

# FOR LEASE OR SALE



**INDUSTRIAL SPACE, 8,000 - 22,000 SF +/-, GRADE & DOCK HIGH**  
**ALSO AVAILABLE, OPEN STORAGE/LAND LEASE AREA: 3.31 ACRES +/-**  
**2451 WEST NEW YORK AVE, DELAND, FL, 32720**

*HAS 3 Phase Power, 277/480V; Est 2,000 Amps +/-*  
*PARKING: 32 Spots +/- or .789 per 1,000 SF*

Access: from and to  
all directions of travel  
on SR 44.

MUNI: Volusia County  
ZONING: I-1  
FLU: Industrial

## Scott Garrett

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

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Scott@BossCRE.com

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**FOR SALE PRICE:**  
**\$4,990,000**

## PROPERTY HIGHLIGHTS

*HAS 3 Phase Power, 277/480V with Est 2,000 Amps +/-*

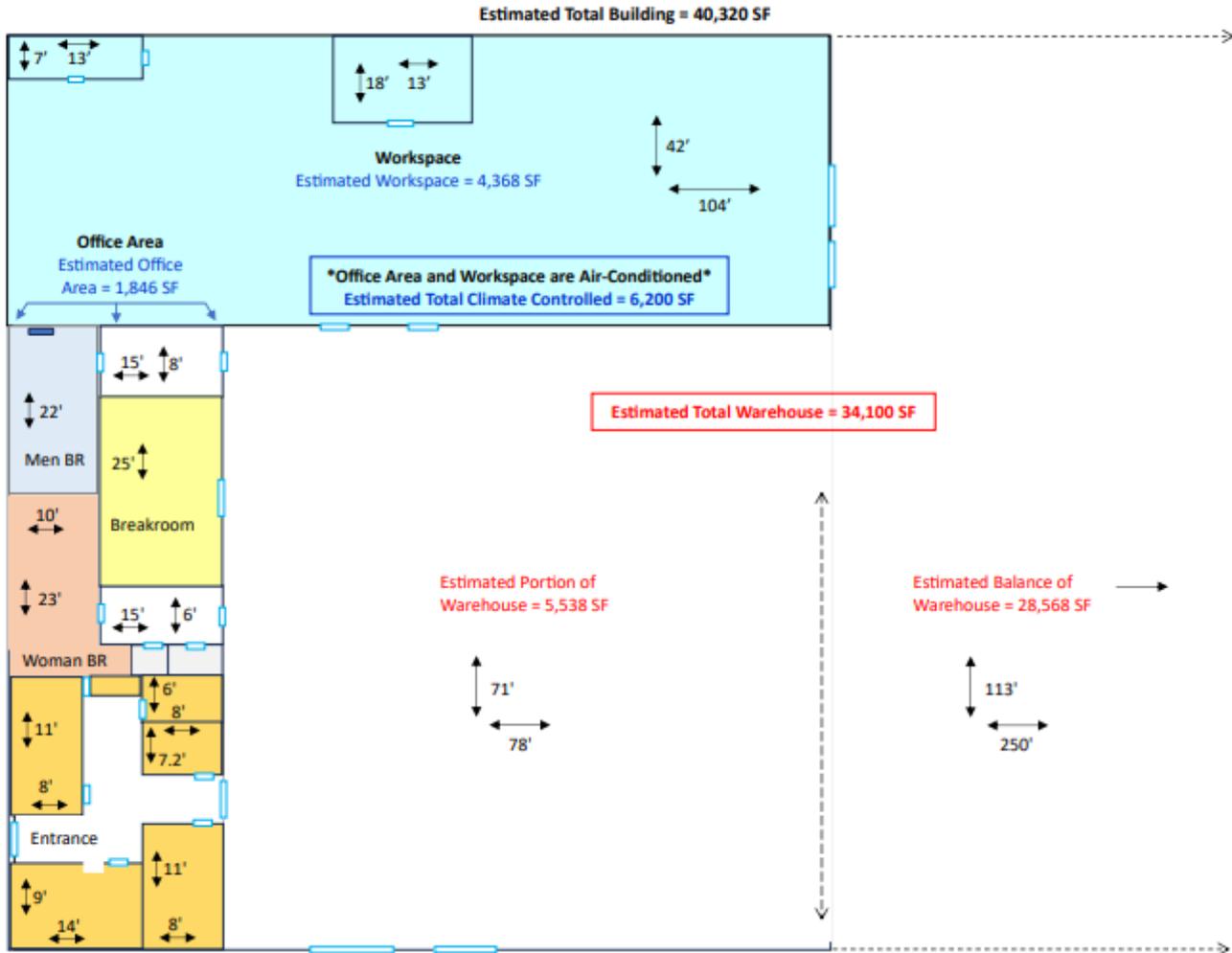
- **Total Building:** 40,320 SF *Under Air* = 6,200 SF +/-
- **Available Space:** 8,000 - 22,000 +/- (See Page 3)
- 16 FT Peak, 13 FT Eave Bldg Dimension: 115' D x 350' W
- **UNDER AIR Office Area** = 1,846 SF **Workspace** = 4,368 SF
- **Dock High, Rollup Doors:** 3 Grade 25' W & 3 Dock 8' W
- **Columns span East/West length of bldg, 26' separation**
- **Nearby SR 44 Frontage:** just under 700 linear FT +/-
- **Close to:** I-4, I-95, I-75, Florida Turnpike - *Anywhere*  
*See Availability, Page 3 of this flyer*
- **Lease Rate:** **\$10.99 - \$13.99 NNN** (NNN Rate = \$2 PSF)

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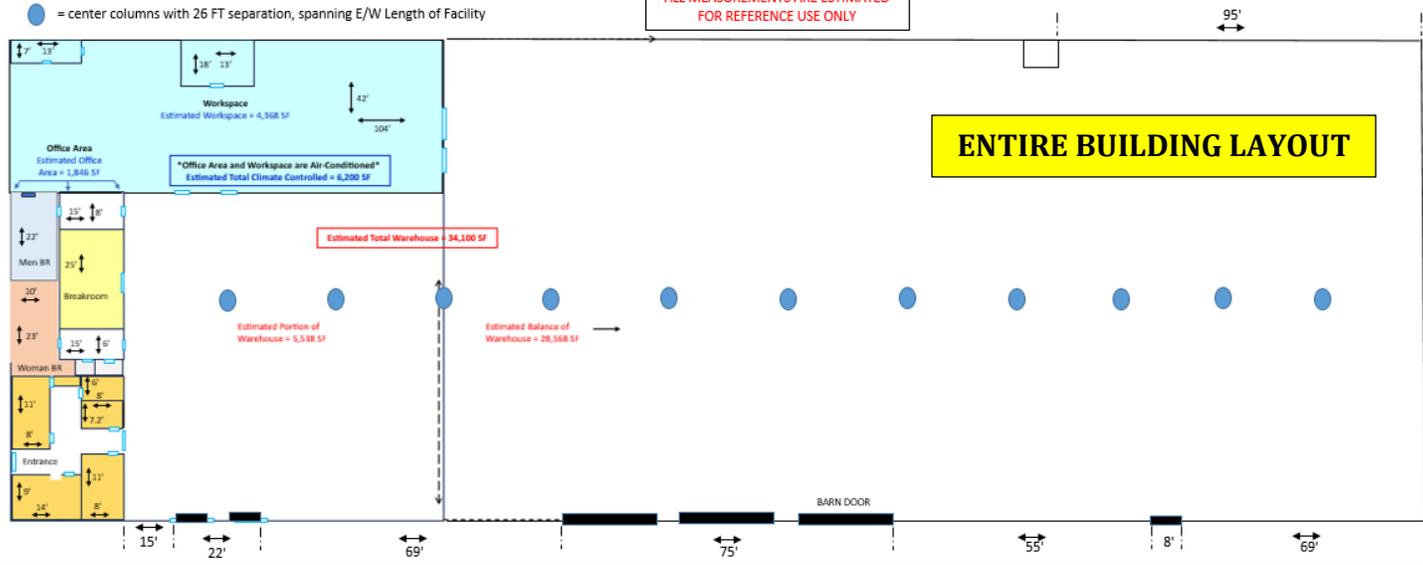


## SECTION VIEW: Office, Workroom Areas (under HVAC)



● = center columns with 26 FT separation, spanning E/W Length of Facility

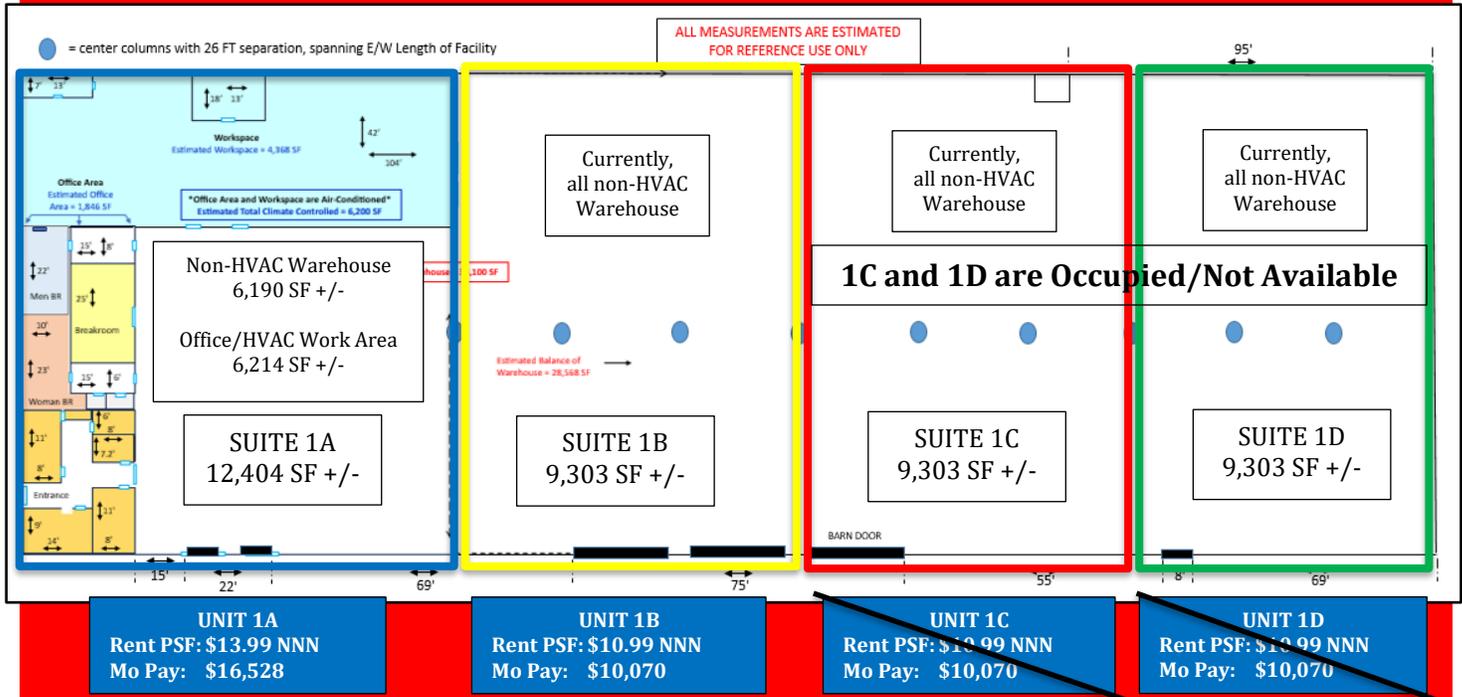
ALL MEASUREMENTS ARE ESTIMATED FOR REFERENCE USE ONLY



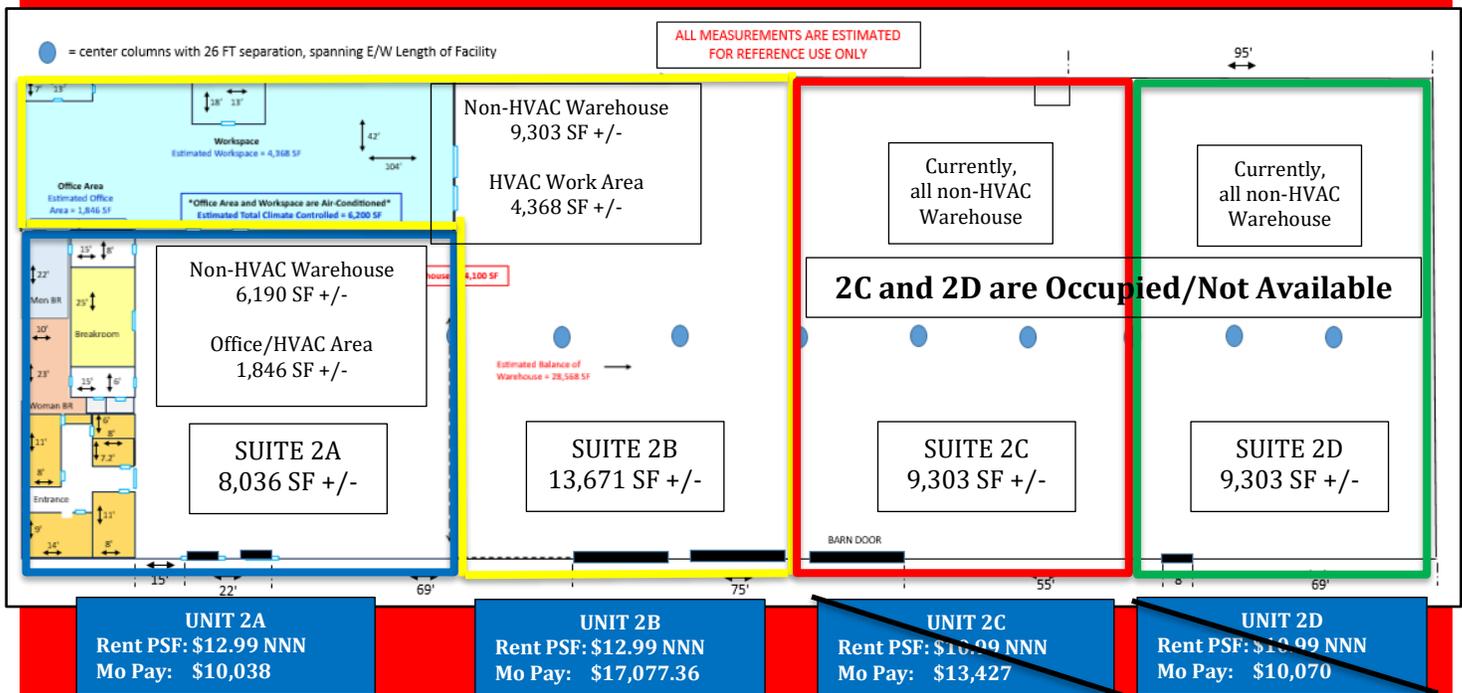
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## POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 1



## POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 2

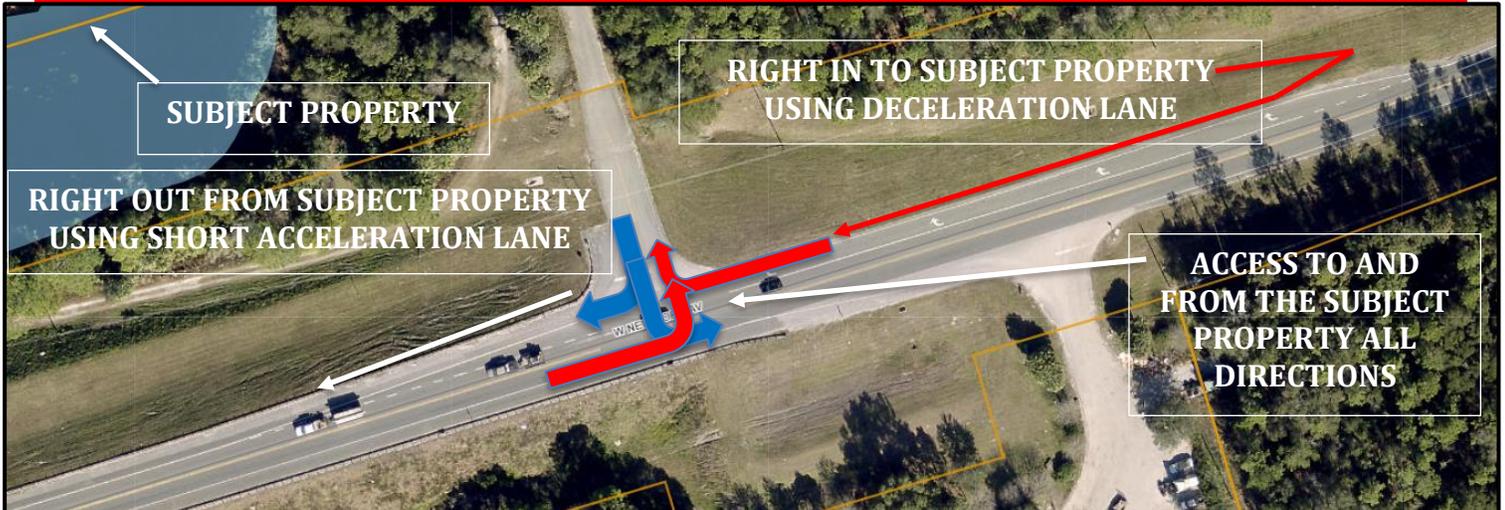


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## ROADWAY ACCESS



### OPEN STORAGE LAND LEASE AREA(S)

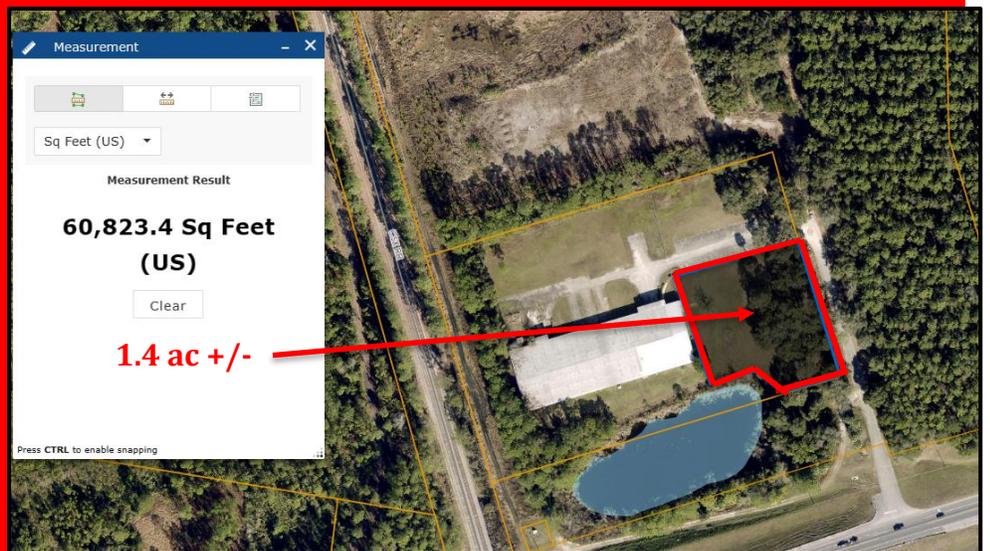
*Available Separately*

### TOTAL AVAILABLE AREA

3.31 ACRES

### 1 ACRE LEASE PAYMENT

\$48,000 + sales tax  
ANNUAL NN LEASE



## CONTACT

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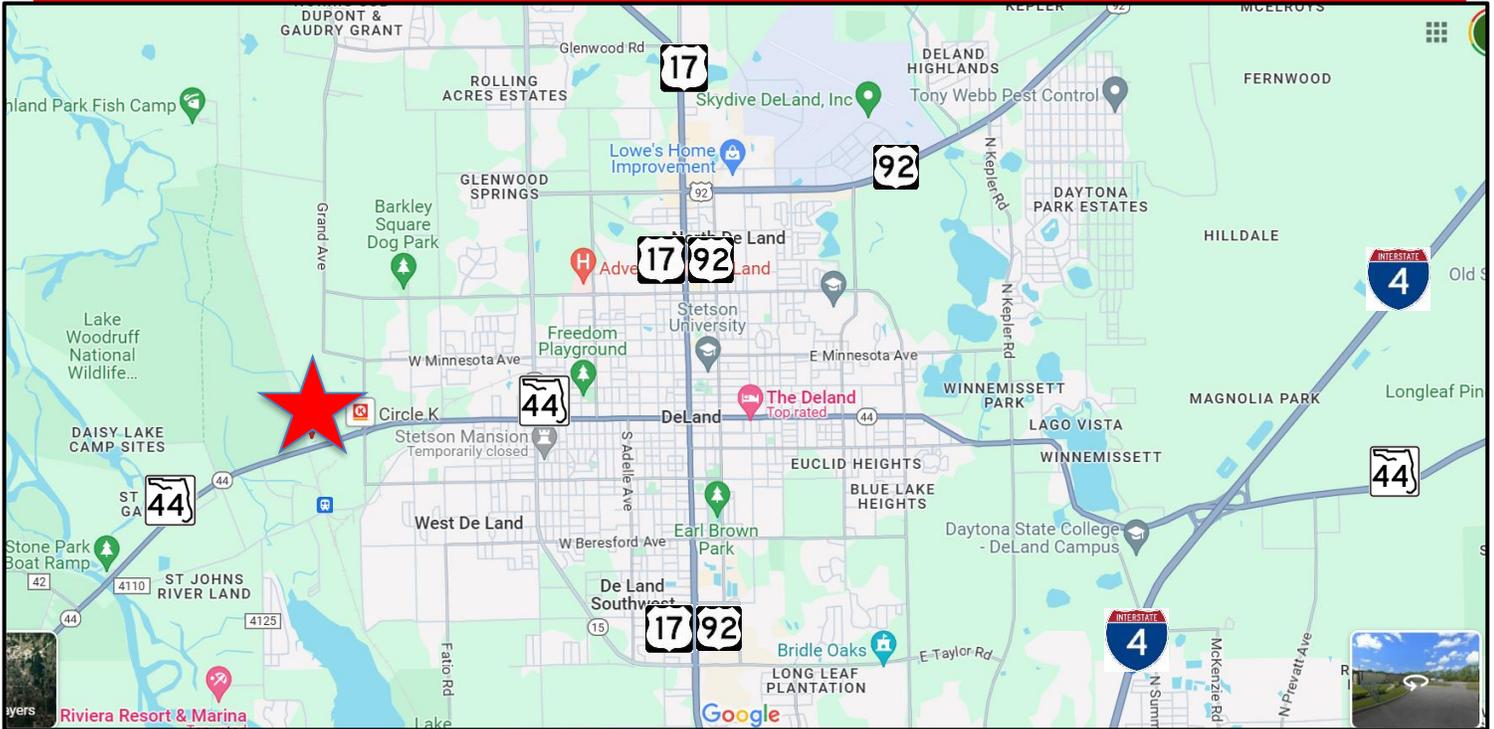
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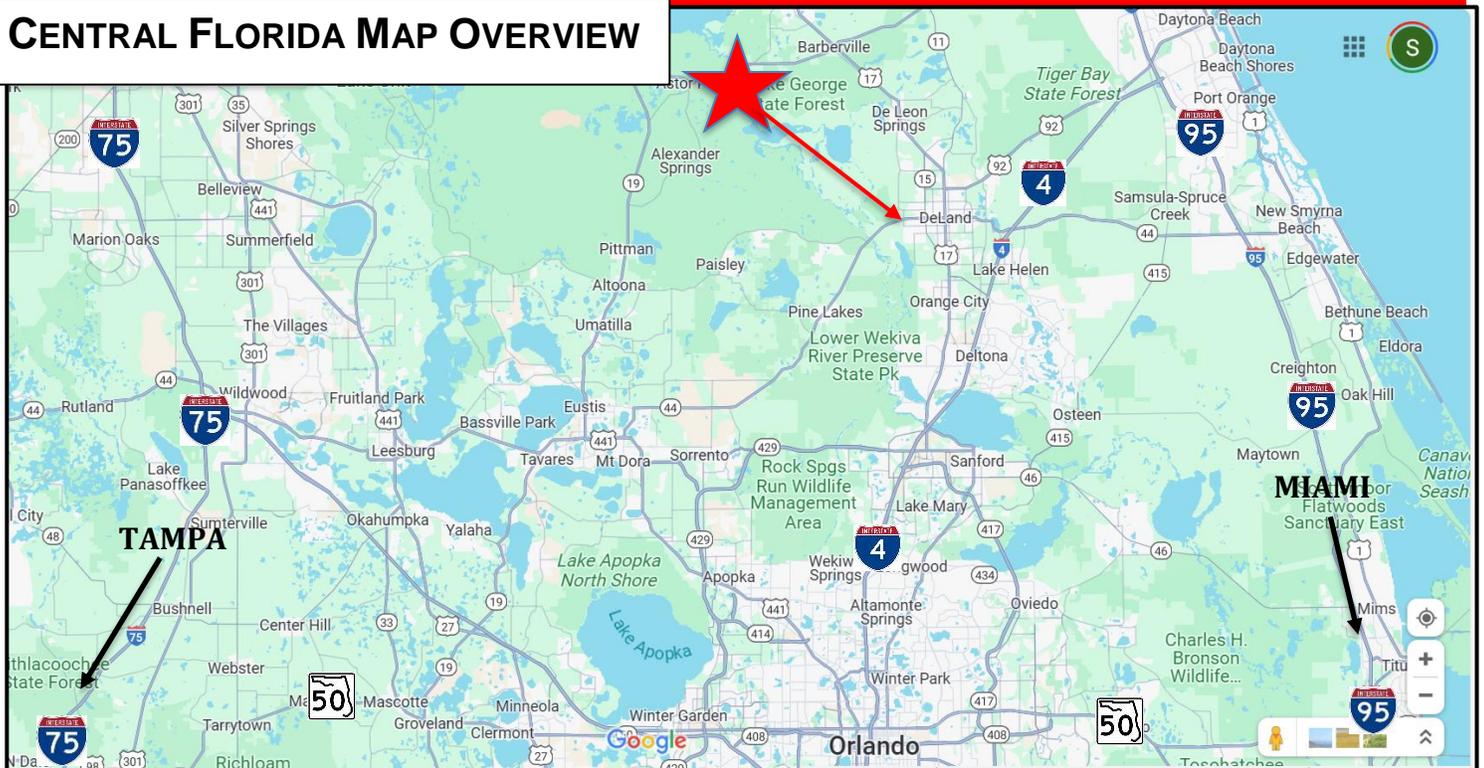
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## LOCAL AREA MAP OVERVIEW

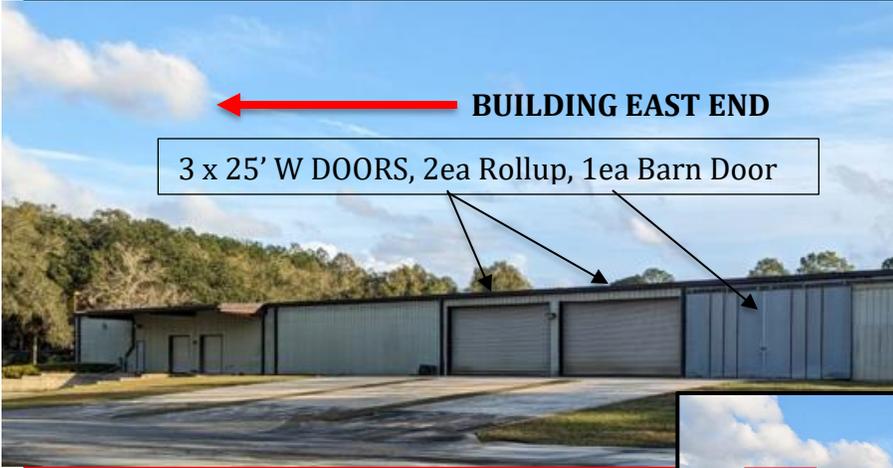


## CENTRAL FLORIDA MAP OVERVIEW



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**BUILDING EAST END**  
3 x 25' W DOORS, 2ea Rollup, 1ea Barn Door



**INTERIOR  
LOOK ROLLUP  
DOOR DOCK  
HIGH**



**E**

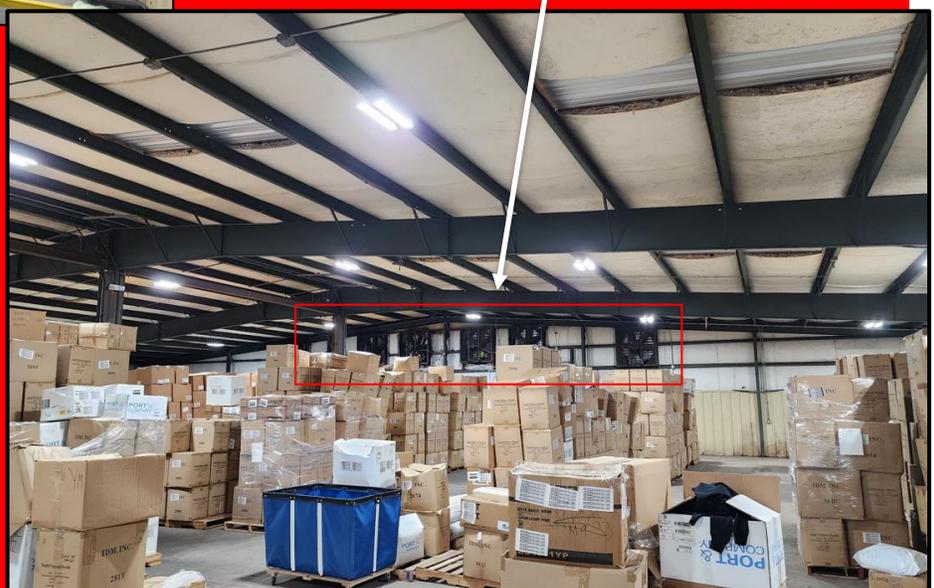
**W**

**NORTH FACE OF BUILDING**



**INTERIOR VIEW, PORTION**

**BUILDING - WEST END  
5 EXHAUST FANS-CIRCULATION**



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