

# Industrial | For Lease

# Benson Junction CommercCenter

475-495 S. Shell Road | DeBary, FL 32713



**AVISON  
YOUNG**

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# Property overview



## Property description

Benson Junction CommercCenter consist of three (3) flex/warehouse buildings totaling 60,080± SF on 5.32± acres in Debary, FL. This excellent location boasts quick access to Sanford and Deltona through major thoroughfares such as US-17 and Interstate-4.

## Property highlights

Total SF:	60,080± SF
SF Available:	A8 - 2,240± SF B8 & B9 - 5,600± SF
Doors:	Grade-level
Clear height:	16' - 18'
Fire:	Sprinklered
Zoning:	I-1, Light Industrial
Water:	Volusia County
Electric:	Duke Energy



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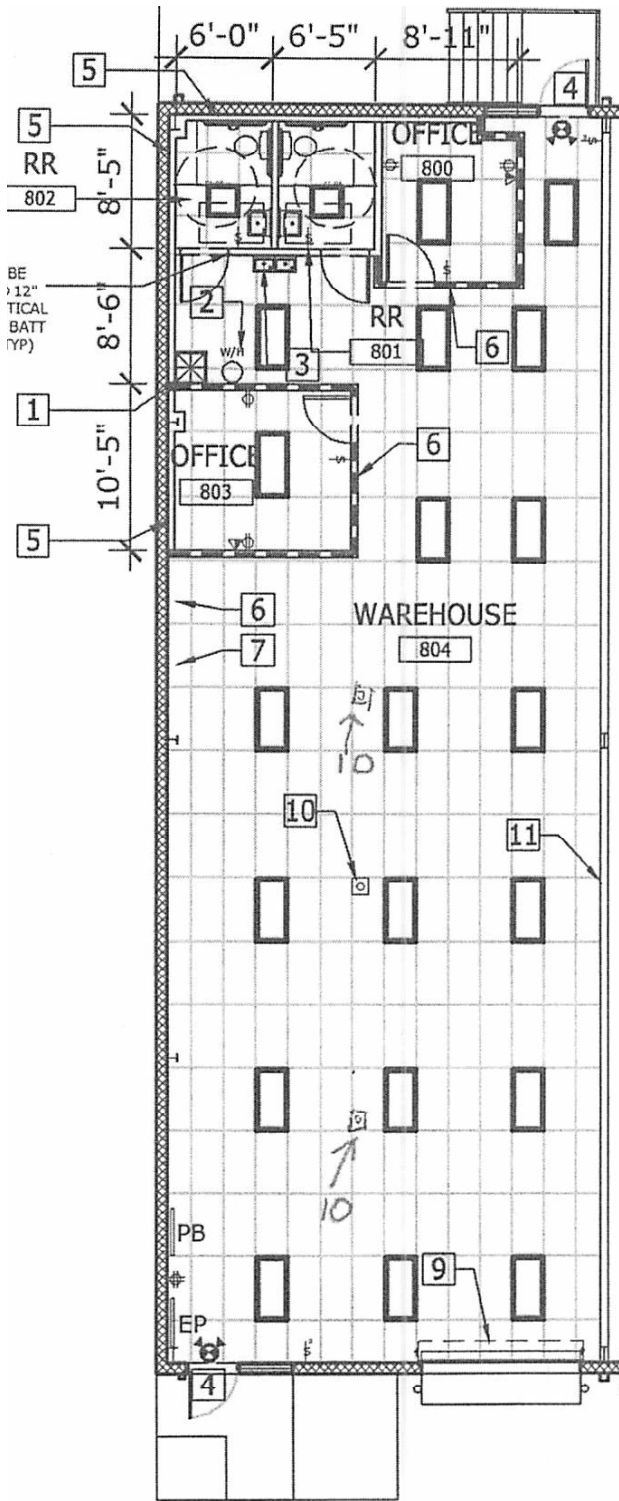
# Floorplan

495 S Shell Rd - Suite A8 - 2,240± SF

## For Lease

### Suite A8 - 2,240± SF

SF Available:	2,240± SF
Office SF:	300± SF
Doors:	One (1) 10' x 10' grade-level door
Clear height:	16' - 18'
HVAC:	100%
Bay:	28' x 80' typical
Sprinklers:	Yes
Drop ceiling:	9'
Year built:	2007
Zoning:	I-1, Light industrial



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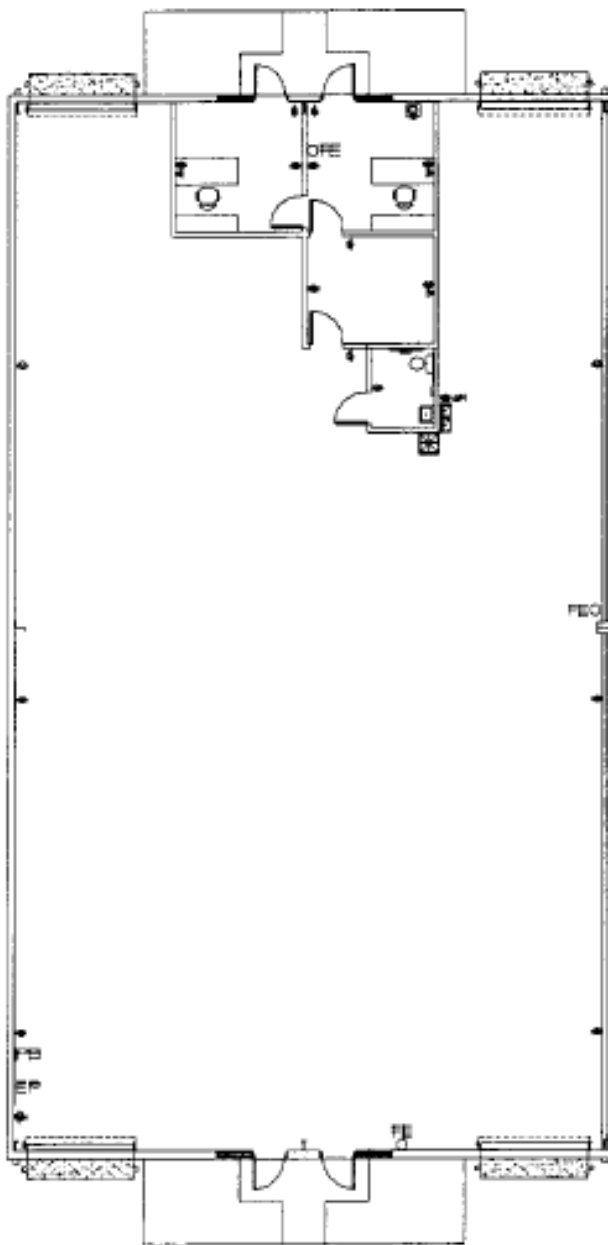
# Floorplan

485 S Shell Rd - Suite B8 & B9 - 5,600± SF

## For Lease

### Suite B8 & B9 - 5,600± SF

SF Available:	5,600± SF
Office SF:	400± SF
Doors:	Four (4) grade-level doors
Clear height:	16' - 18'
HVAC:	100%
Bay:	56' x 100' typical
Sprinklers:	Yes
Year built:	2007
Zoning:	I-1, Light industrial



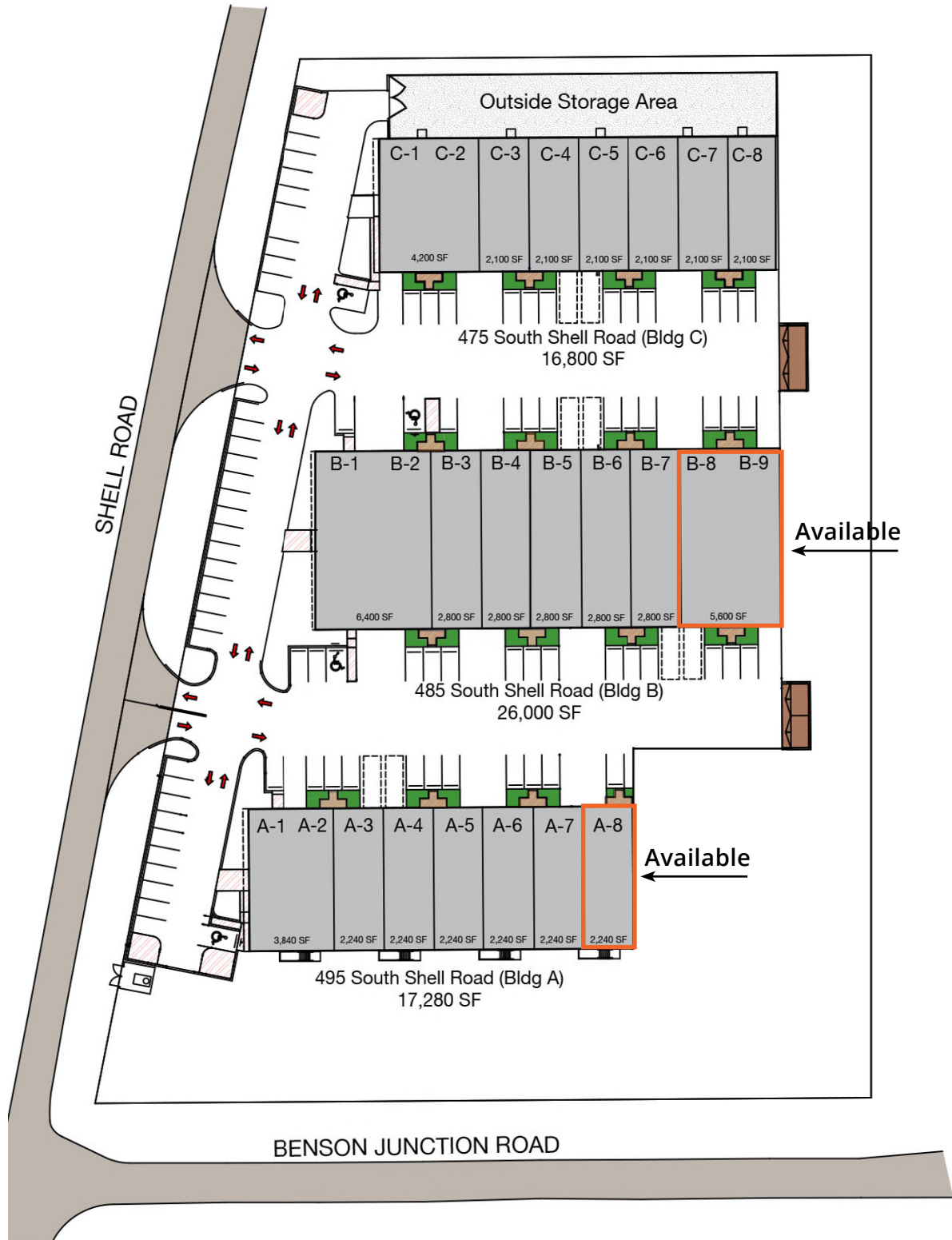
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**If you would like more information about this offering,  
please get in touch.**

## **Leasing contacts**

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