

For Lease

# Industrial Manufacturing/Assembly Complex

28,682± SF | \$12.00/SF NNN



**907 S. Charles Richard Beall Blvd (US 17-92)**

DeBary, Florida 32713

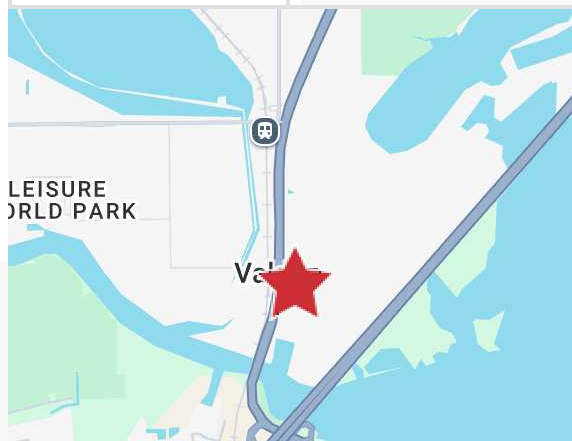
## Property Highlights

- Industrial complex for manufacturing and assembly
- 5 buildings in the complex totaling 28,682± SF plus some outside storage on 1.78± acres
- Permitted paint booth included
- Great location on US Hwy 17-92, minutes from I-4
- Property is suitable for multiple purposes: industrial warehousing, manufacturing and assembly
- Volusia County has grown significantly during the last 10 years
- High daily vehicle counts: 37,000 (US Hwy 17-92) & 138,000 (I-4)
- Midway between two I-4 interchanges
- Zoning: B-5 (Heavy Commercial), City of DeBary - allows many industrial uses

**Lease Rate: \$12.00/SF NNN (Entire Complex)**

## BUILDINGS

Building	Size (SF)
Bldg 1	11,280
Bldg 2	8,208
Bldg 3	840
Bldg 4	4,320
Bldg 5	4,034



For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

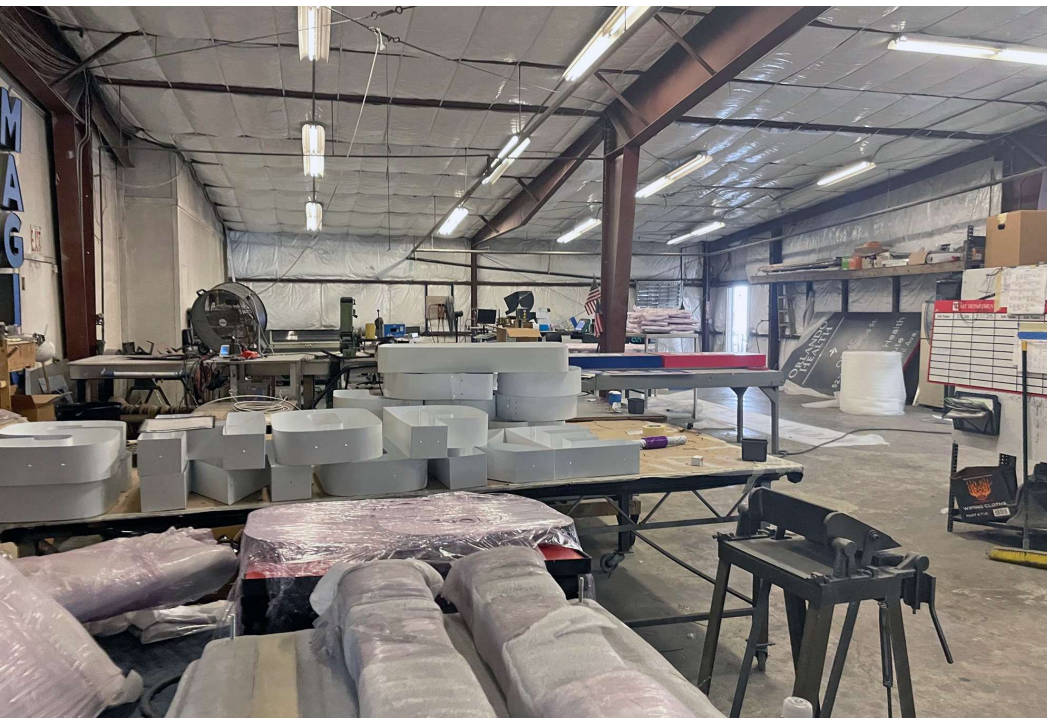
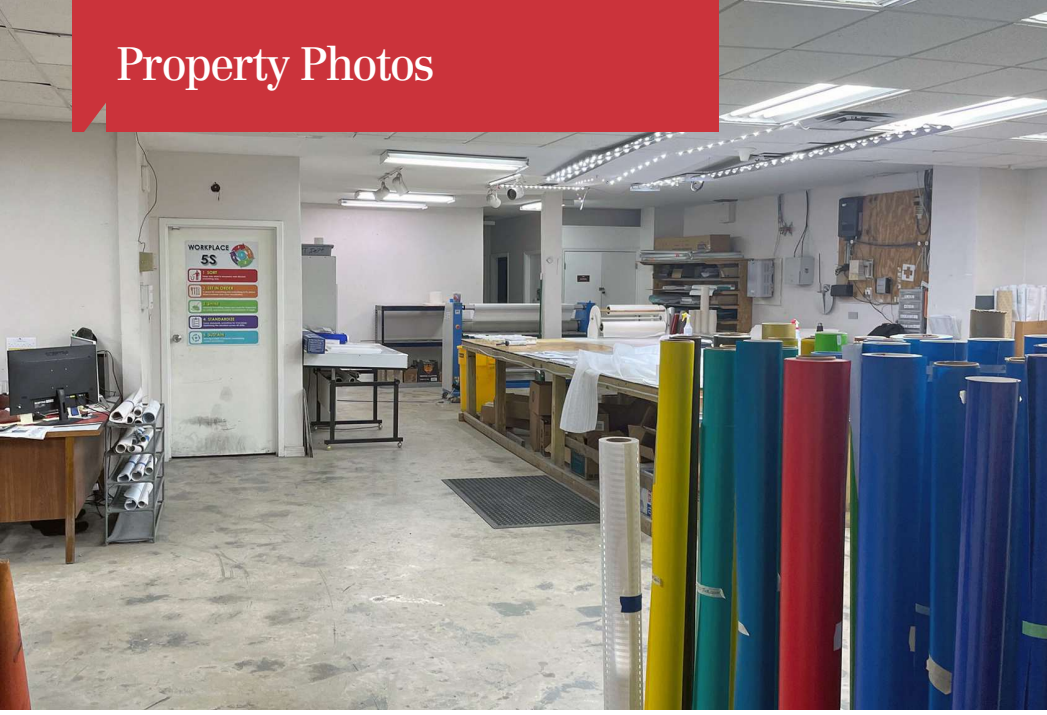
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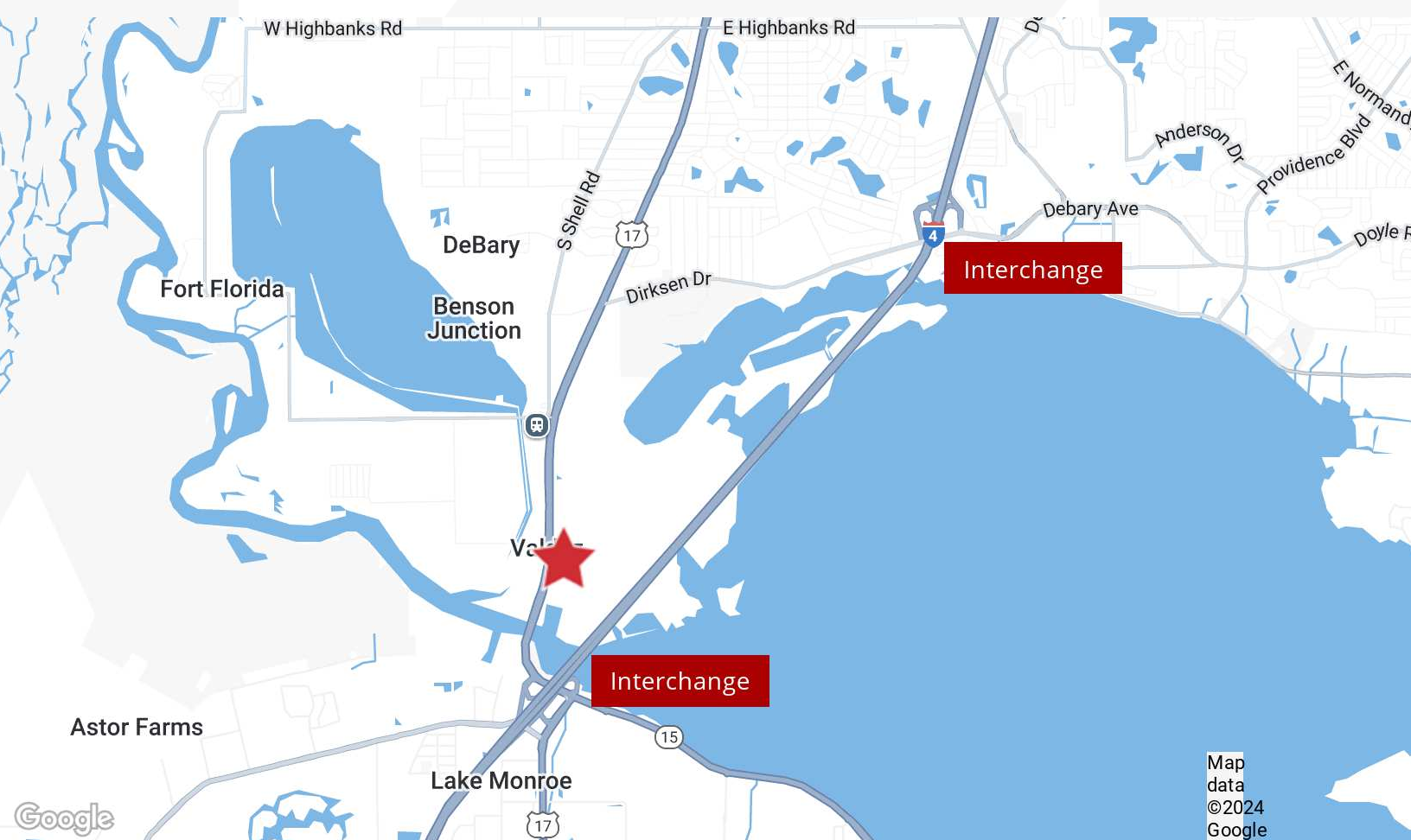
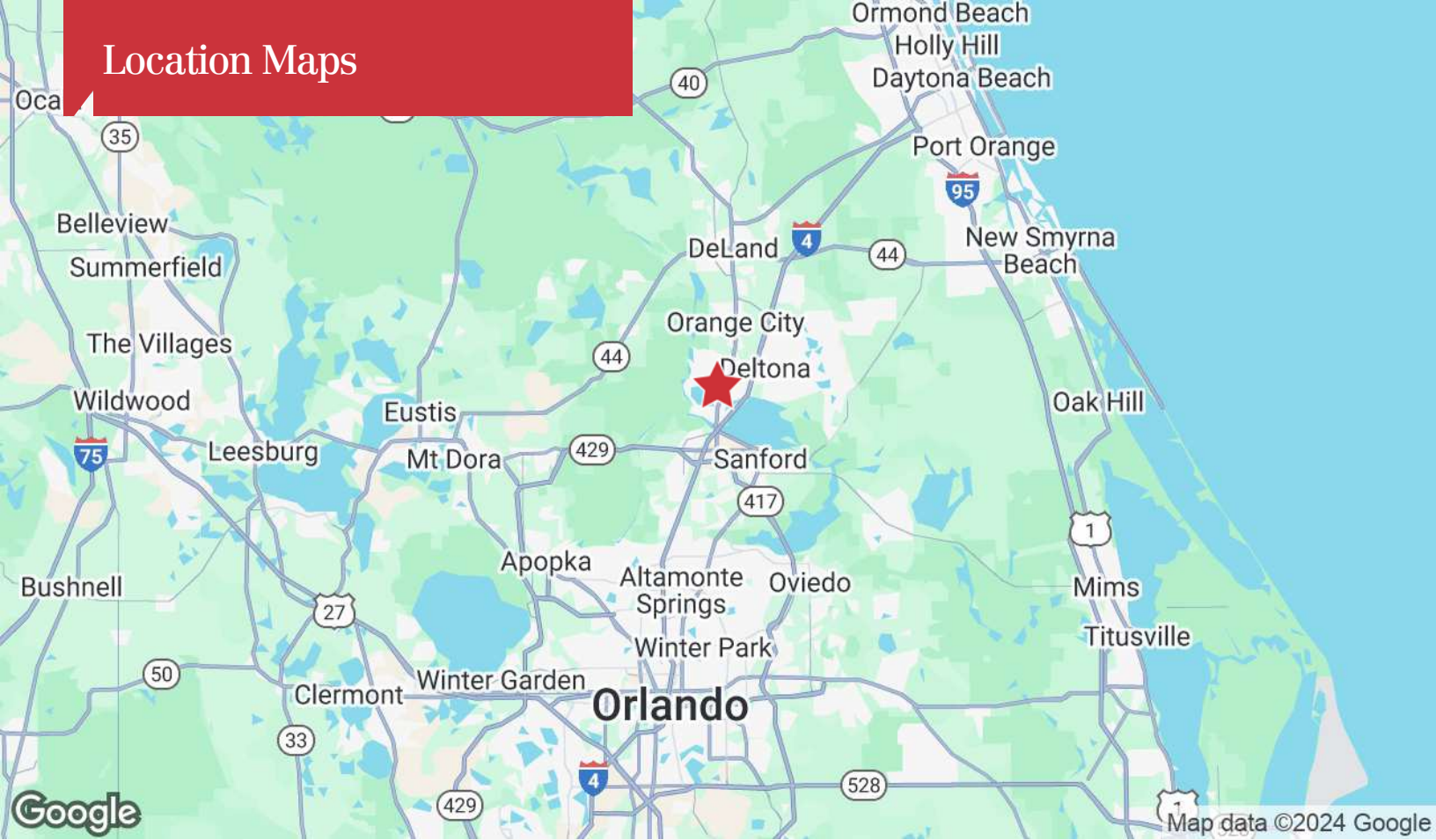
# Property Photos



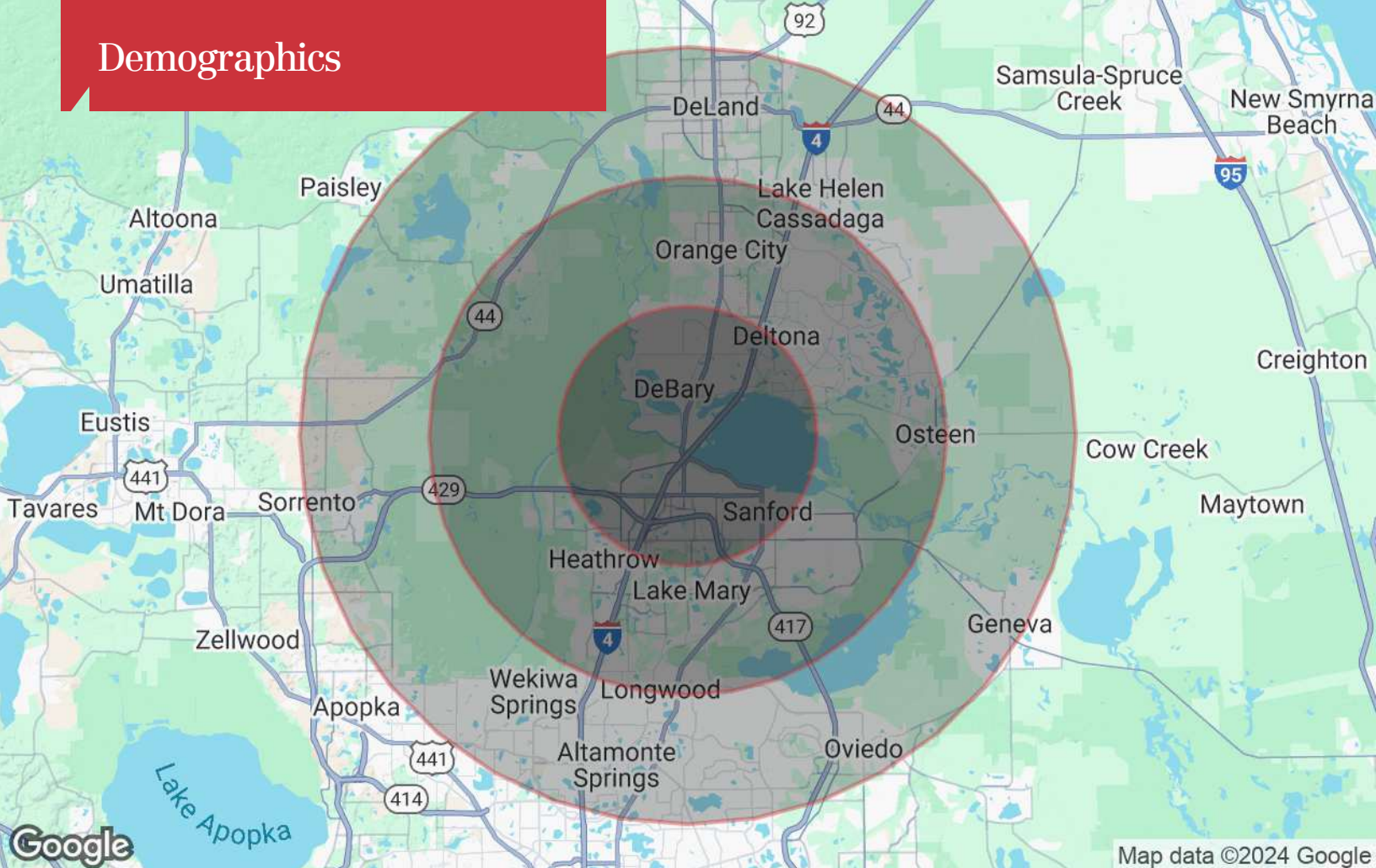
# Property Photos



# Location Maps



# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	95,088	329,751	652,977
MEDIAN AGE	42	42	42
MEDIAN AGE (MALE)	40	41	41
MEDIAN AGE (FEMALE)	43	43	43

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	37,509	126,140	251,633
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$106,906	\$102,170	\$103,930
AVERAGE HOUSE VALUE	\$401,893	\$365,299	\$384,572

\* Demographic data derived from 2020 ACS - US Census