

LINCOLN
PROPERTY
COMPANY

FLEX/WAREHOUSE SPACE FOR LEASE

BENSON JUNCTION COMMERCENTER

475-485-495 SOUTH SHELL ROAD
DEBARY, FLORIDA 32713

PROPERTY DETAILS

• BUILDING A - 495 SOUTH SHELL ROAD

- A-8: 2,240 SF with (2) offices and (2) restrooms
- 100% HVAC with drop ceilings
- One 10'x10' grade level door
- Typical bay size: 28'x80

• BUILDING B - 485 SOUTH SHELL ROAD

- B-7: 2,800 SF with (1) office, (1) restroom
- Drive-thru warehouse
- Typical bay size: 28'x100'
- (2)drive-thru grade level doors

• BUILDING C - 475 SOUTH SHELL ROAD

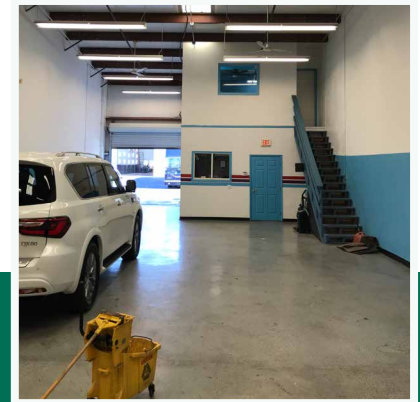
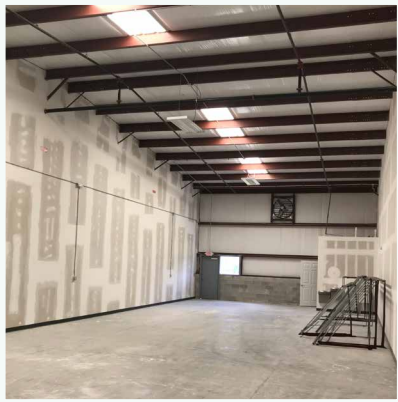
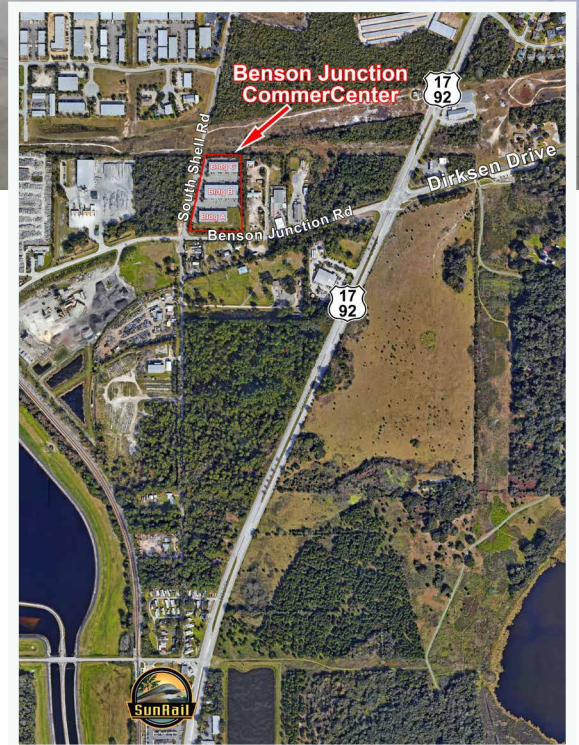
- C4-5: 4,200 SF with (1) office, (1) restroom
- Front-load warehouse
- Typical bay size: 28' x 75'
- Outside Storage: Small fenced area for outside storage
- Doors: Two 10'x10' grade level doors
- Electrical: 3 phase, 208V, 200 amps



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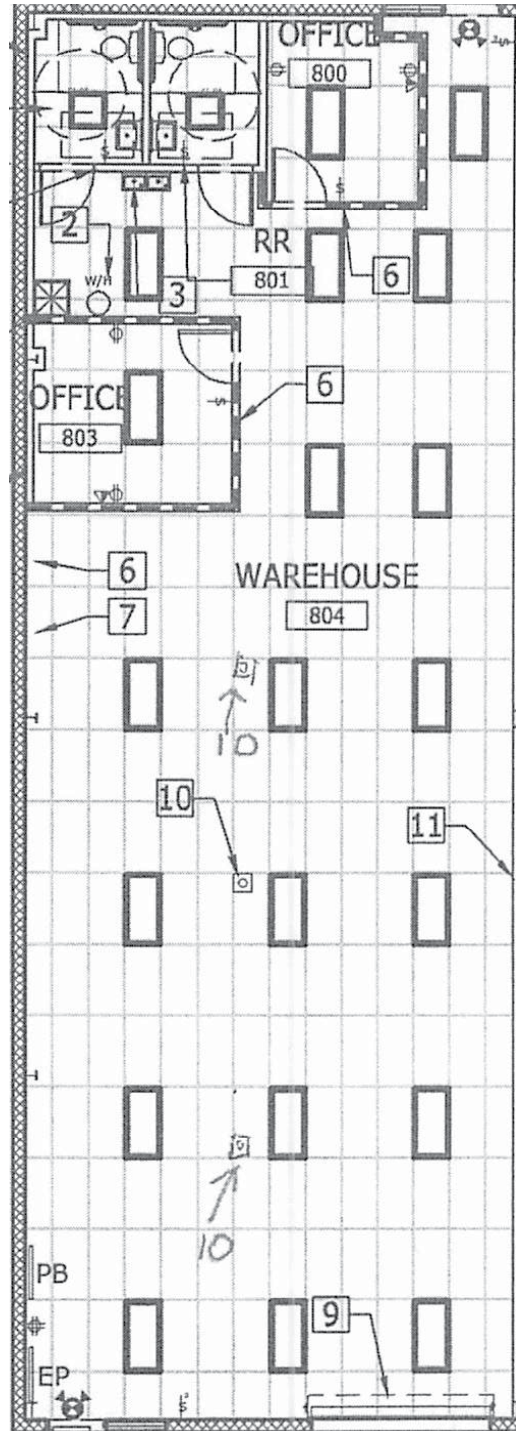
- 3 flex / warehouse buildings totaling 60,080± SF on 5.32± acres
- Grade-level doors
- Clear height: 16';
- Fire sprinklered
- Water/sewer: Volusia County
- Electric: Duke Energy
- Telephone / internet: Comcast
- Zoning: I-1, Light Industrial
- Convenient to US Hwy 17-92 and I-4 via Dirksen Drive
- SunRail station only 0.8 miles away



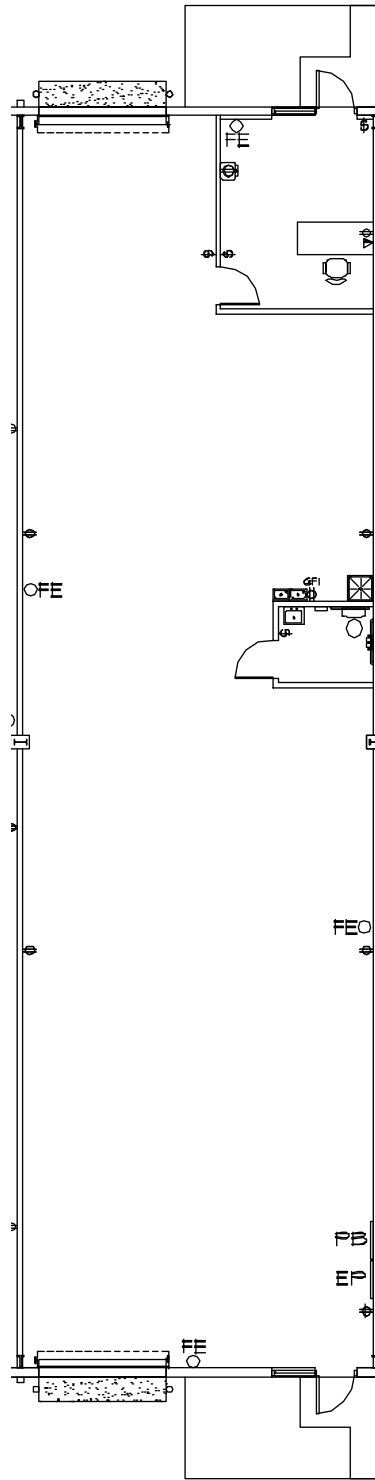
SITE PLAN



Unit A-8 - 2,240± SF



Unit B-7 - 2,800± SF



Unit C4-5 - 4,200± SF

