



North Orlando Commercial Flex/Warehouse
230 SPRINGVIEW COMMERCE DR, DEBARY, FL 32713

Property Highlights

- Fast growing market within minutes of Orlando MSA
- Quick access to I-4 and the SunRail
- Separate AC office space with dedicated bathroom
- Well maintained Condo Association
- Property management on-site
- Versatile industrial space

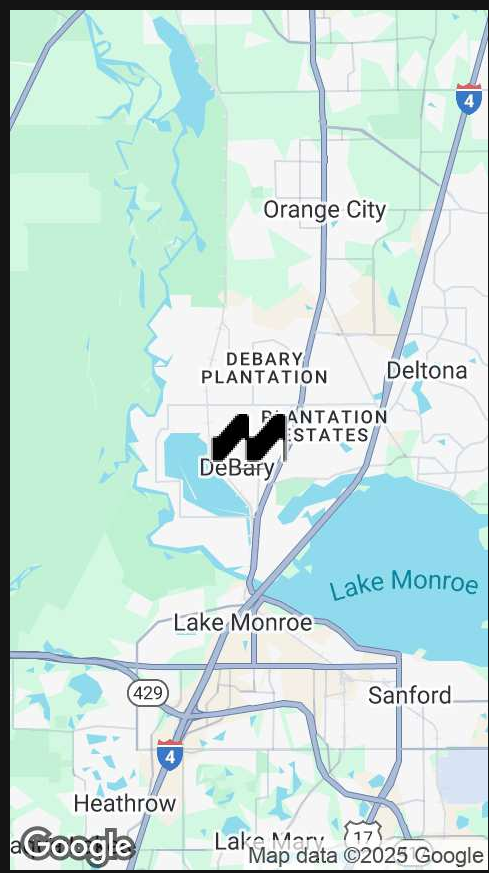
FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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EXECUTIVE SUMMARY

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North Orlando Commercial Flex/Warehouse



OFFERING SUMMARY

Lease Rate:	\$15/SF
Building Size:	4,500 SF
Available SF:	4,500
Lot Size:	0.1 Acres
Number of Units:	1
Year Built:	2007
Zoning:	I-1
Market:	Debary
Traffic Count:	30,000

PROPERTY OVERVIEW

Springview is a versatile flex space in a rapidly expanding market just minutes from the Orlando MSA. This property offers 1,250 SF of separate air-conditioned office space complete with a dedicated bathroom, ensuring comfort and functionality for your business operations.

The remaining 3,250 warehouse is features a grade-level door, perfect for accommodating a variety of logistics and storage needs.

Whether you're expanding, relocating, or establishing your business in Central Florida, Spring View provides the space and strategic location to support your growth.

LOCATION OVERVIEW

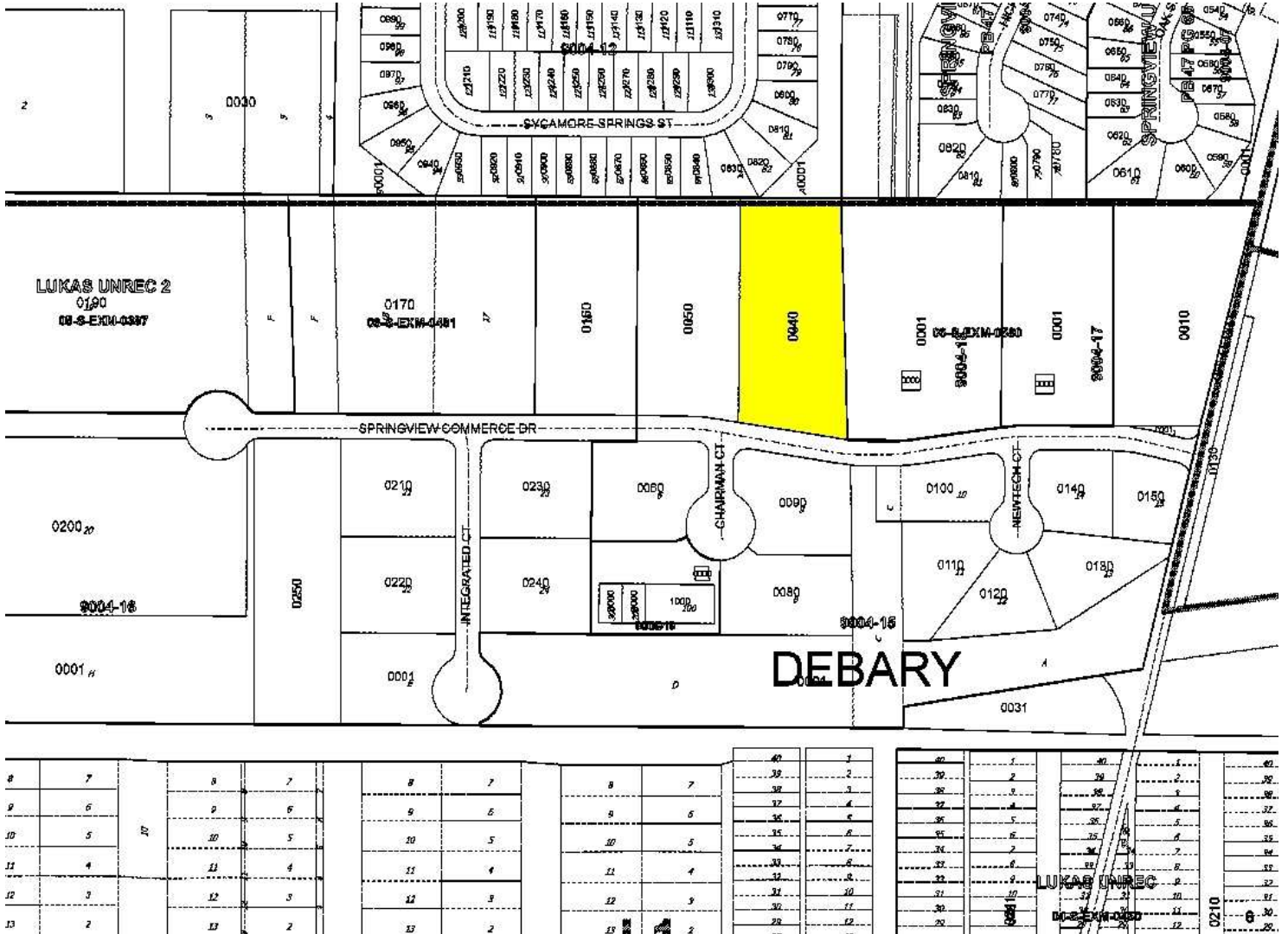
Situated with quick access to I-4 and the SunRail, Spring View offers unparalleled connectivity, making it an ideal choice for businesses seeking efficiency and convenience. With the city currently undergoing substantial infrastructure development, many new residential and retail opportunities are on the horizon.

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INDUSTRIAL PROPERTY
For Lease

SITE PLANS

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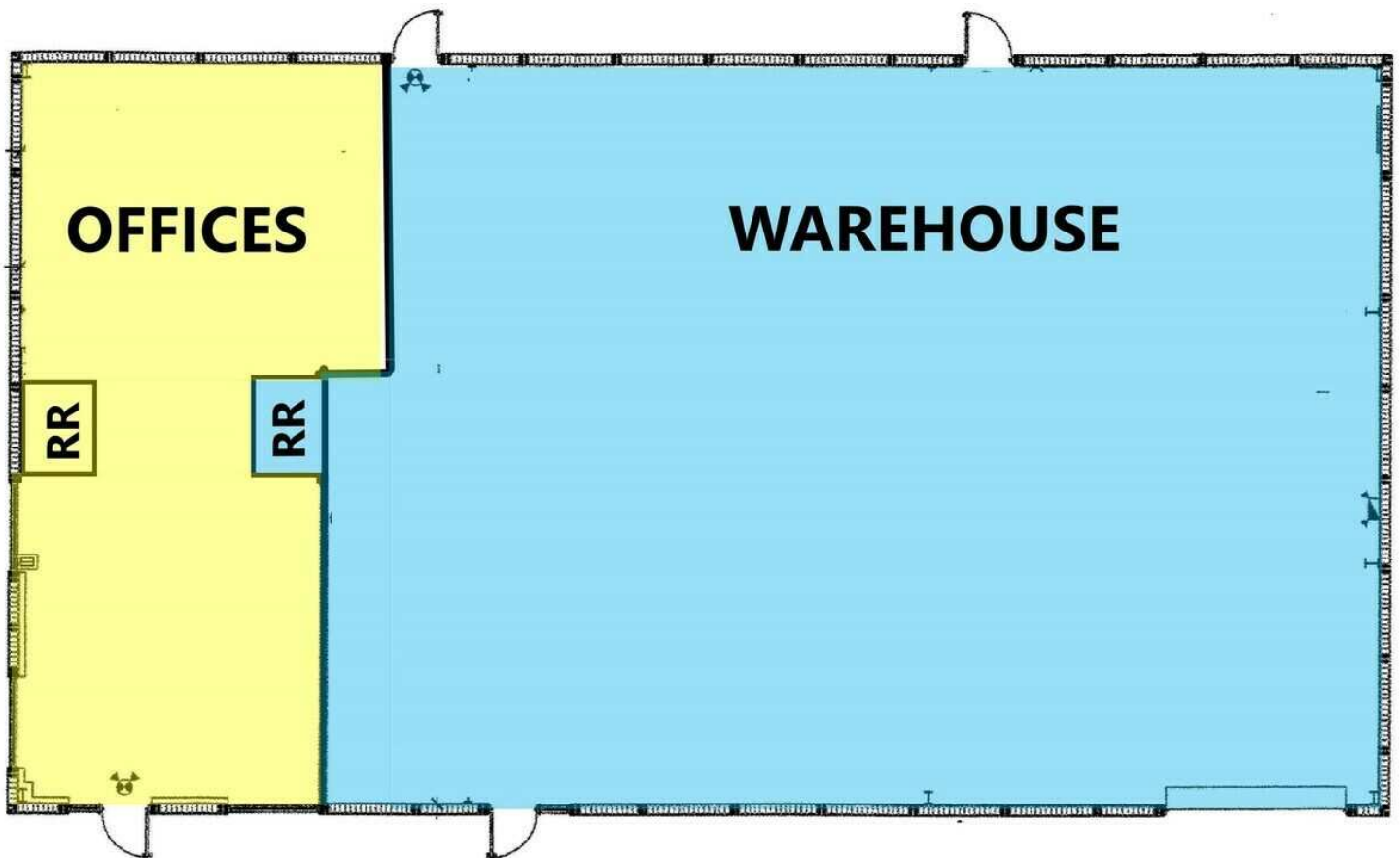


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FLOOR PLANS

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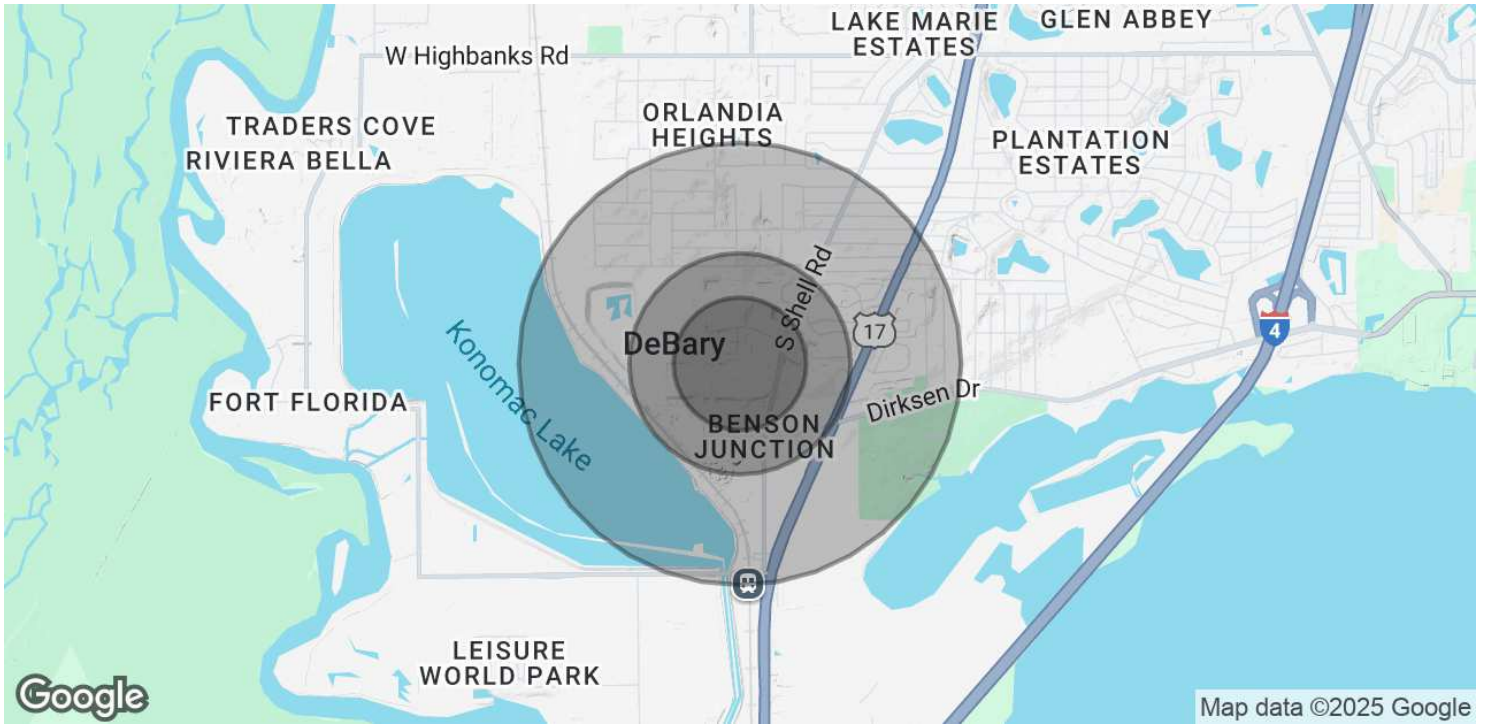


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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	604	1,321	3,915
Average Age	43	43	43
Average Age (Male)	42	42	43
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	223	489	1,504
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$77,493	\$83,155	\$91,792
Average House Value	\$305,204	\$316,982	\$322,591

Demographics data derived from AlphaMap

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