



Colliers

For Sale

1993 Industrial Drive
DeLand, Florida

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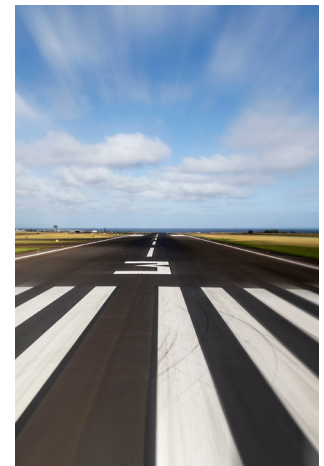
Property Highlights

- 24,423 SF two-story office building
- Unique location within the DeLand Municipal Airport Business Park and adjacent to runway for convenient fly-in / fly-out
- Significant natural light
- Frontage along Industrial Drive on the west side of the building and the DeLand Airport runway on the east side of the building
- 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

1993 Industrial Dr

- Two-story, 24,423 SF
- Impact windows with exterior roll-down shutters
- 1200 amp, 208/120 volt service
- 350 kw Caterpillar diesel backup generator
- Electric water heaters
- Concrete tilt up structure



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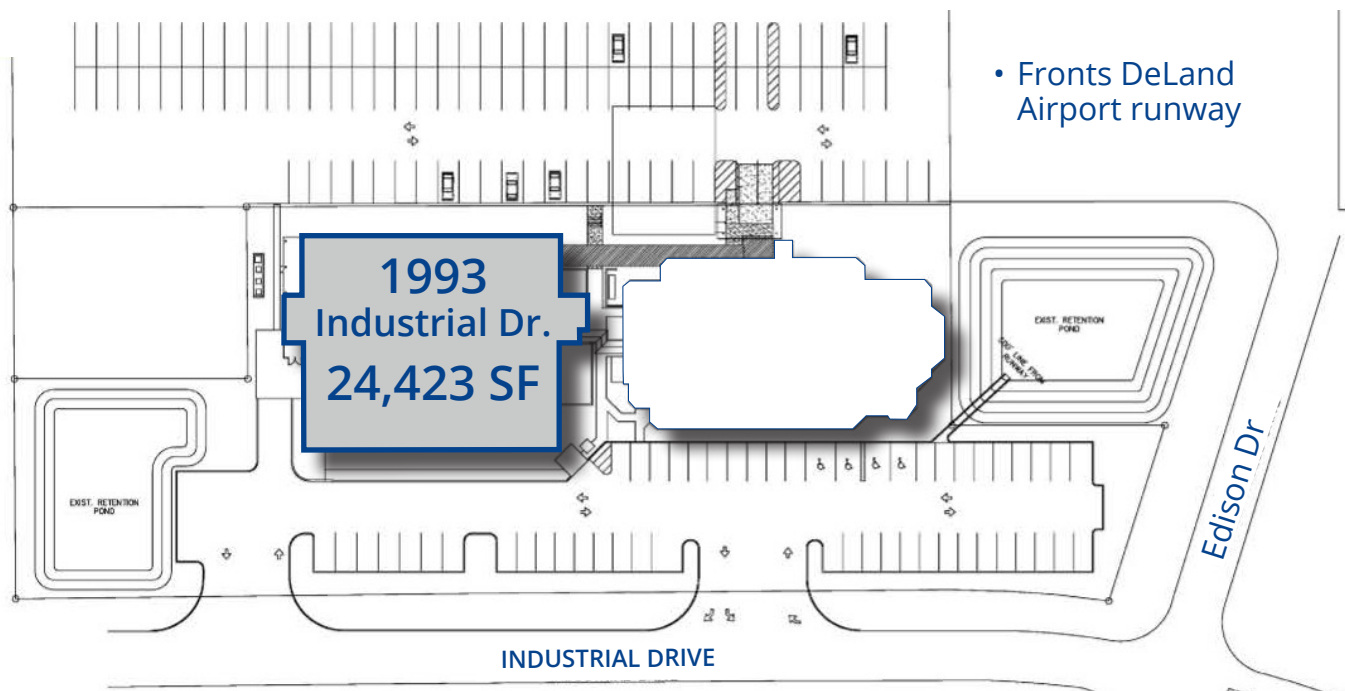
1993 Industrial Dr.

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 24,423 SF office building sits adjacent to a runway on the airfield which would allow for airplane loading and unloading opportunities.

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

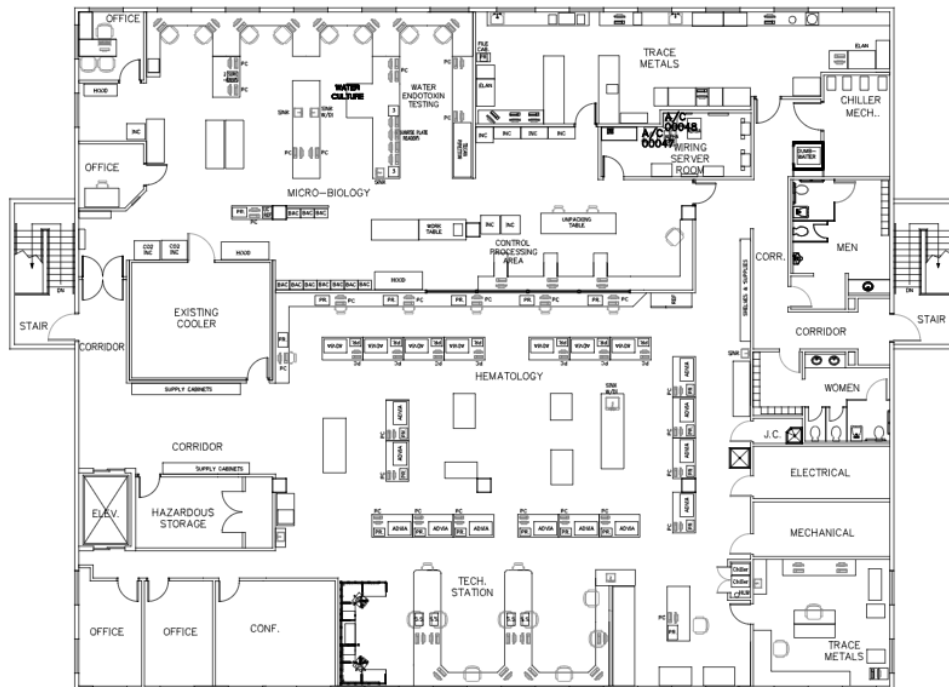
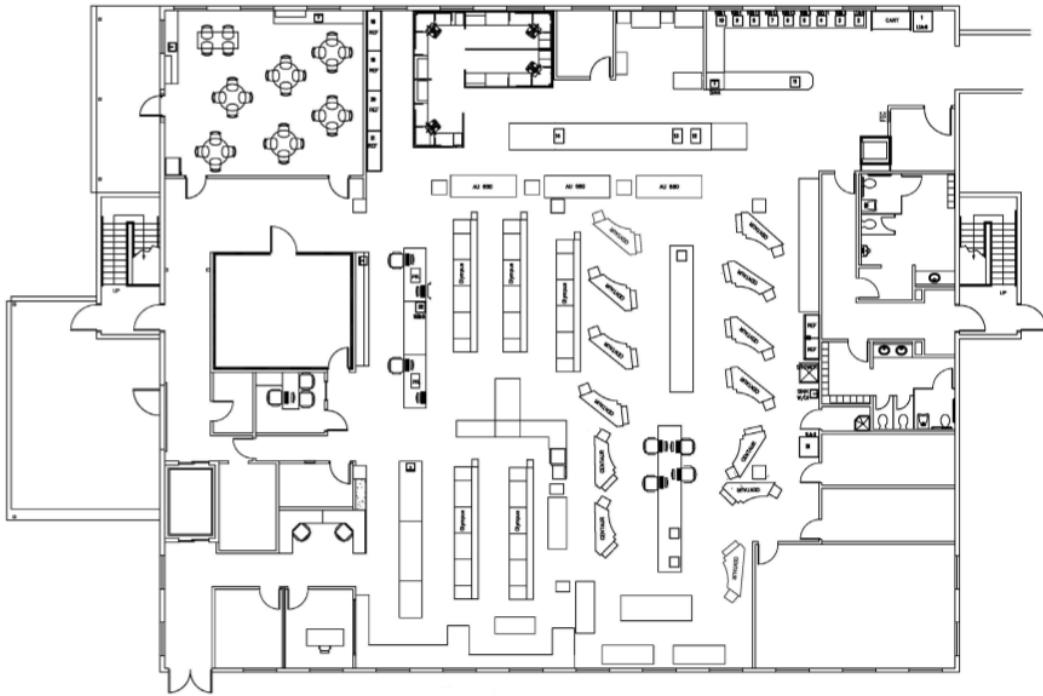
Overview	
VCPA ID No.	603400000180
Building	24,423 SF
Zoning	M-1, Industrial, DeLand
Built	1995/96
Fire Sprinklers	Fully sprinkled
Construction	Concrete Tilt-up
Parking	4.2/1,000
Current FAR	29%



FLOOR PLANS

*Previous floor plans

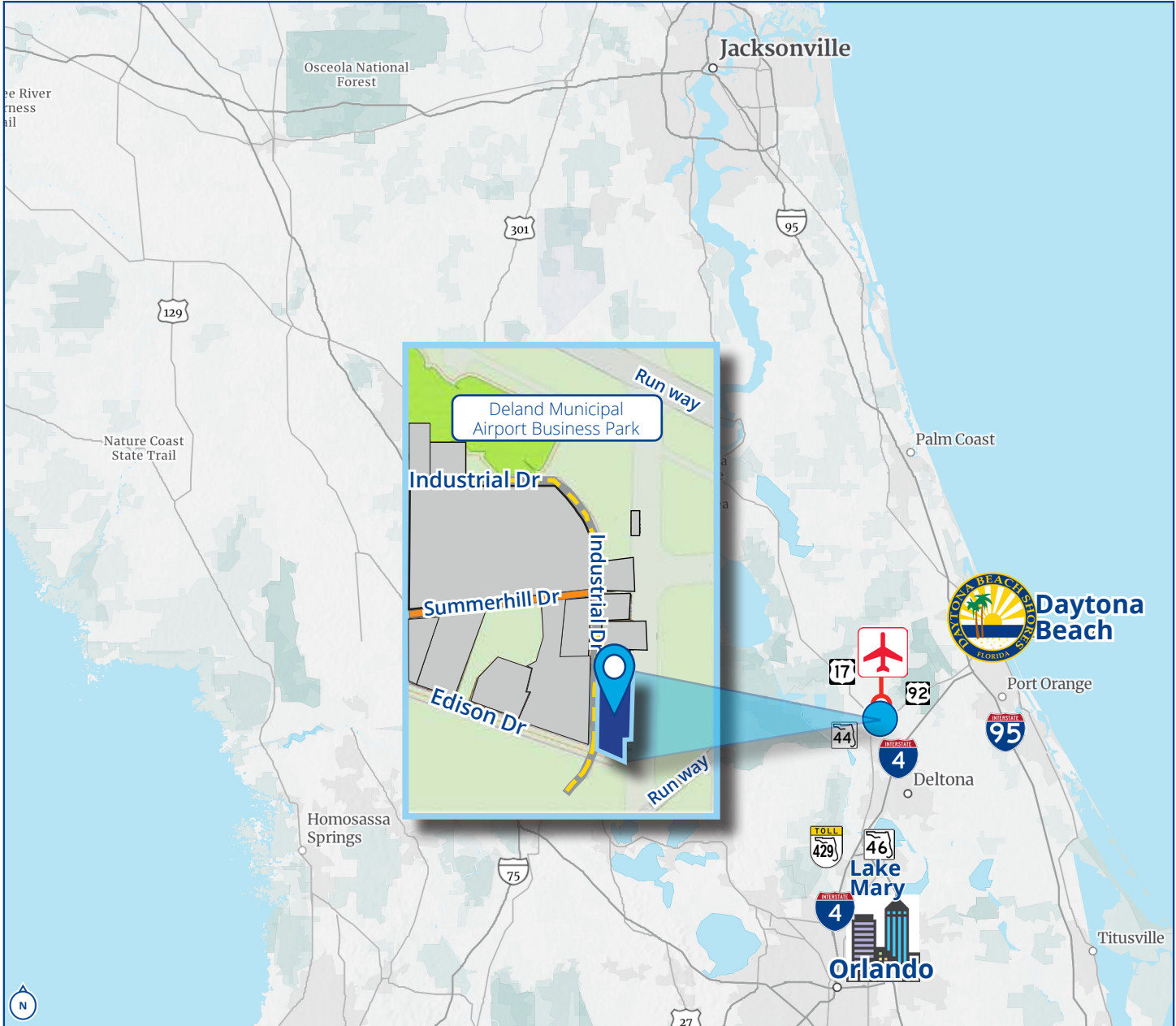
FIRST FLOOR



SECOND FLOOR

1993 Industrial Dr. Deland | 24,423 SF

Location & Access



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