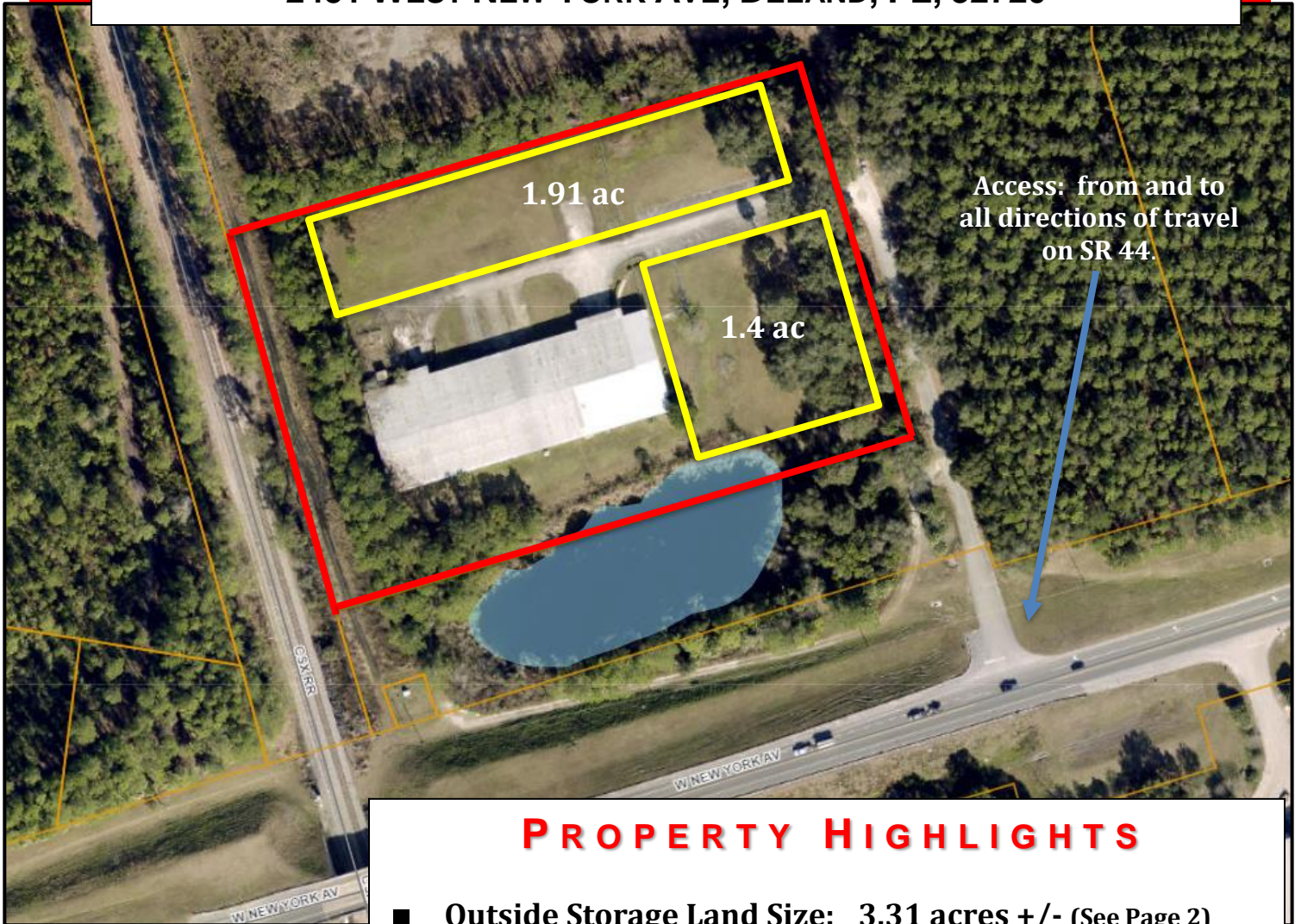


FOR LEASE



OPEN STORAGE/LAND LEASE AREA: 3.31 ACRES +/- DIVISIBLE
2451 WEST NEW YORK AVE, DELAND, FL, 32720



PROPERTY HIGHLIGHTS

- **Outside Storage Land Size:** 3.31 acres +/- (See Page 2)
- **Roadway Ingress/Egress:** All directions of traffic, Right In has deceleration lane, Right Out has a “short runway” acceleration lane
- **Fenced Property Area/Total Land Area:** 7.23 ac +/-
- **Close to:** I-4, I-95, I-75, Florida Turnpike - *Anywhere*
- **Lease Rate:** \$60,000 Annual NN = Per Acre/divisible

Scott Garrett

BOSS Commercial Real Estate
Licensed Commercial Real Estate Broker

Cell: 407-733-8159

Fax: 321-549-6269

Scott@BossCRE.com

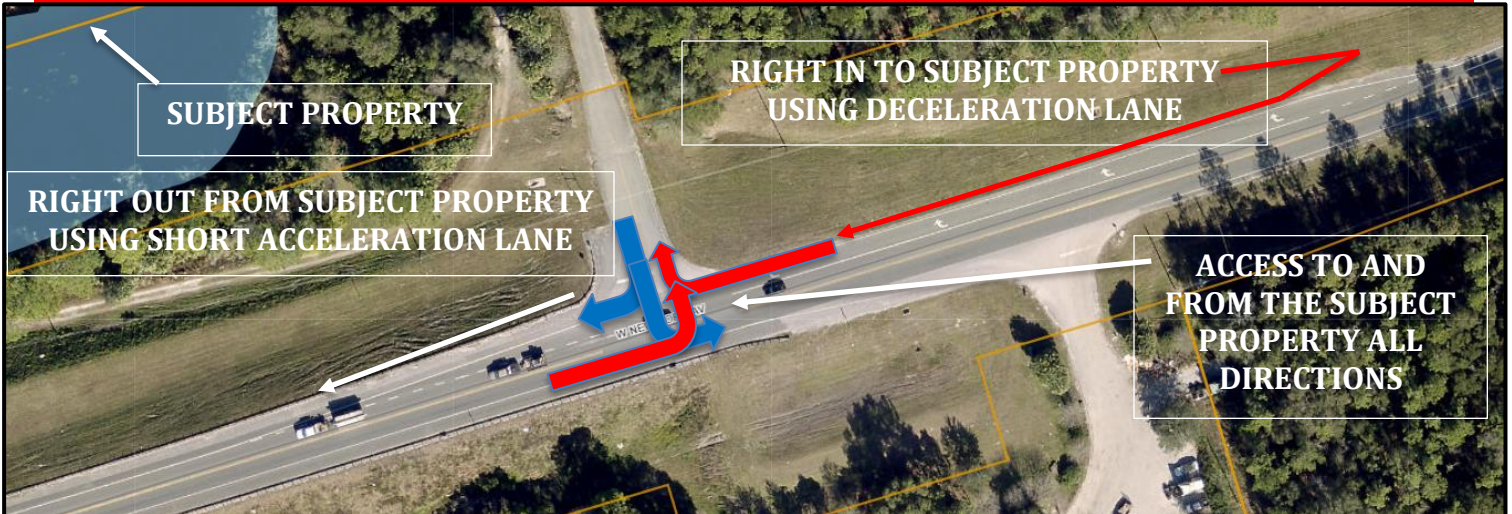
www.BossCRE.com

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

FOR LEASE



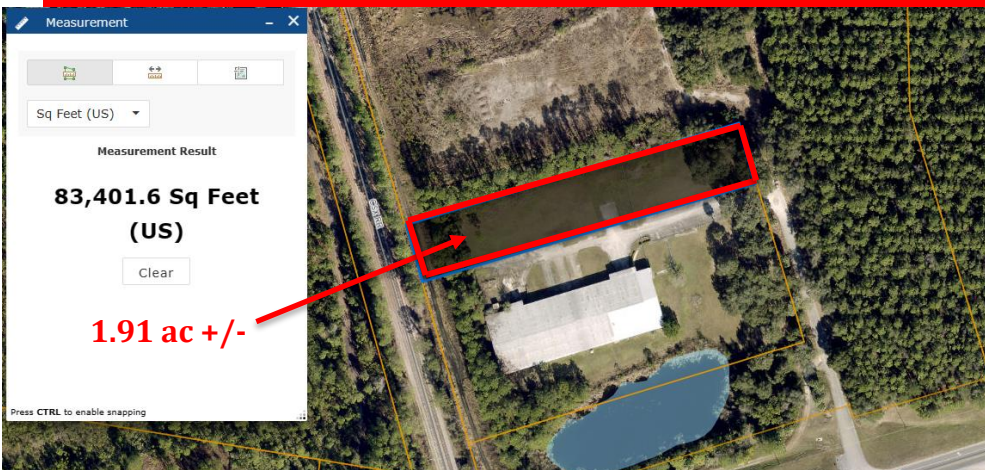
ROADWAY ACCESS



**OPEN STORAGE LAND
LEASE AREA(S)**
Available Separately

TOTAL AVAILABLE AREA
3.31 ACRES

1 ACRE LEASE PAYMENT
\$60,000 + sales tax
ANNUAL NN LEASE



CONTACT

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2211 Saxon Dr
New Smyrna Beach, FL, 32169

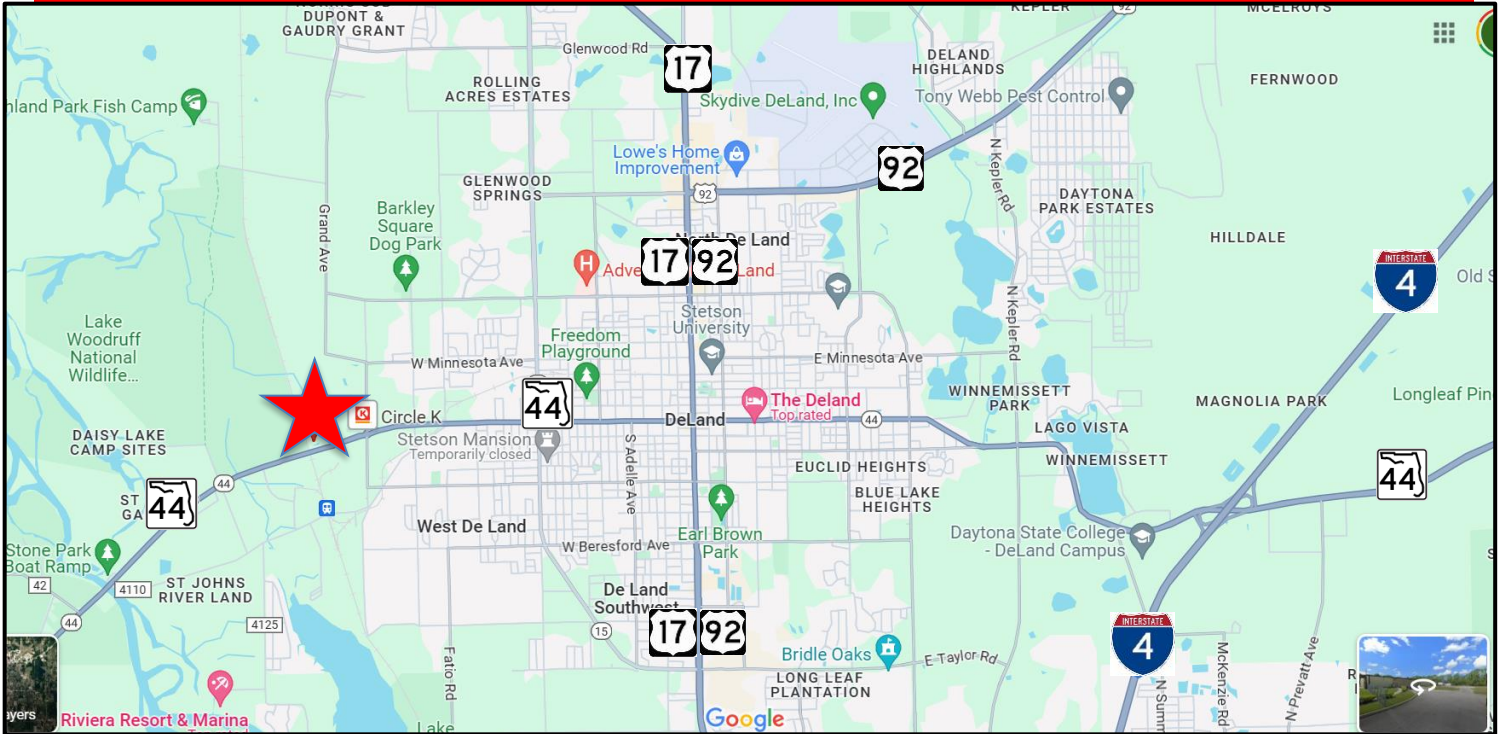
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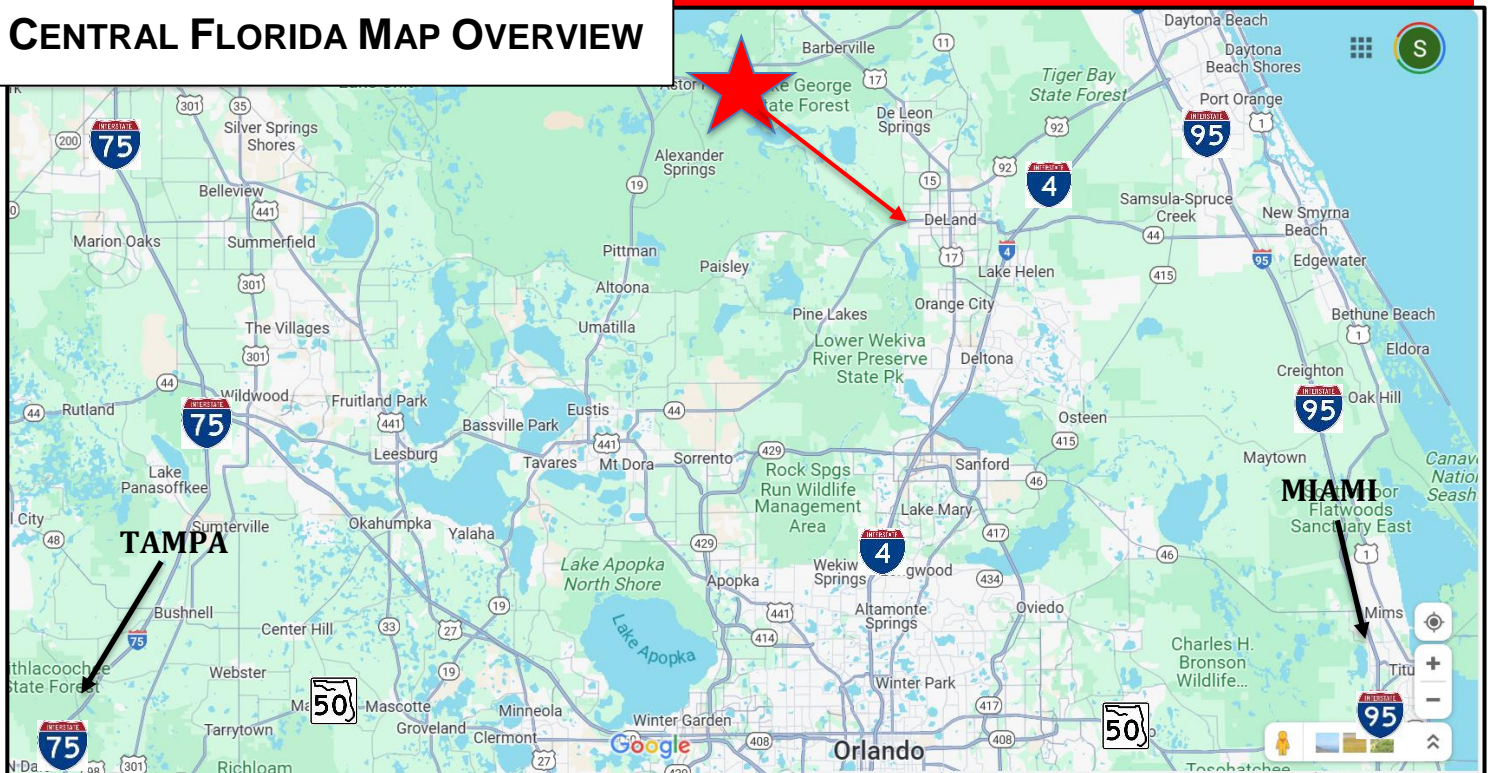
FOR LEASE



LOCAL AREA MAP OVERVIEW



CENTRAL FLORIDA MAP OVERVIEW



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FOR LEASE



**INTERIOR LOOK
ROLLUP DOOR
DOCK HIGH
8' W x 7.5' H**



**BUILDING WEST END
APPROXIMATE TENANCY AREA**

NORTH FACE OF BUILDING

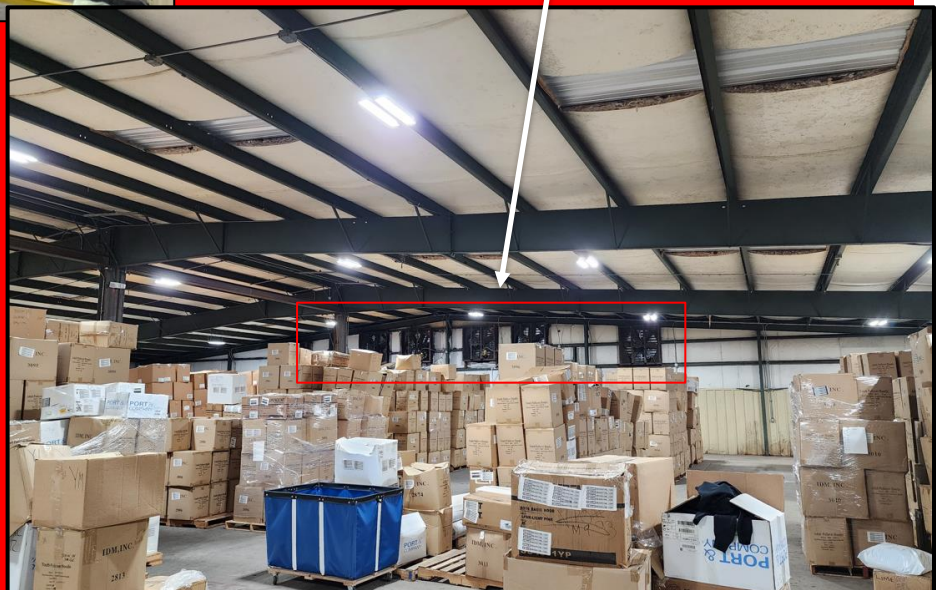
**ALSO AVAILABLE:
11,000 SF +/- of interior Warehouse
storage space.
Lease Rate: \$10.99 NNN (NNN = \$2 PSF)**



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



INTERIOR WEST END



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