

Volusia South Logistics Center

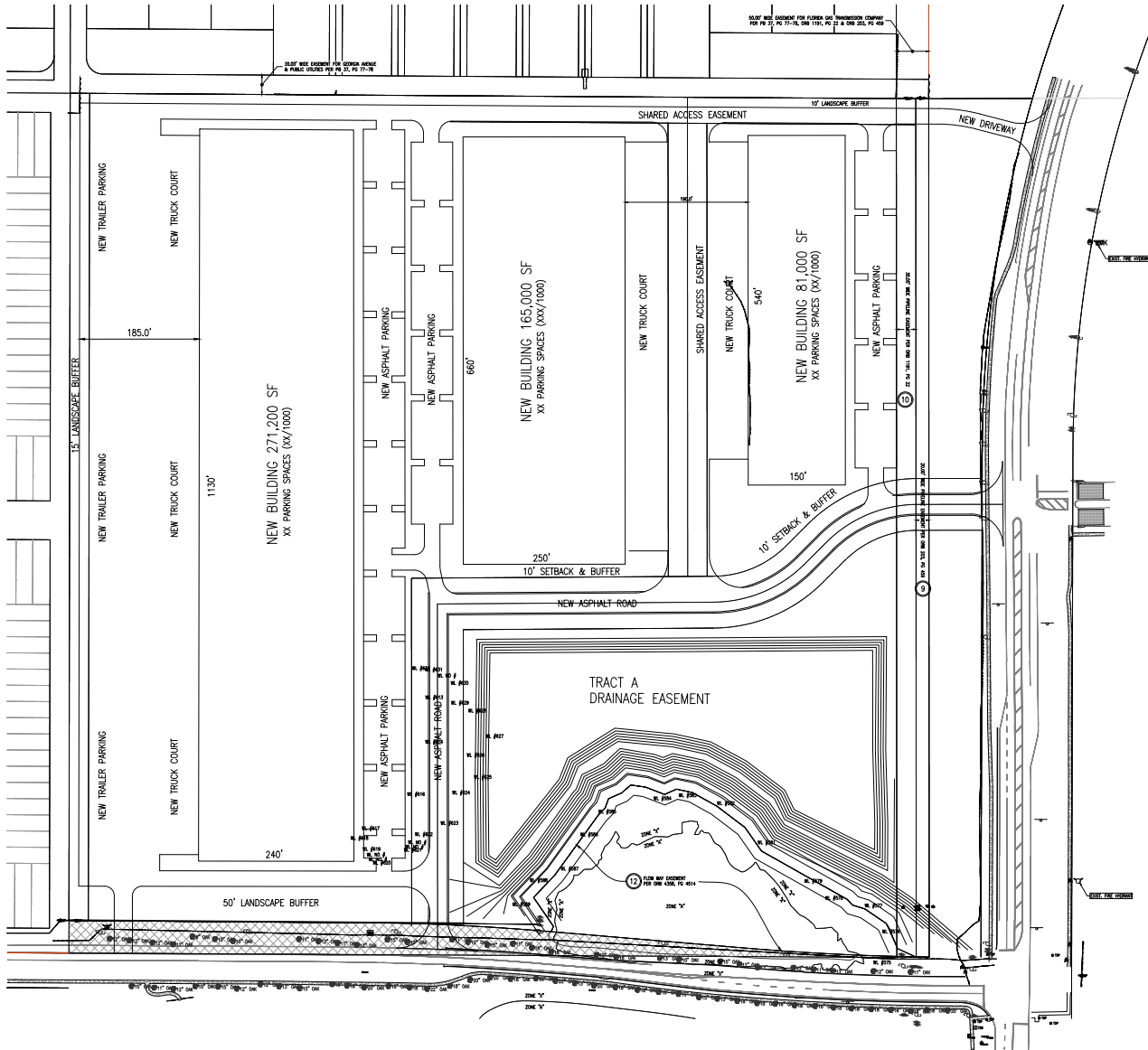
For sale, lease or build-to-suit in Orange City, FL

Property details

- 42.92 acres
- Site plan flexibility, accommodating buildings ranging from 76,500 SF to 600,000 SF
- IOS BTS options up to 40 acres
- Zoned I-1, Light Industrial and MX-2, Mixed-Use Suburban, City of Orange City
- Allowable uses include outside storage, business warehouse, light and medium industrial, distribution/storage facilities, warehouses, and more
- Owner/user opportunities:
 - Land purchase
 - BTS to lease
 - BTS to own
- **Sale price: \$11,500,000 (\$267,940/acre)**



Conceptual site plan - Option A



Building specifications

Building 1

- 81,000 SF
- Rear load
- 150' building depth
- 190' shared truck court

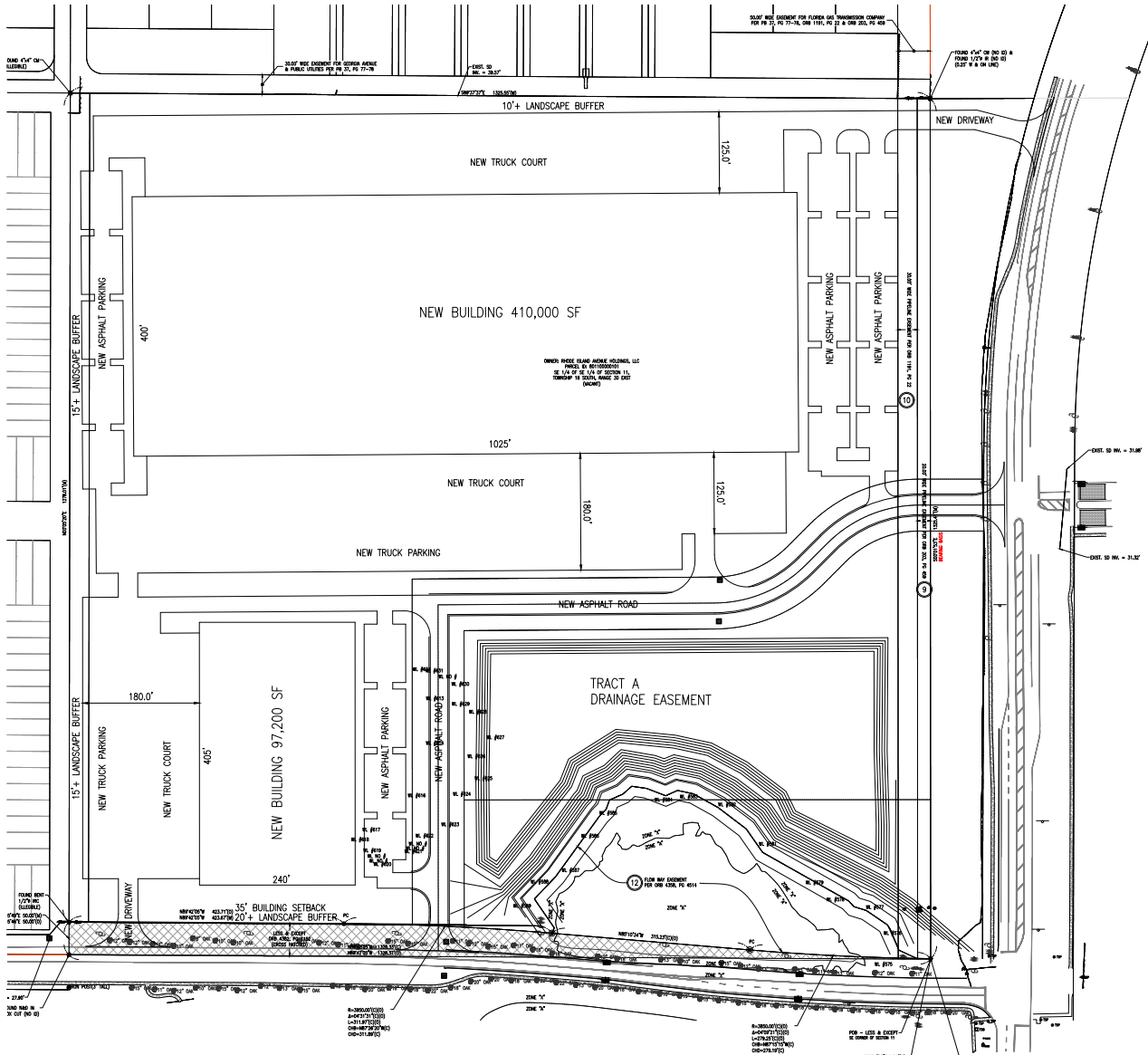
Building 2

- 165,000 SF
- Rear load
- 250' building depth
- 190' shared truck court

Building 3

- 271,200 SF
- Rear load
- 240' building depth
- 185' truck court
- Includes trailer parking

Conceptual site plan - Option B



Building specifications

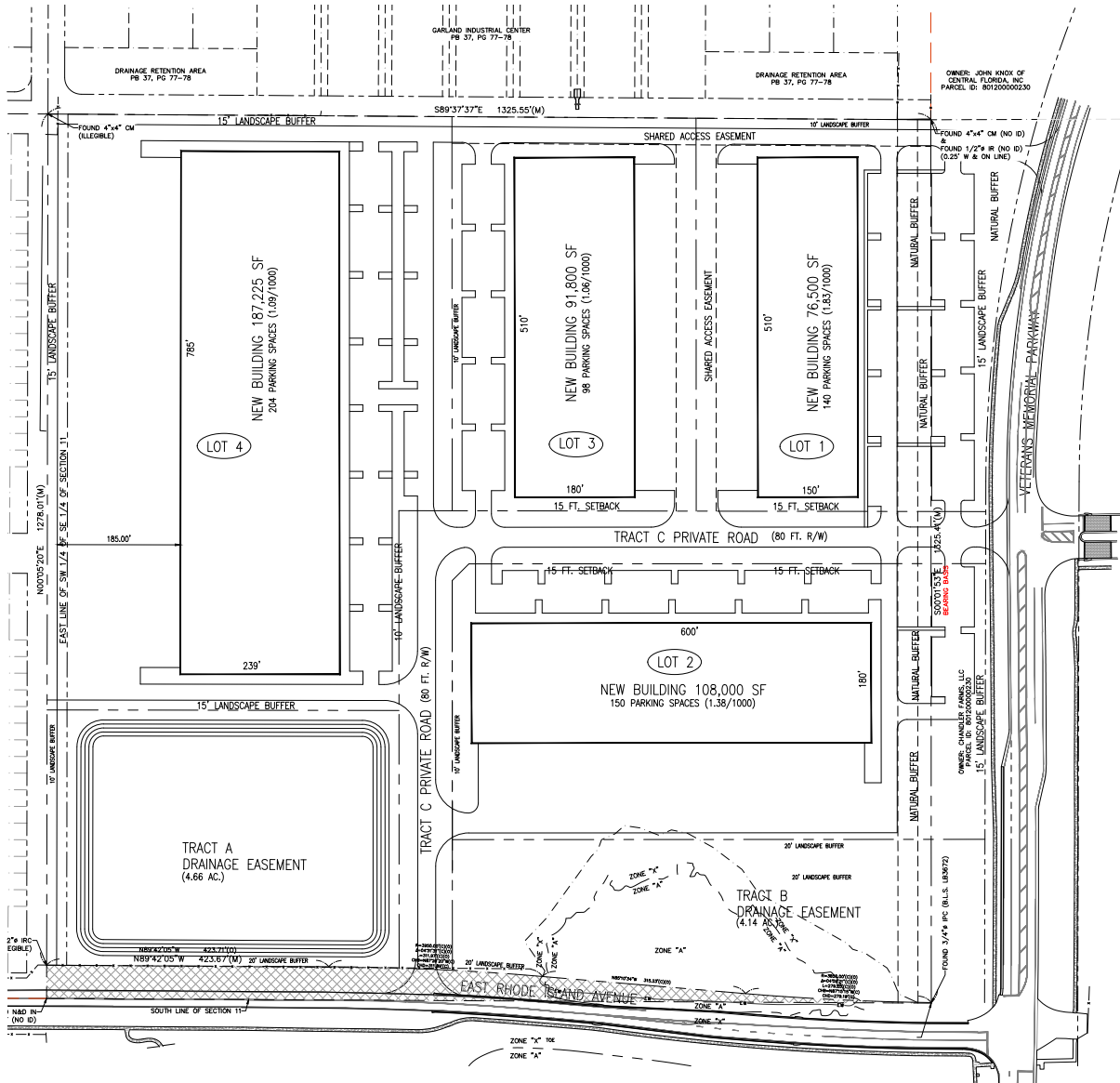
Building 1

- 97,200 SF
- Rear load
- 240' building depth
- 180' truck court

Building 2

- 410,000 SF
- Cross dock
- 400' building depth
- 125' - 180' truck courts
- Includes trailer parking

Conceptual site plan - Option C-1



Building specifications

Building 1

- 76,500 SF
- Rear load
- 150' building depth
- 1.83/1,000 SF parking ratio

Building 2

- 91,800 SF
- Rear load
- 180' building depth
- 1.06/1,000 SF parking ratio

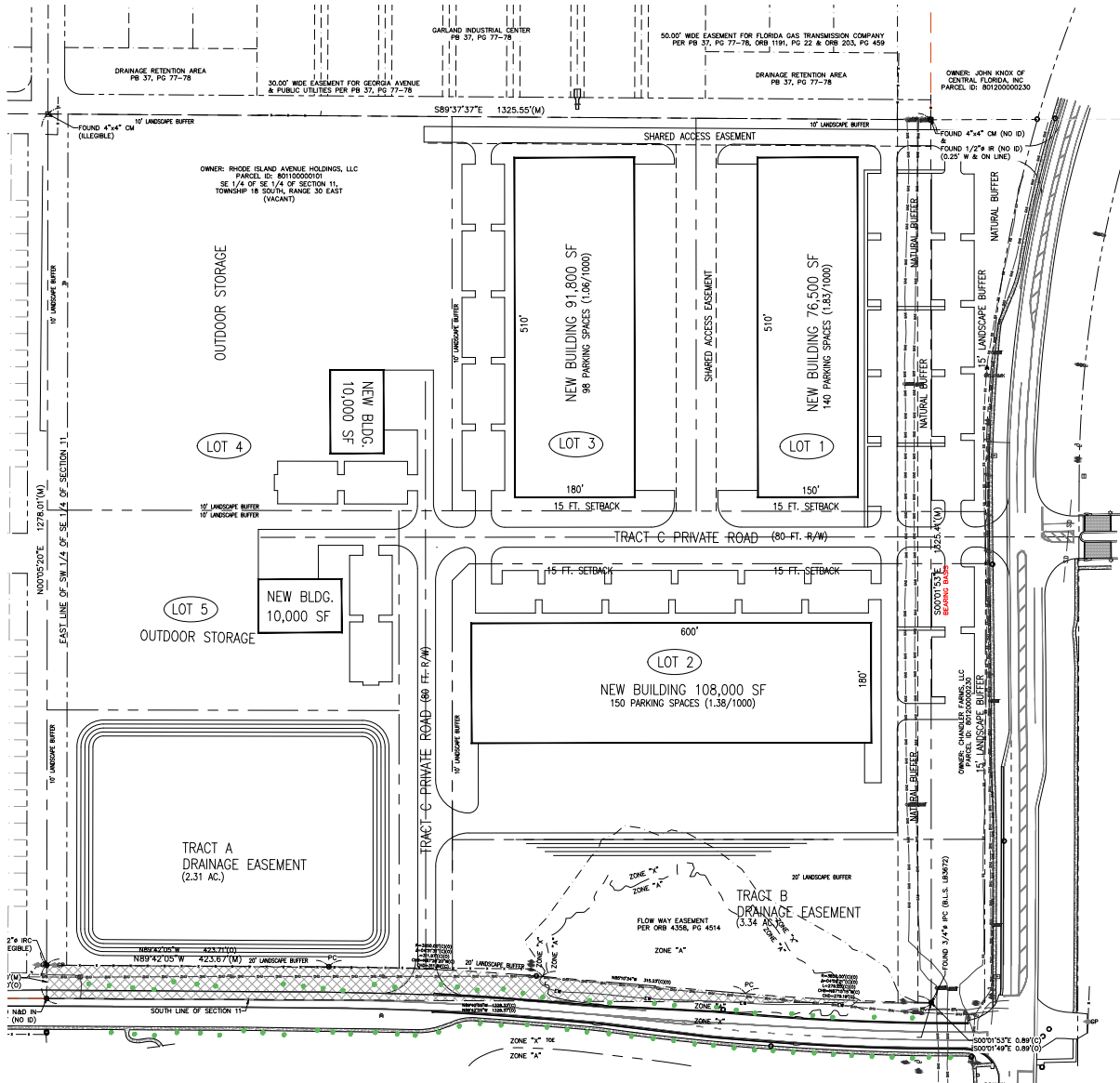
Building 3

- 108,000 SF
- Rear load
- 180' building depth
- 1.38/1,000 SF parking ratio

Building 4

- 187,225 SF
- Rear load
- 239' building depth
- 185' truck court
- 1.09/1,000 SF parking ratio

Conceptual site plan - Option C-2



Building specifications

Building 1

- 76,500 SF
- Rear load
- 150' building depth
- 1.83/1,000 SF parking ratio

Building 2

- 91,800 SF
- Rear load
- 180' building depth
- 1.06/1,000 SF parking ratio

Building 3

- 108,000 SF
- Rear load
- 180' building depth
- 1.38/1,000 SF parking ratio

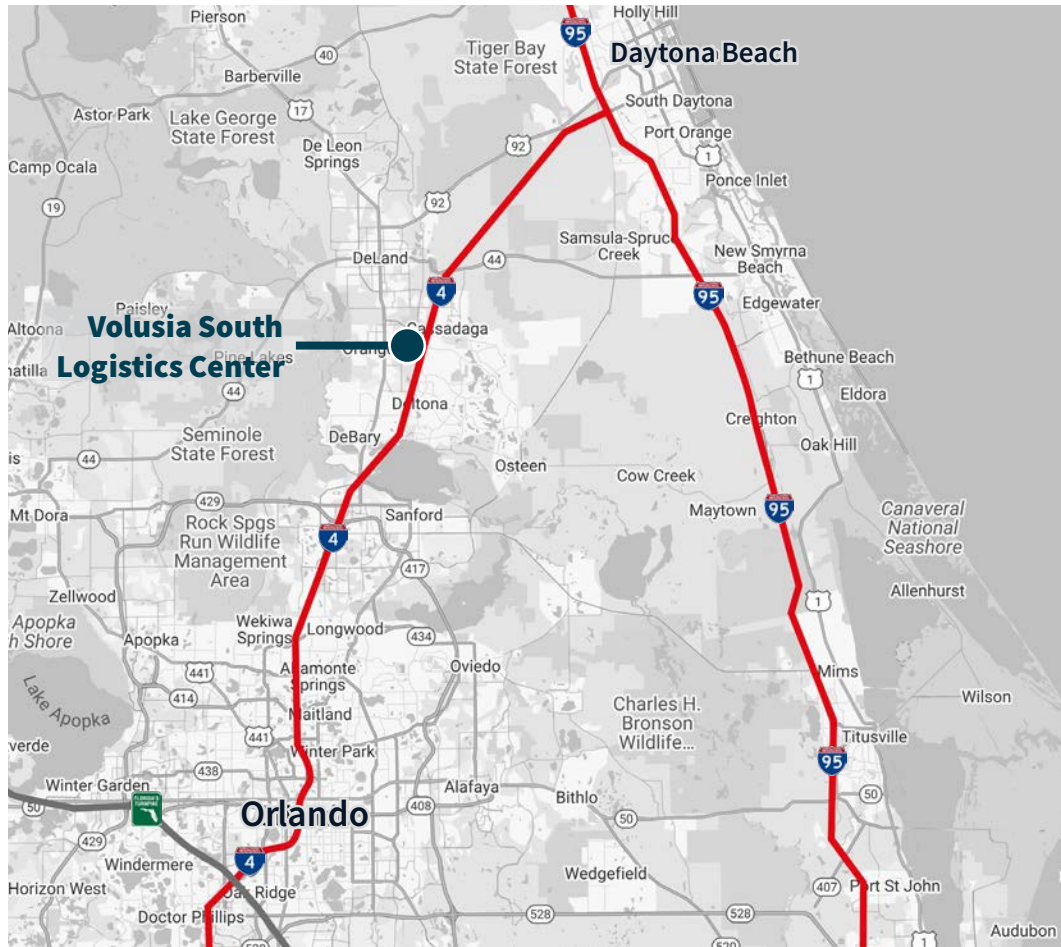
Outdoor storage options (2)

- 10,000 SF buildings with yard

Access and amenities



Location



Location overview

- Orange City is strategically located in Volusia County, providing efficient distribution to Central Florida, Florida's Space Coast and southeastern United States
- Excellent access to US Highway 17-92 and Interstate 4
- Equidistant between Orlando and Daytona Beach
- Over three million people within a one-hour drive

Demographics	30 min	60 min	120 min
Total population	628,008	3,121,663	8,292,589
Total households	251,673	1,199,220	3,254,331
Avg HH income	\$105,125	\$106,087	\$100,800
Total businesses	28,959	135,272	315,965
Total employees	280,892	1,394,007	3,280,349

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