



FOR SALE

INDUSTRIAL DEVELOPMENT OPPORTUNITY

DELAND TECH PARK

±91.30 AC INDUSTRIAL DEVELOPMENT SITE | I-4 & SR-472 | FULLY ENTITLED FOR 1.5M SF OF INDUSTRIAL
1445 CASSADAGA ROAD, DELAND, FL

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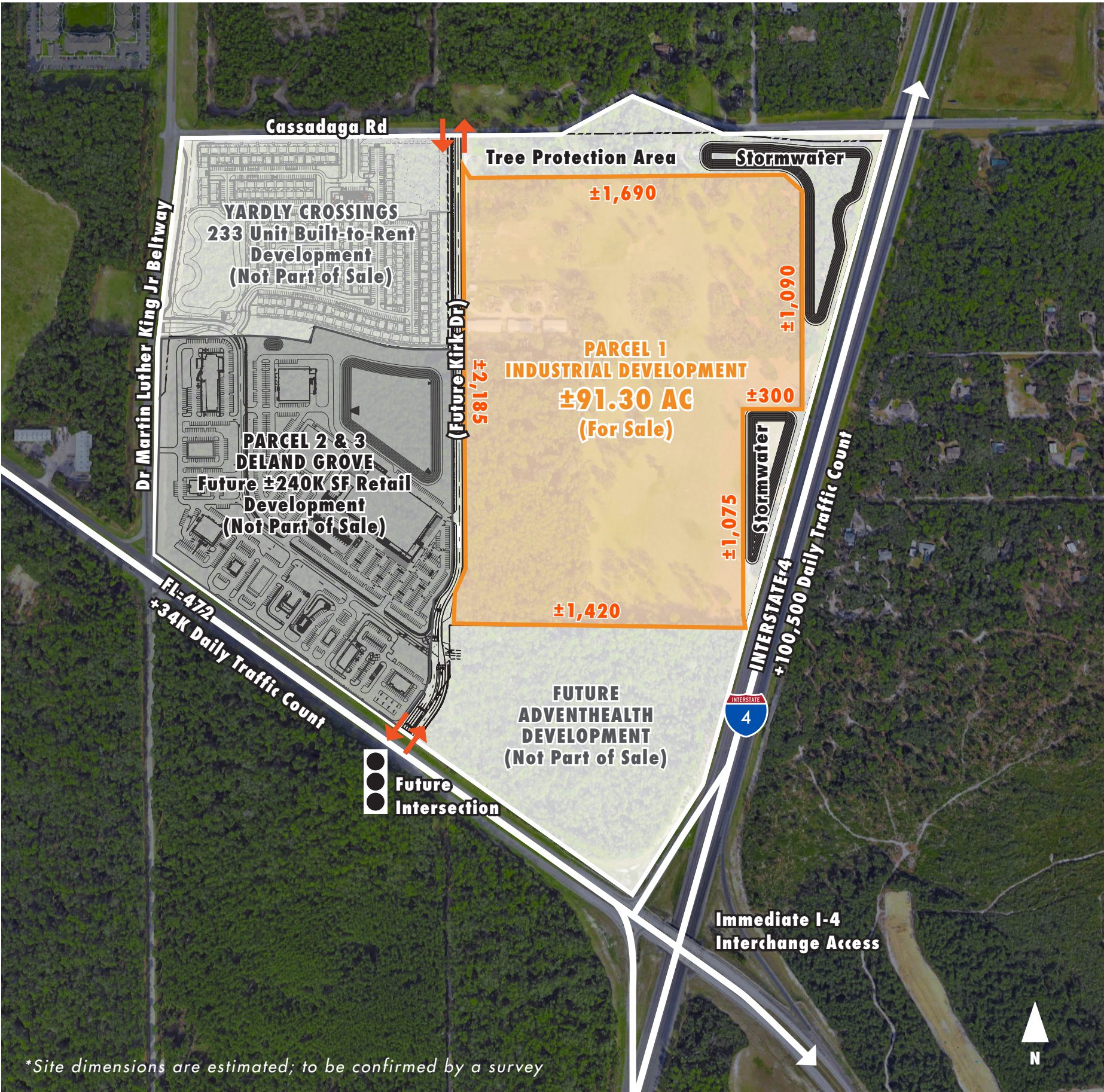
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DELAND TECH PARK



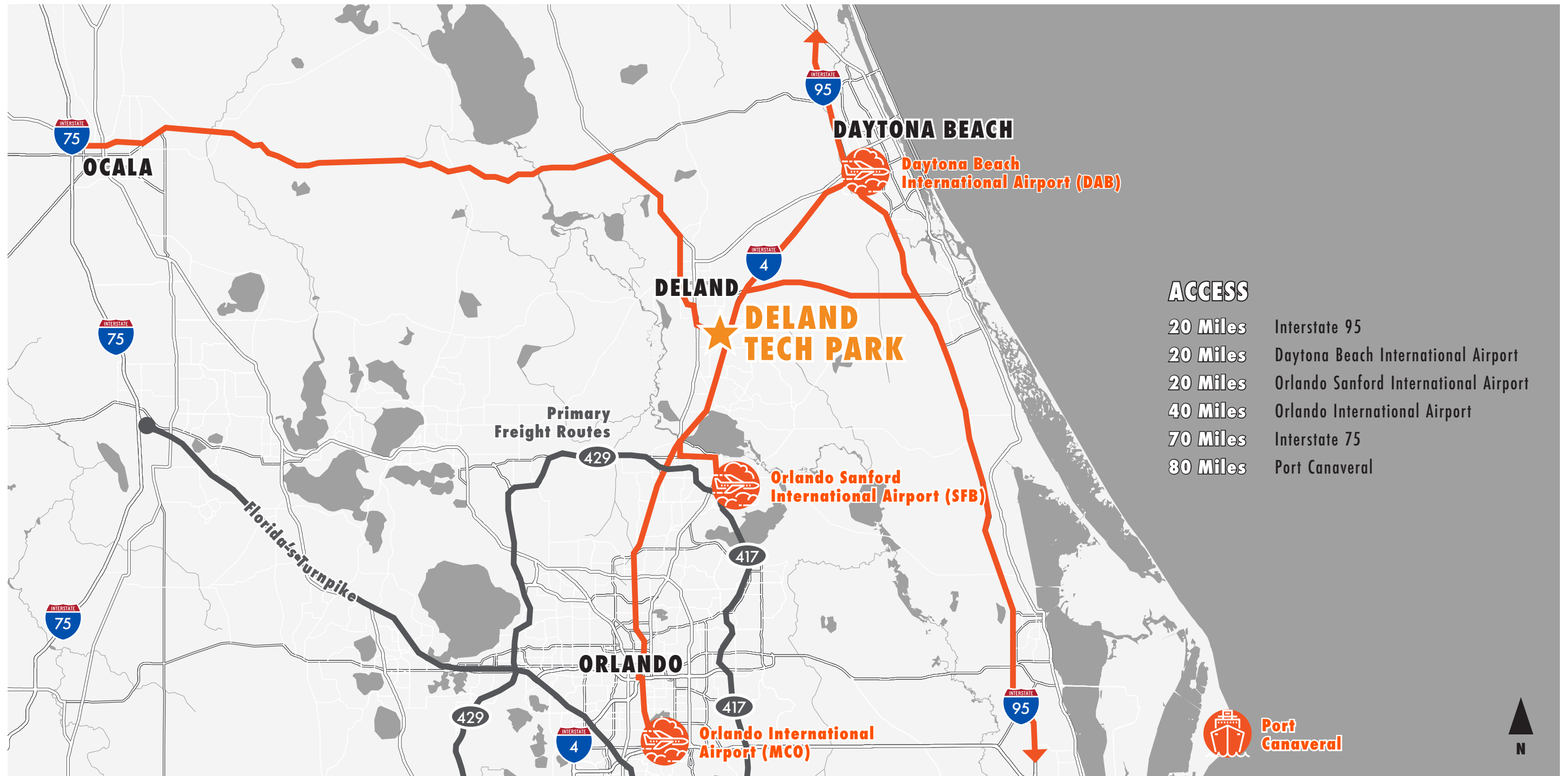
PROPERTY OVERVIEW

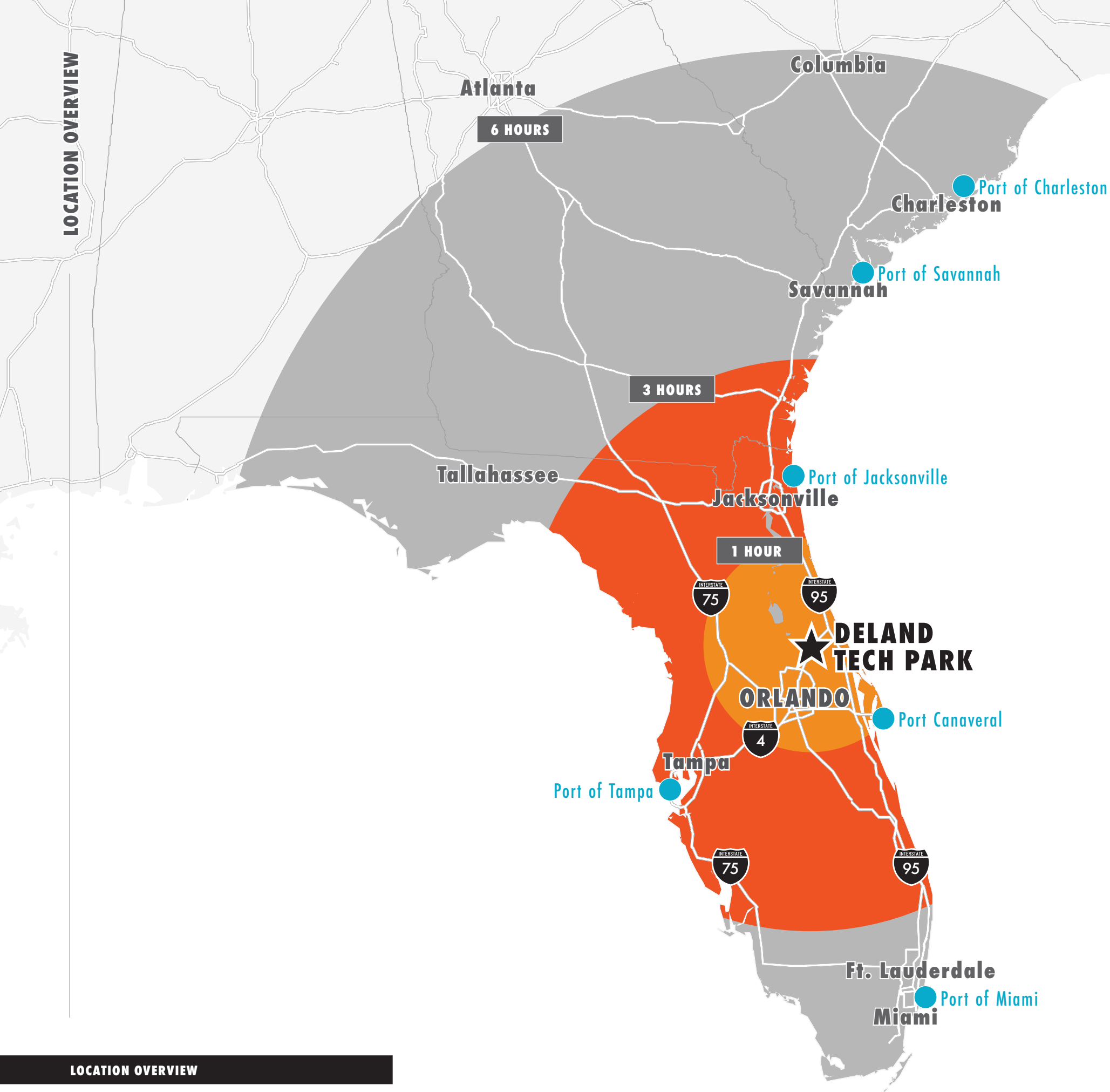
SITE DESCRIPTION			
Address	1445 Cassadaga Road, DeLand, FL 32724		
County	Volusia		
Total Site Size	143.80 AC		
DELAND TECH PARK PLANNED UNIT DEVELOPMENT PROGRAM			
Parcel #	Land Use	Gross AC	Dev. Program
1	Industrial	91.30 AC	1,500,000 SF
2	Commercial: Power Center, Neighborhood Retail	37.69 AC	130,000 SF
3	Commercial: Power Center, Neighborhood Retail, Gas Station w/ Convenience Store	14.81 AC	110,000 SF
Total		143.80 AC	1,740,000 SF
INDUSTRIAL DEVELOPMENT OPPORTUNITY			
Gross Acreage	91.30 AC		
Development Program	1,500,000 SF		
Max Lot Coverage	70%		
Max Building Height	65'		
Minimum Setbacks	Front: 35' Side: 10' (30' when abutting public streets) Rear: 25'		
Topography	Flat; no wetlands		



LOCATION HIGHLIGHTS

- Immediate Access to I-4 Interchange Centrally Located Between Daytona Beach & Orlando
- Easy access to north Orlando beltways SR 417 & 429 which provide easy routes to Tampa, South Florida and the Florida Turnpike





LOCATION OVERVIEW

DISTANCE FROM PROPERTY

Orlando, FL	30 Miles
Jacksonville, FL	105 Miles
Tampa, FL	130 Miles
Miami, FL	250 Miles

100%
of Florida Accessible in 6 Hours

~ 13M
People Within a 3 Hours Drive



CONTACT

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DELAND TECH PARK

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