

FOR LEASE OR SALE



INDUSTRIAL SPACE, 8,000 - 22,000 SF +/-, GRADE & DOCK HIGH
ALSO AVAILABLE, OPEN STORAGE/LAND LEASE AREA: 3.31 ACRES +/-
2451 WEST NEW YORK AVE, DELAND, FL, 32720

HAS 3 Phase Power, 277/480V; Est 2,000 Amps +/-
PARKING: 32 Spots +/- or .789 per 1,000 SF

Access: from and to
all directions of travel
on SR 44.

MUNI: Volusia County
ZONING: I-1
FLU: Industrial

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

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FOR SALE PRICE:
\$4,990,000

PROPERTY HIGHLIGHTS

HAS 3 Phase Power, 277/480V with Est 2,000 Amps +/-

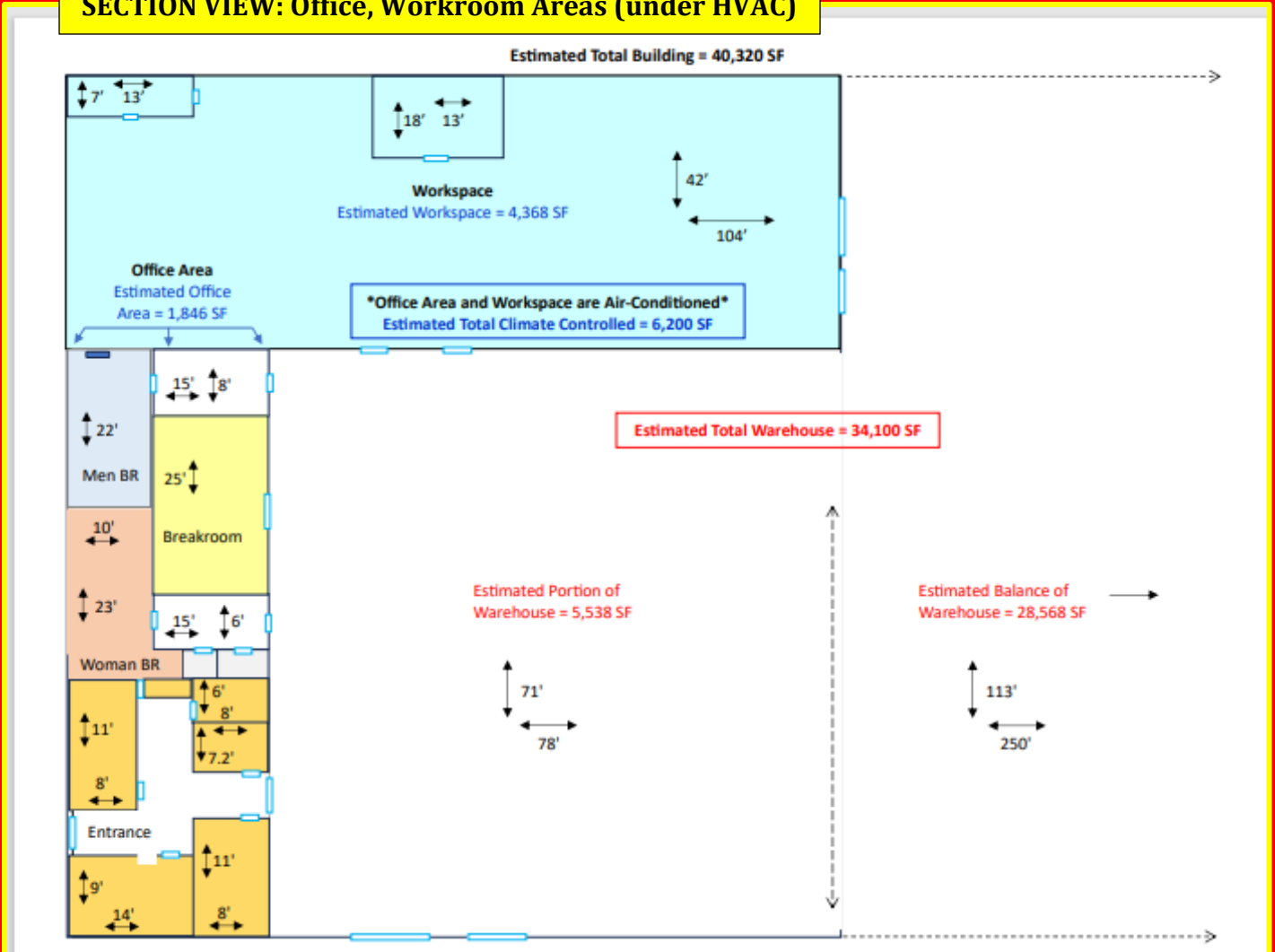
- **Total Building:** 40,320 SF *Under Air* = 6,200 SF +/-
- **Available Space:** 8,000 - 22,000 +/- (See Page 3)
- 16 FT Peak, 13 FT Eave Bldg Dimension: 115' D x 350' W
- **UNDER AIR Office Area** = 1,846 SF **Workspace** = 4,368 SF
- **Dock High, Rollup Doors:** 3 Grade 25' W & 3 Dock 8' W
- **Columns span East/West length of bldg, 26' separation**
- **Nearby SR 44 Frontage:** just under 700 linear FT +/-
- **Close to:** I-4, I-95, I-75, Florida Turnpike - *Anywhere*
See Availability, Page 3 of this flyer
- **Lease Rate:** **\$10.99 - \$13.99 NNN** (NNN Rate = \$2 PSF)

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished

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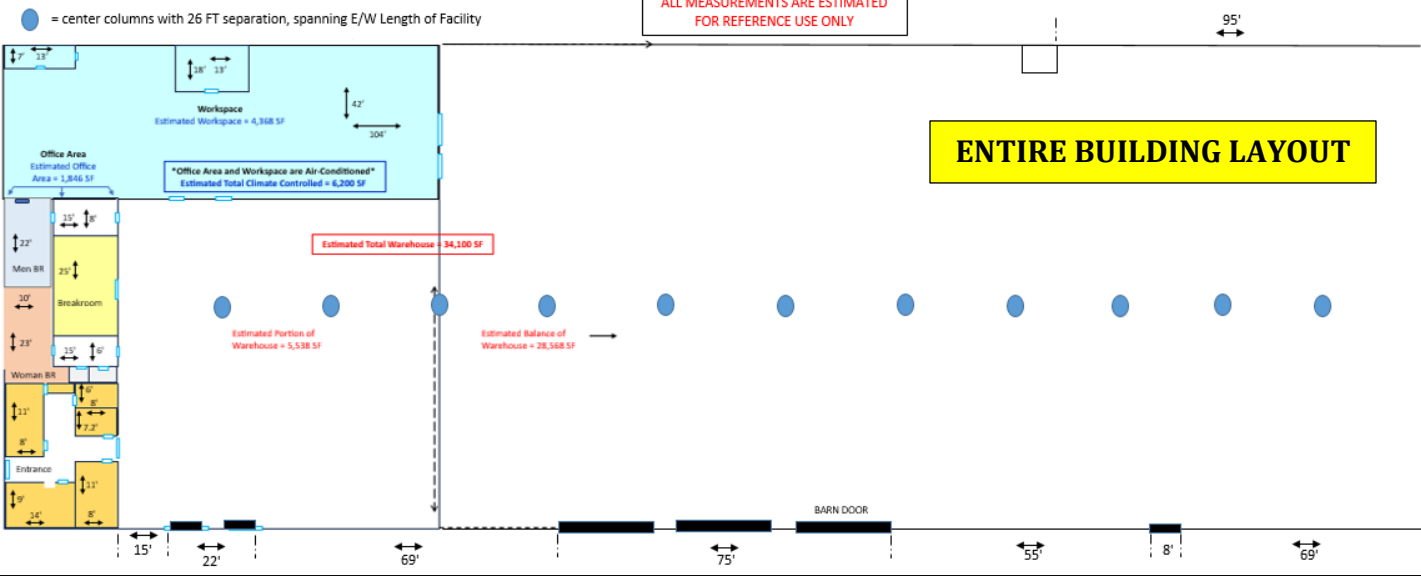


SECTION VIEW: Office, Workroom Areas (under HVAC)



● = center columns with 26 FT separation, spanning E/W Length of Facility

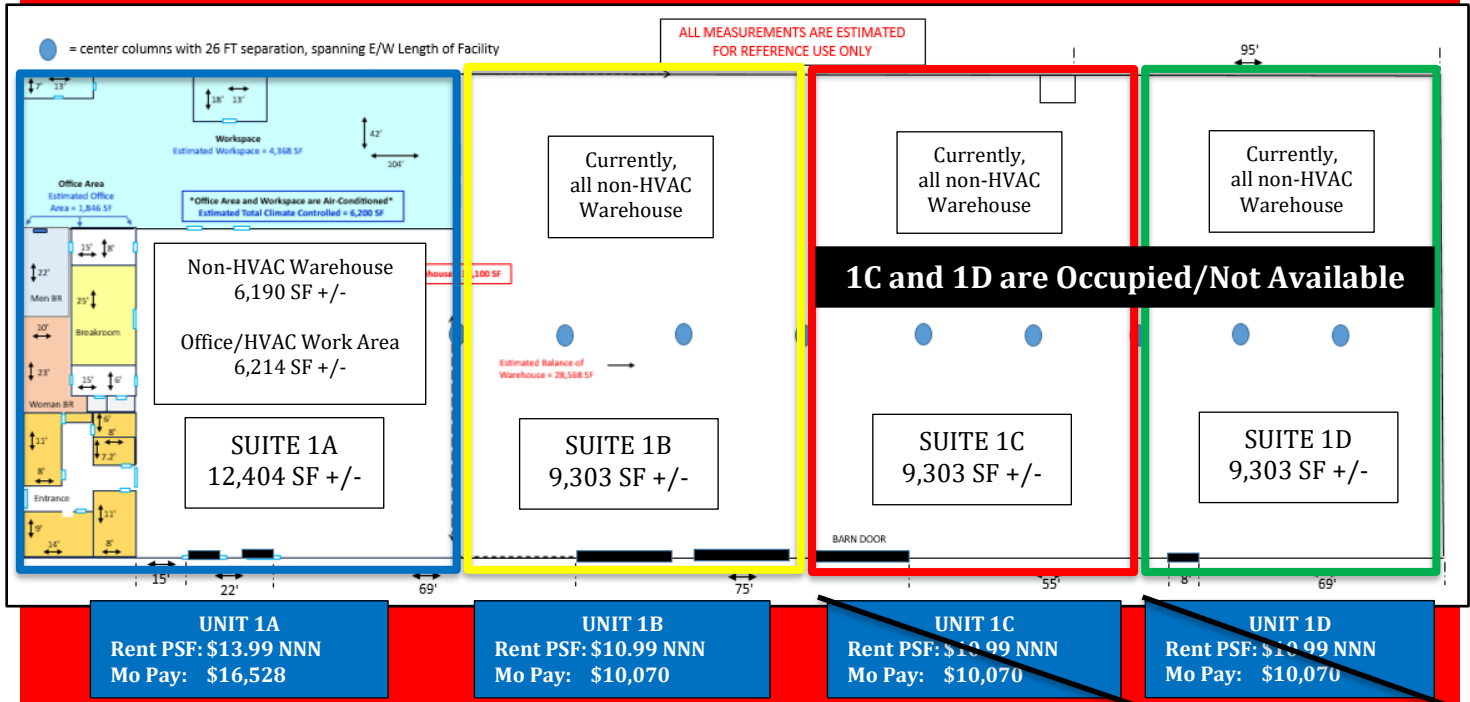
ALL MEASUREMENTS ARE ESTIMATED FOR REFERENCE USE ONLY



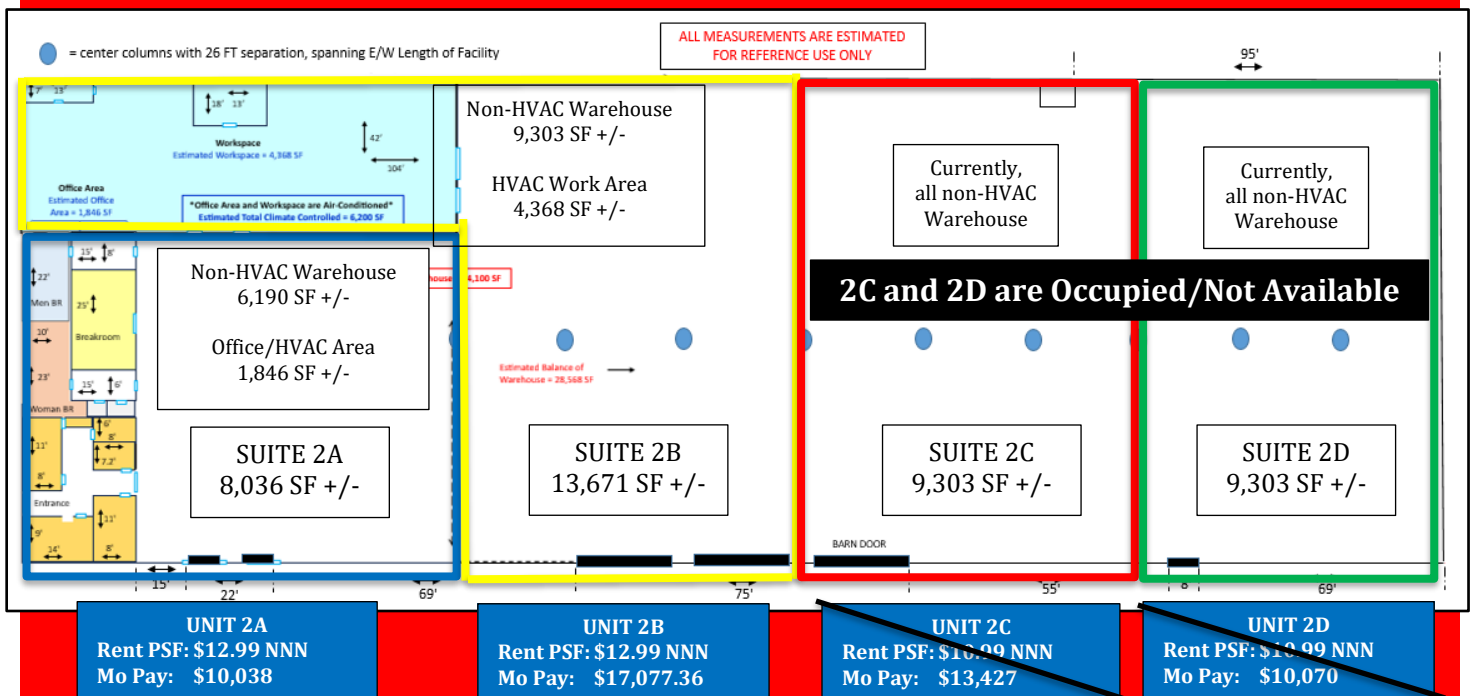
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POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 1



POTENTIAL UNIT BREAKOUT, FLOORPLAN SCHEME 2

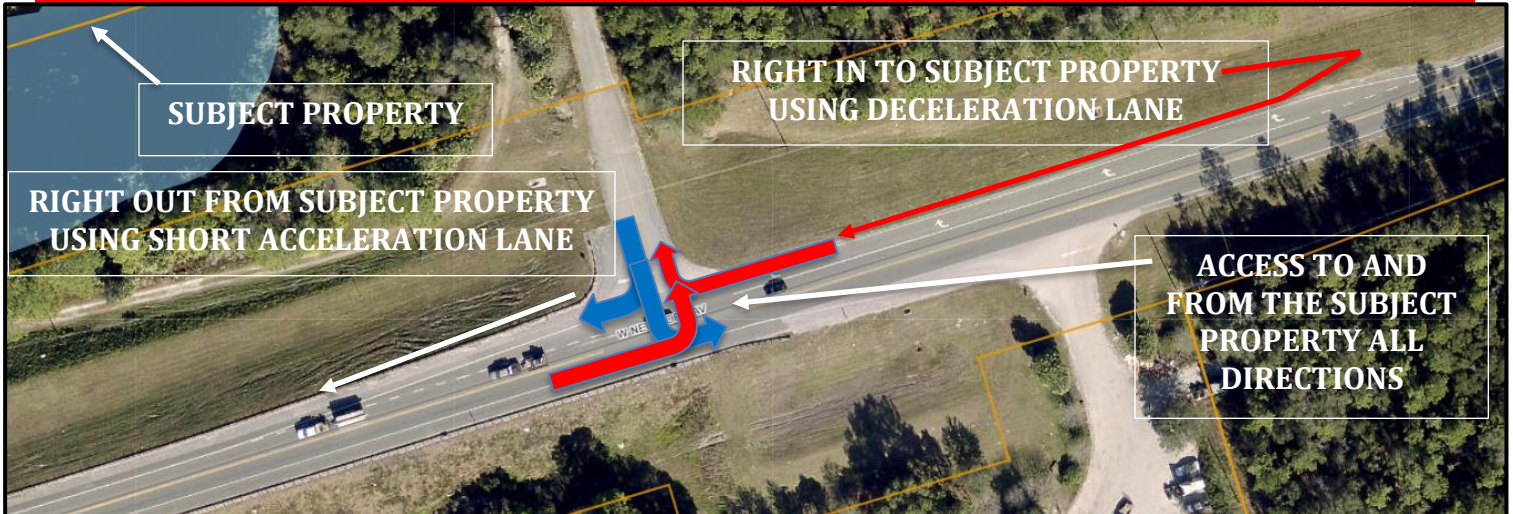


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ROADWAY ACCESS

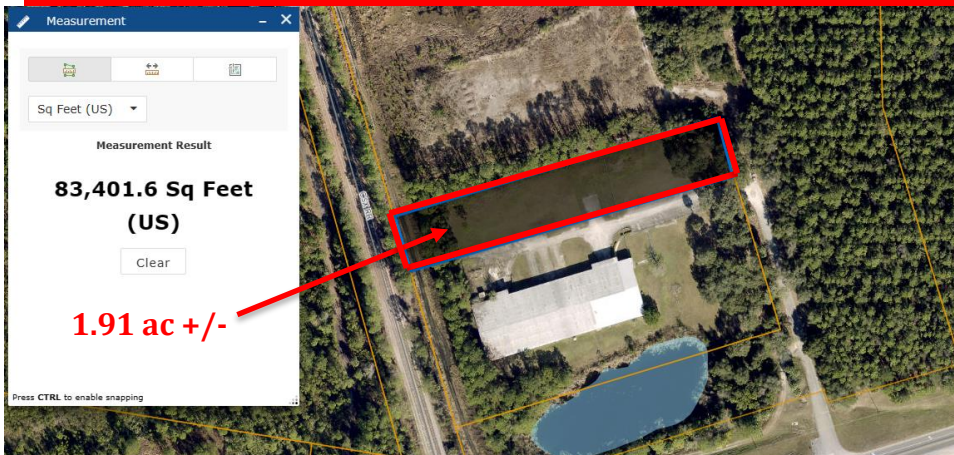
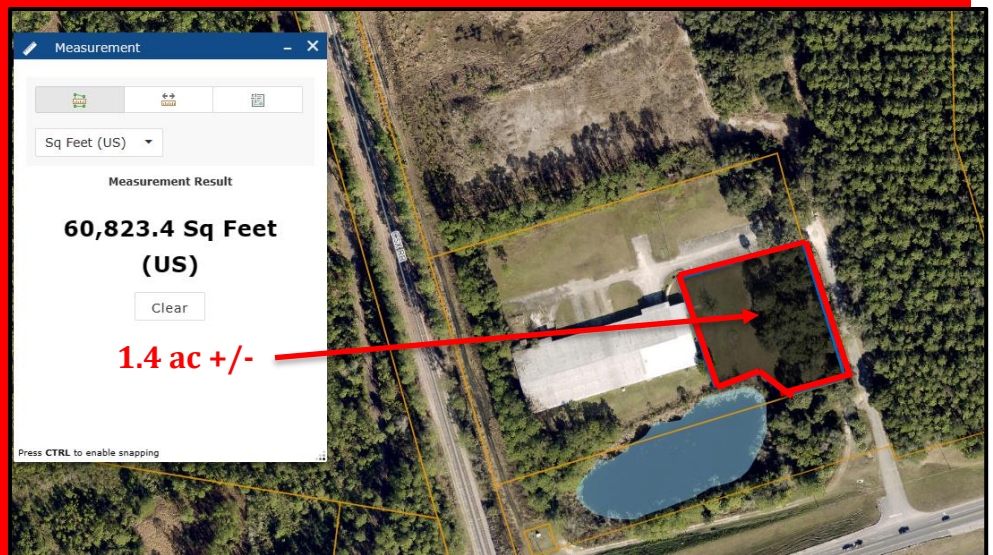


OPEN STORAGE LAND LEASE AREA(S)

Available Separately

TOTAL AVAILABLE AREA
3.31 ACRES

1 ACRE LEASE PAYMENT
\$48,000 + sales tax
ANNUAL NN LEASE



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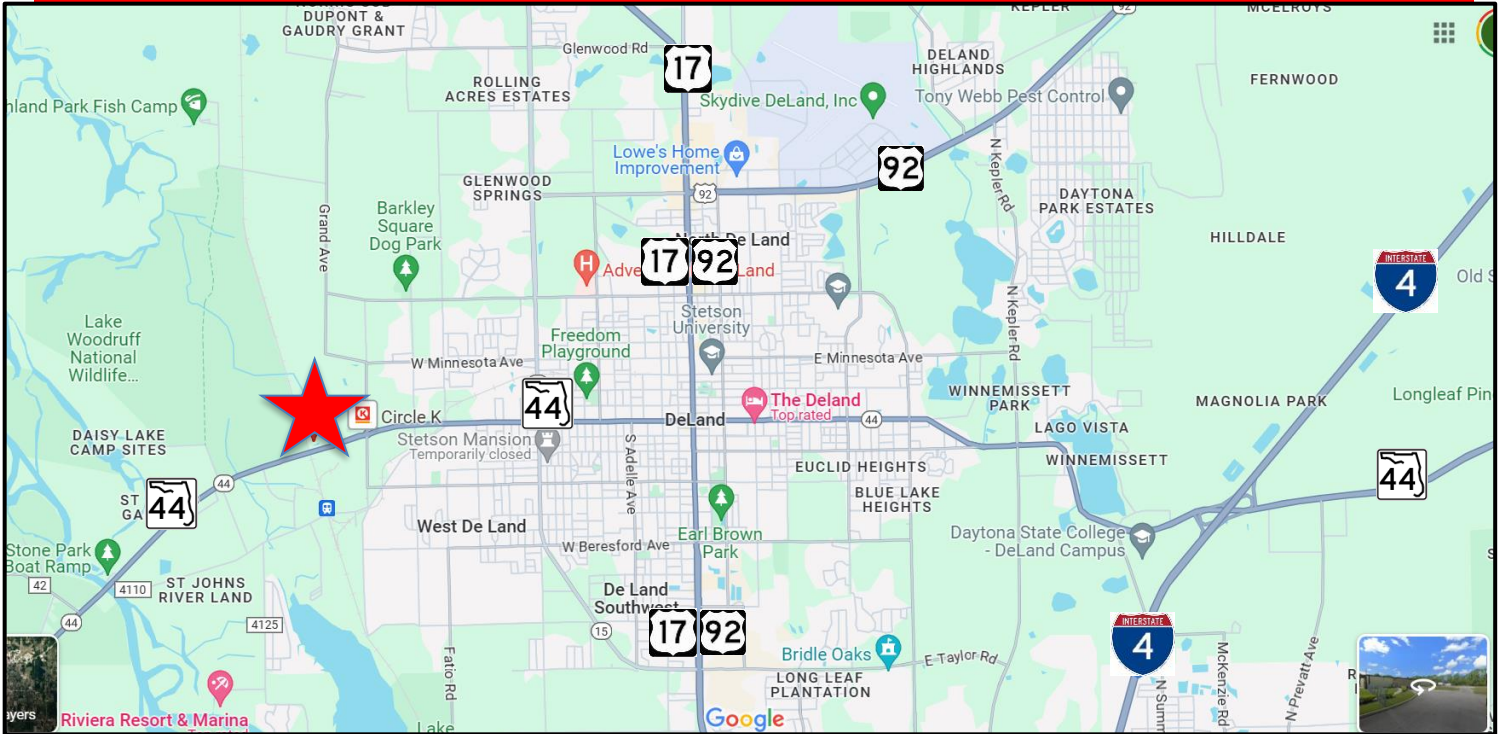
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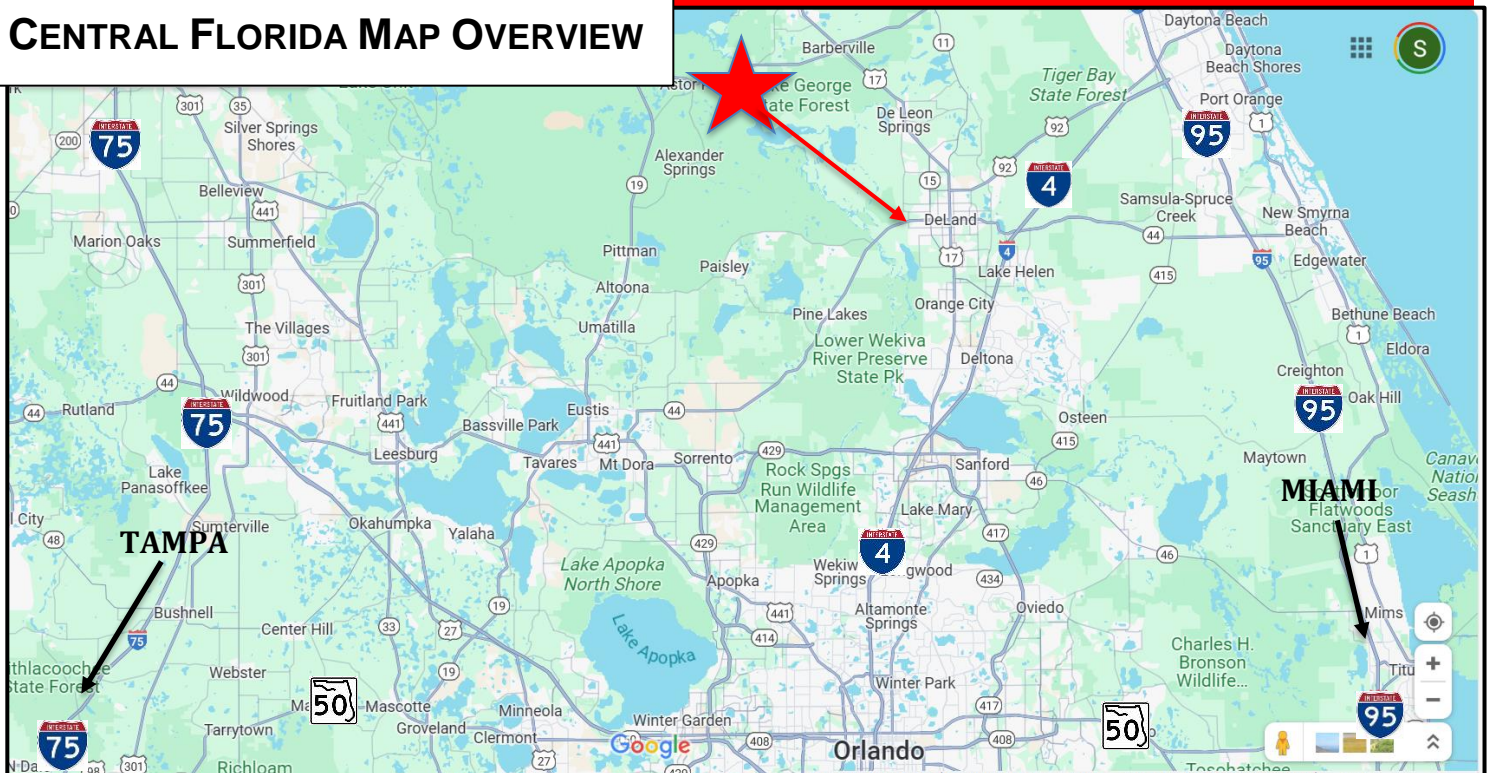
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LOCAL AREA MAP OVERVIEW



CENTRAL FLORIDA MAP OVERVIEW



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BUILDING EAST END
3 x 25' W DOORS, 2ea Rollup, 1ea Barn Door



**INTERIOR
LOOK ROLLUP
DOOR DOCK
HIGH**



E

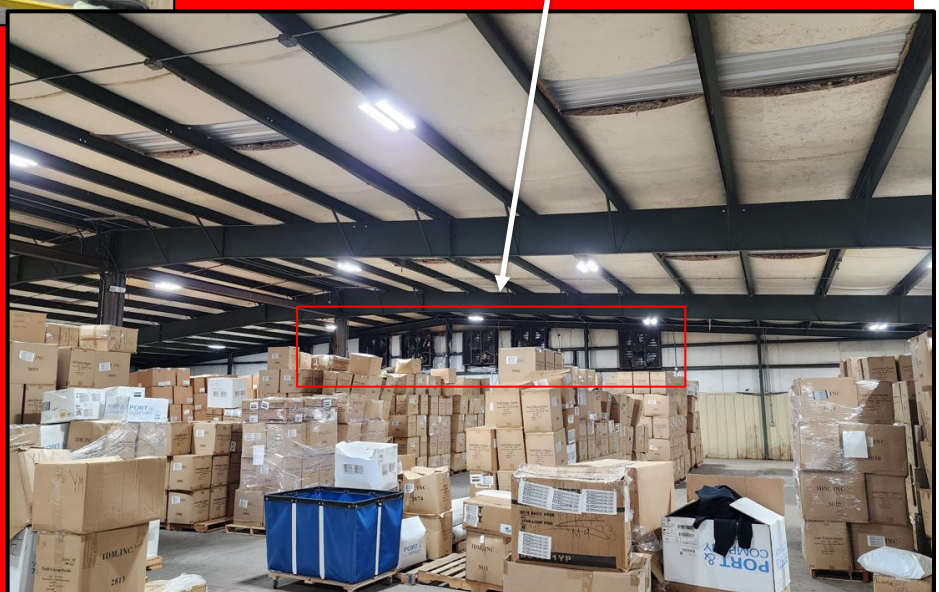
W

NORTH FACE OF BUILDING



INTERIOR VIEW, PORTION

**BUILDING - WEST END
5 EXHAUST FANS-CIRCULATION**



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