



ORLANDO
INDUSTRIAL REAL ESTATE

FOR LEASE
1455 N McDONALD AVE
DELAND, FL 32724



Architectural Visualization

Orlando Industrial Real Estate is pleased to present spec suites at 1455 N. McDonald Ave, a new $\pm 18,500$ SF flex/warehouse-office development on ± 4.09 acres in DeLand, FL. Approved under SP23-207, the project consists of three buildings zoned C-4, with suites available from 3,000 to 6,000 SF. The site offers convenient access to U.S. Highway 92 (International Speedway Blvd) and is minutes from DeLand Municipal Airport, making it an excellent fit for a wide range of industrial and flex users.

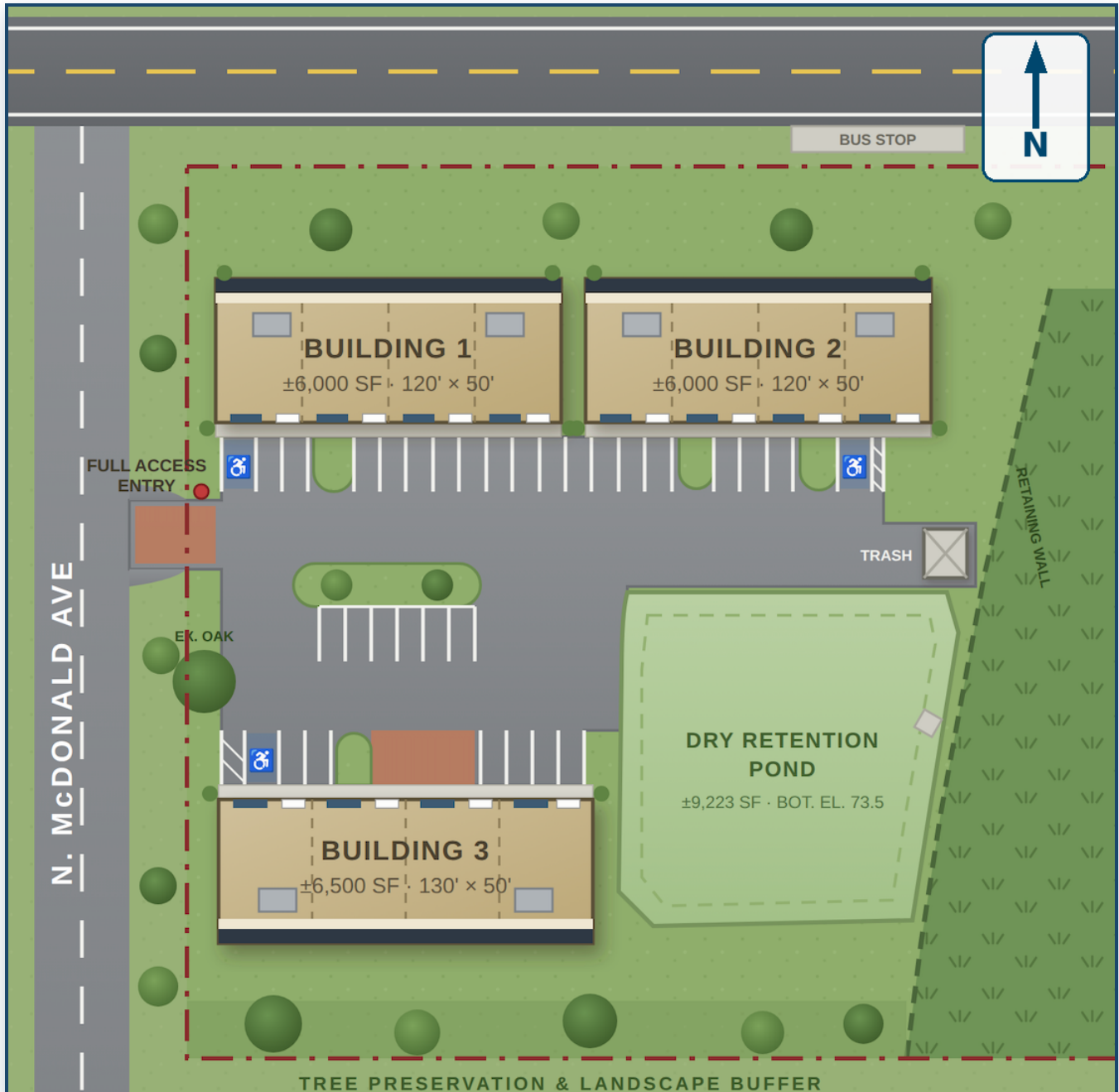
AVAILABLE	3,000 - 6,000 SF
RATE	Base: \$19.00 PSF Op Ex: \$4.00 PSF (est.)
CLEAR HEIGHT	16 FEET
PARKING	1.5 SPACES / 1,000 SF

DOORS	SIX (6) GRADE LEVEL 10' X 12'
POWER	3-PHASE
ZONING	C-4 PER CITY OF DELAND

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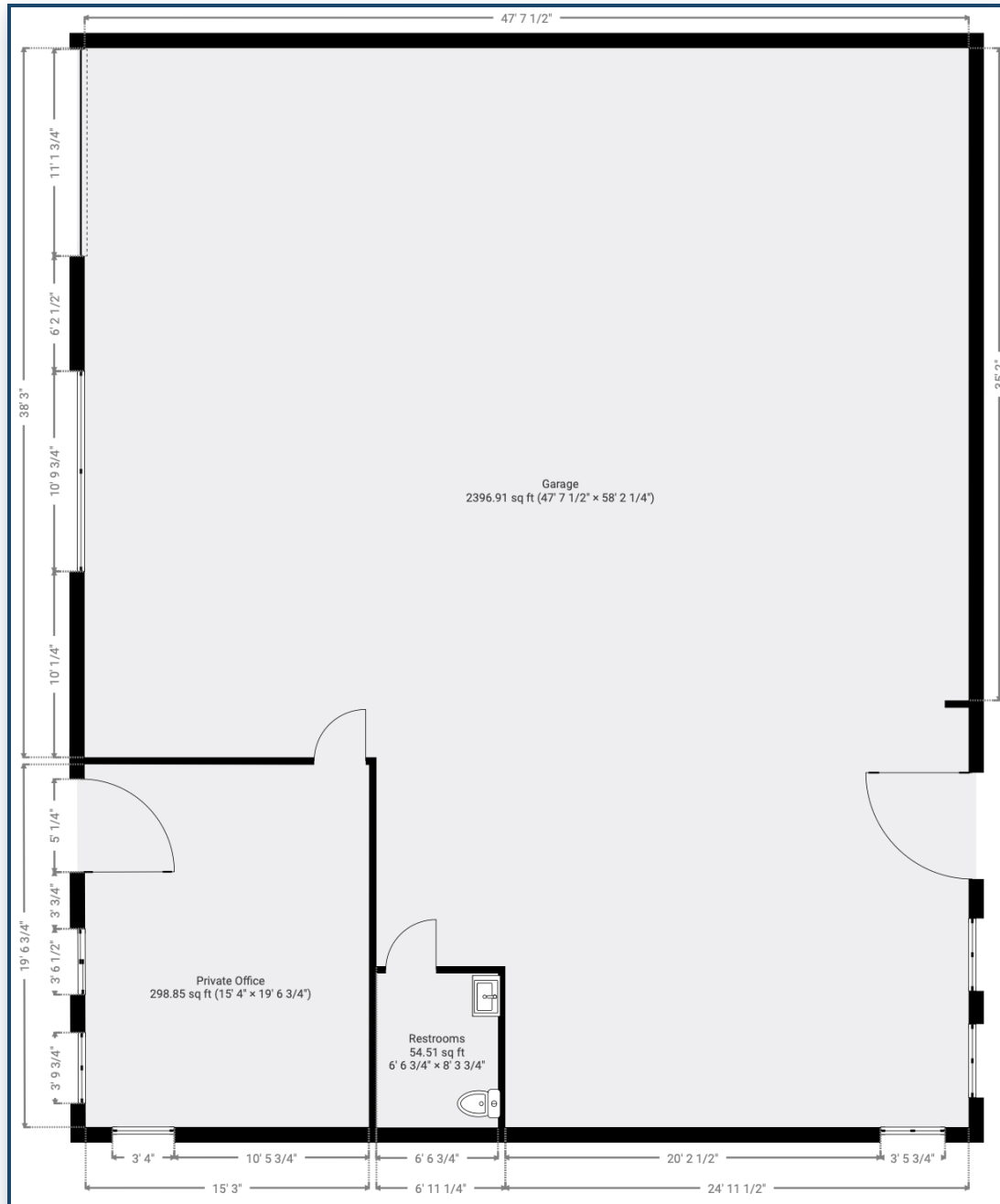


| SITE PLAN



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I FLOOR PLAN: 3,000 SF UNIT

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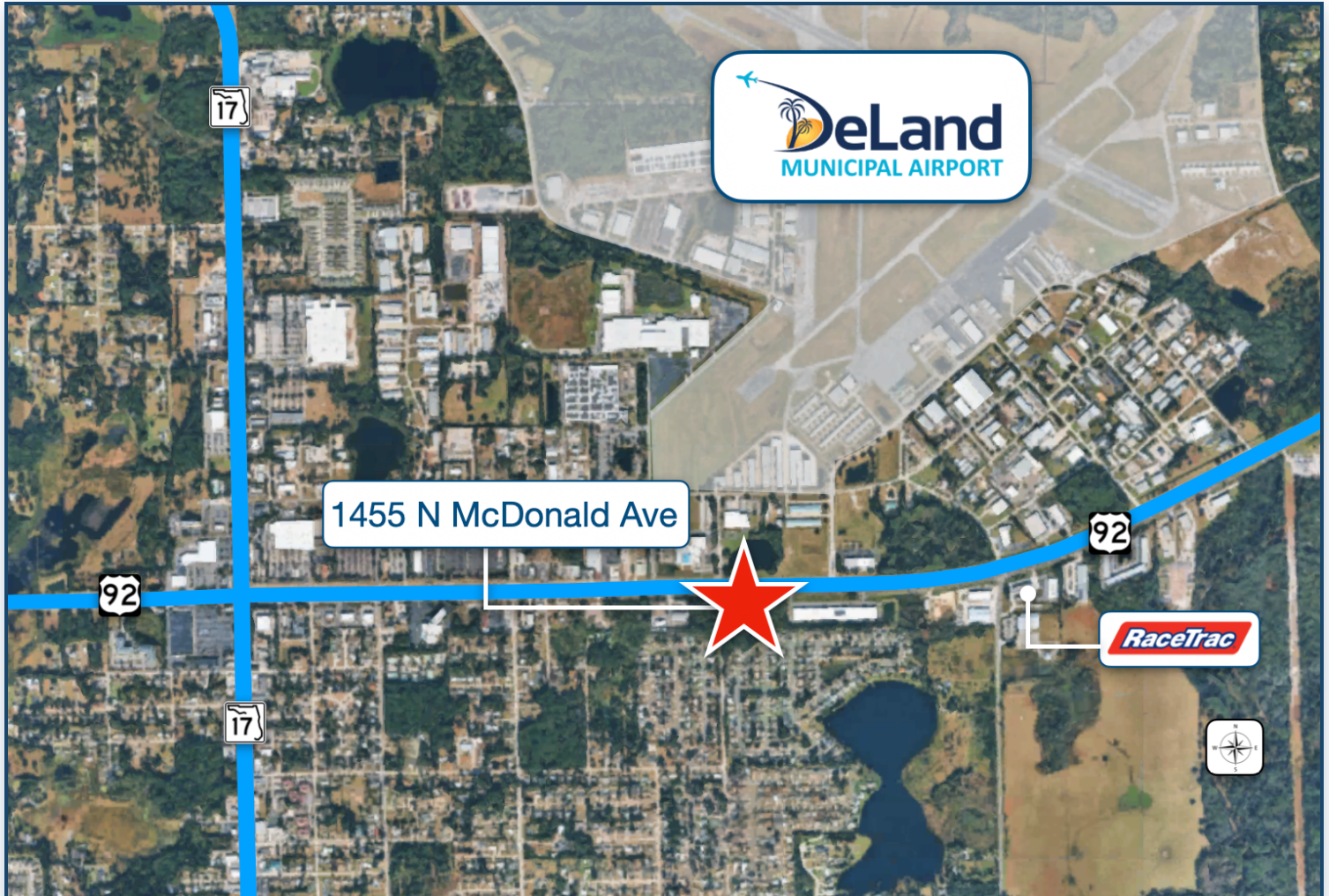
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ARTERIAL MAP

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