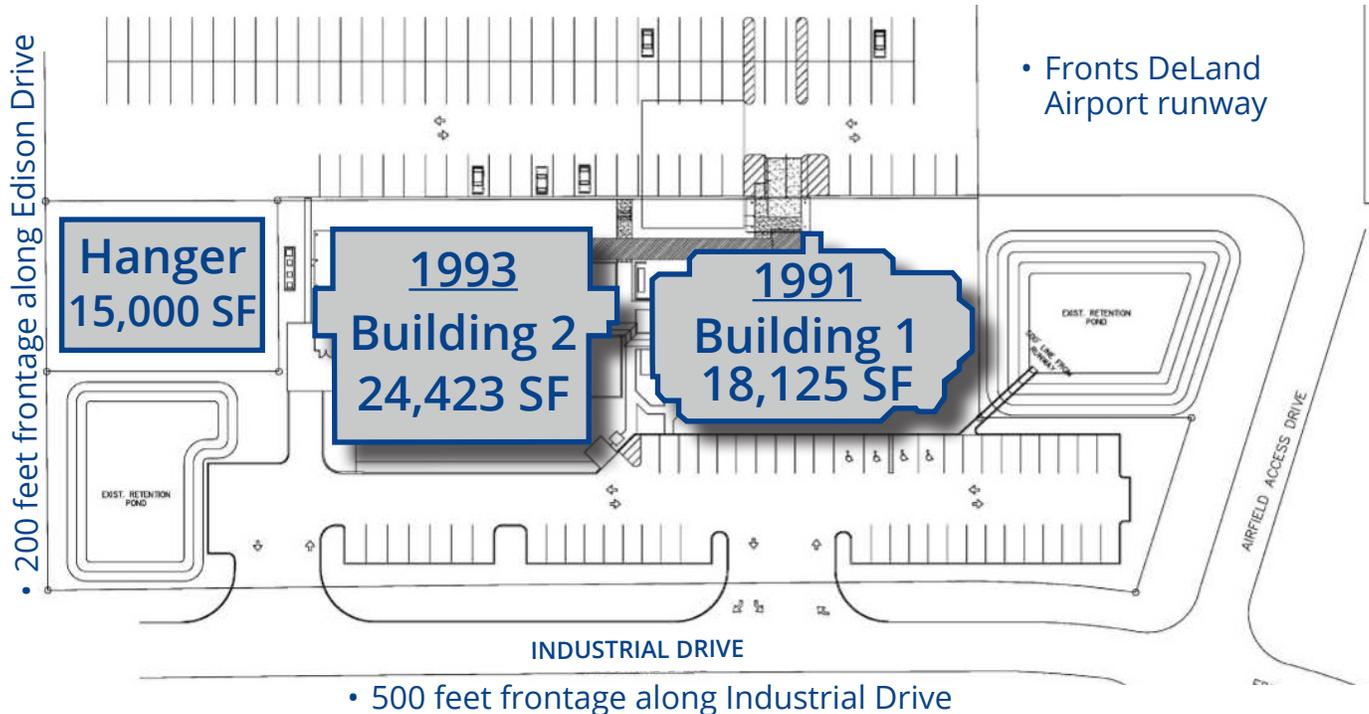
1991-1993 Industrial Dr.

1991-1993 Industrial Drive is located within the DeLand Municipal Airport Business Park, which encompasses 1,600 acres including the airport. The business park is comprised of numerous office, research, laboratory, and manufacturing companies and is positioned approximately three miles northeast of the DeLand downtown business district.

The 42,548 SF office buildings sit adjacent to a runway on the airfield which would allow for airplane loading and unloading opportunities. New modern updates make this an office you will look forward to coming in to work.

This property has been developed on a long-term ground lease with multiple renewal options.

Overview	
VCPA ID No.	603400000180
Classification	Class A
Building 1	18,125 SF
Building 2	24,423 SF
Total Buildings	43,548 SF
Land Area	3.35 AC
Zoning	M-1, Industrial, DeLand
Built	1995/96, Renovated 2021
Fire Sprinklers	Fully sprinkled
Construction	Bldg 1: Wood frame / EFIS Bldg 2: Concrete Tilt-up
Parking	4.2/1,000
Current FAR	29%



1991 Industrial Dr.

Building 1 - Highlights

- Two-story, 18,125 SF
- Wood framed, EFIS cladding
- Impact windows
- 1000 amp, 208/120 volt service
- 275 kw Kohler diesel backup generator
- HVAC - air cooled DX split systems
- Fully fire-sprinklered
- Fully wired
- Lightning protection



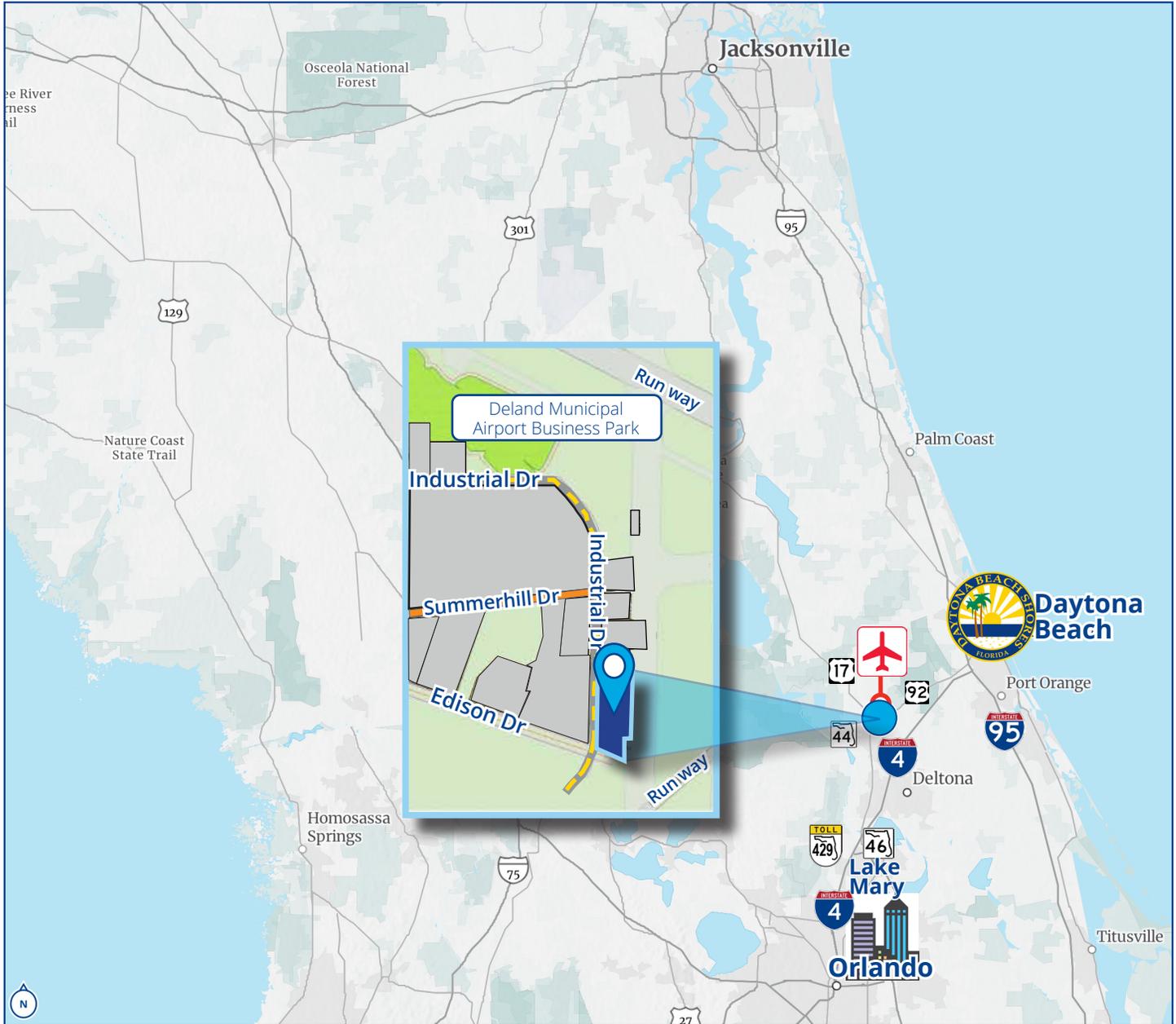
1993 Industrial Dr.

Building 2 - Highlights

- Two-story, 24,423 SF
- Impact windows with exterior roll-down shutters
- 1200 amp, 208/120 volt service
- 350 kw Caterpillar diesel backup generator
- HVAC - air cooled DX split systems
- Two medium sized walk-in coolers
- Concrete tilt up structure
- Connector hallway between the two buildings

1991-1993 Industrial Dr. Deland | 42,548 SF

Location & Access



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