

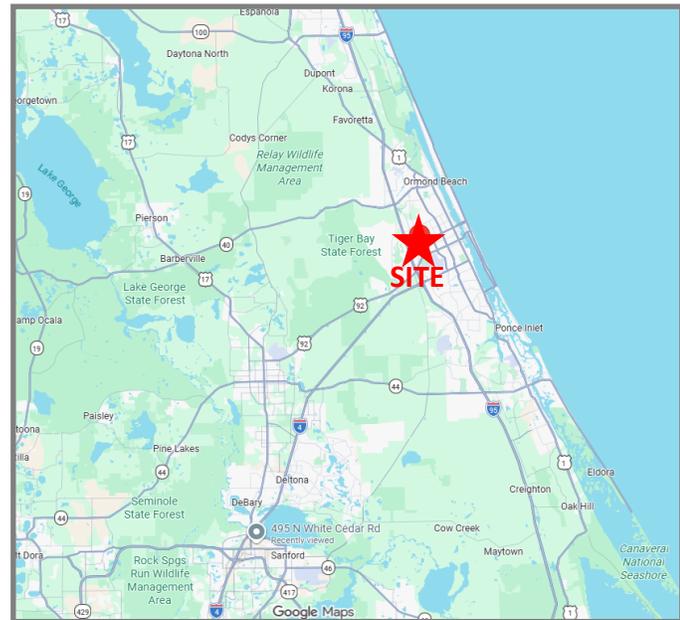
**FOR LEASE \$39,500 NNN Monthly**



**355 Fentress Blvd Daytona Beach, FL 32114**

**Property Details:**

- 22,500 Grade Level Warehouse on 5 Acres
- Concrete Block Construction
- Site to be delivered cleared, stabilized and fenced
- Four (4) 12'W x 12'H grade level doors on South Wall; Landlord willing to install additional doors on North wall and/or Truck Well for dock high needs
- Clear Height 14'2"
- Fire Suppression System in place
- Power: 3 Phase 480V 800 Amps
- City Water/Sewer
- City of Daytona Beach/Zoning M4

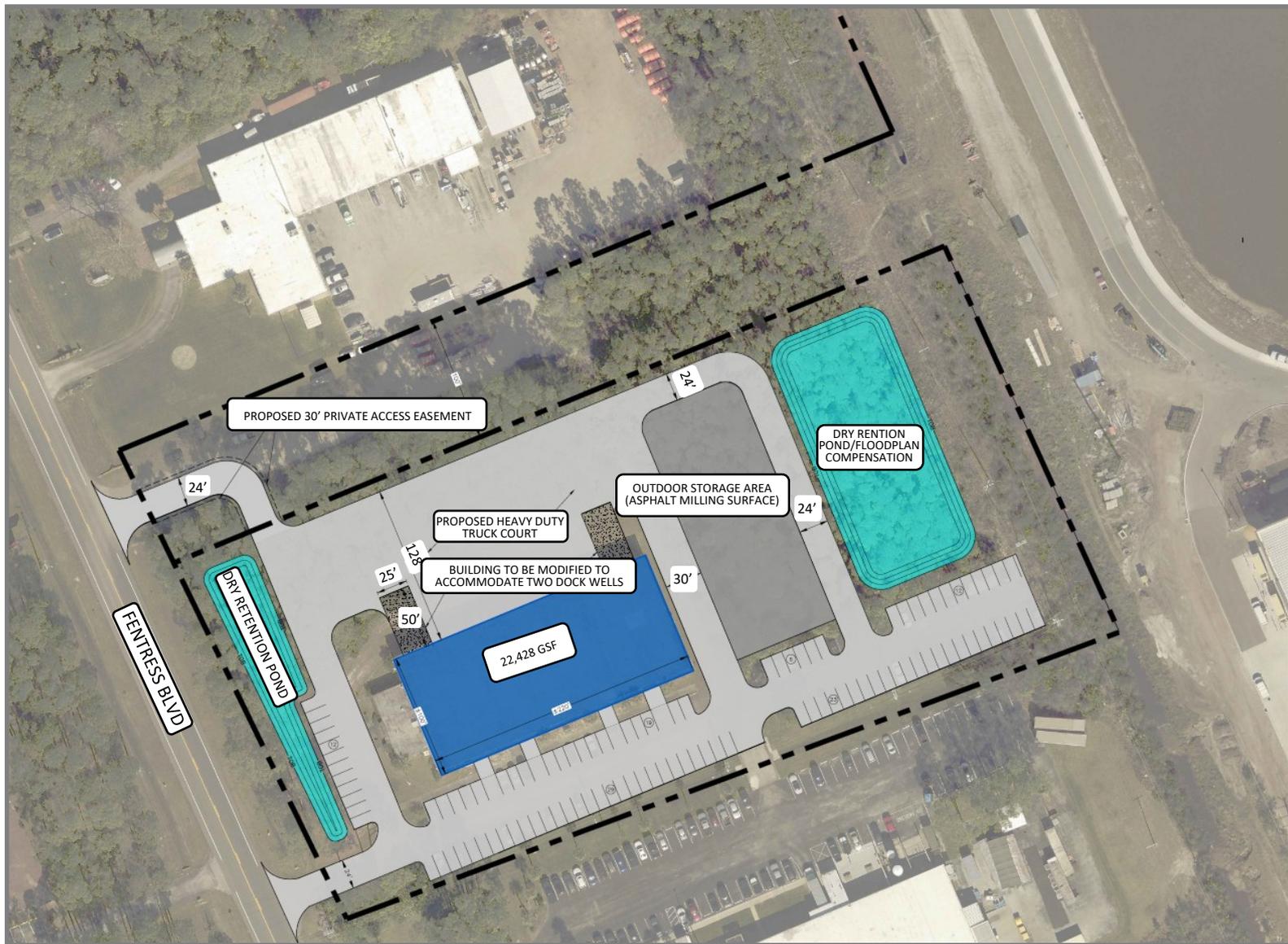


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**CONCEPTUAL SITE PLAN**

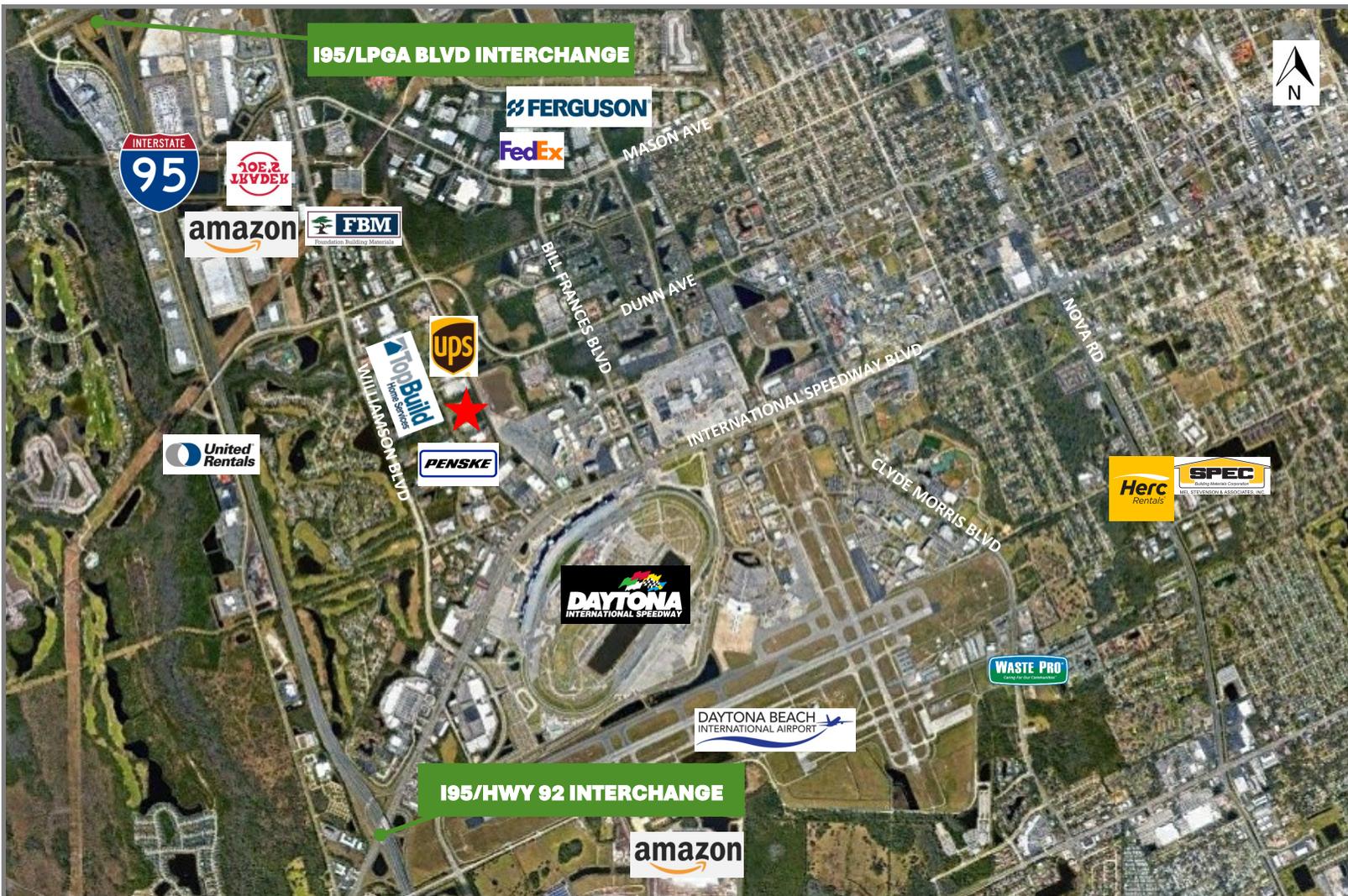


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**MARKET AERIAL**



ROADWAY	DISTANCE	DRIVE TIME
I-95/HWY 92 Interchange	2.7 Miles	6 Minutes
I-95/LPGA Blvd Interchange	2.6 Miles	8 Minutes
I-4	3.9 Miles	10 Minutes
Daytona International Speedway	2.1 Miles	7 Minutes

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