

# 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:** \$48,000 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

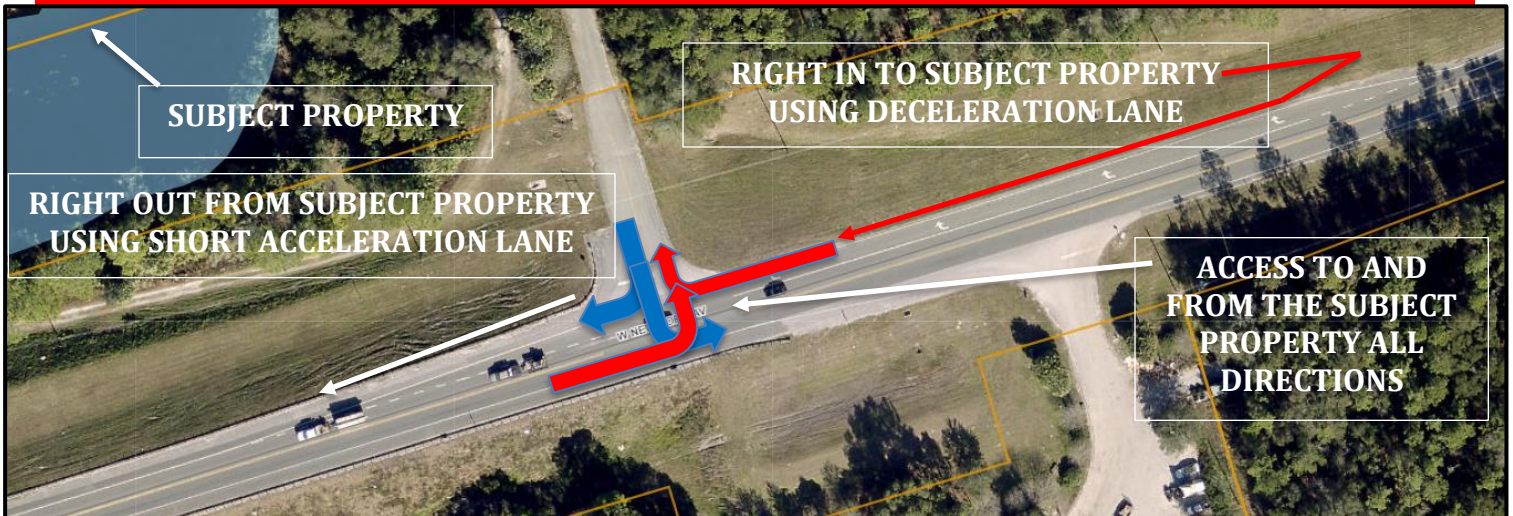
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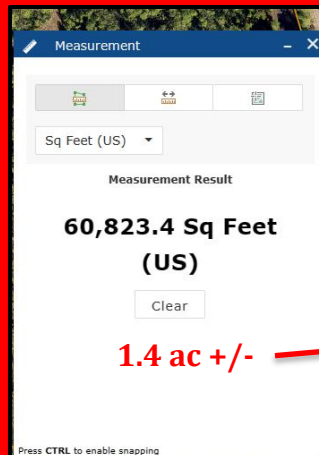
## ROADWAY ACCESS



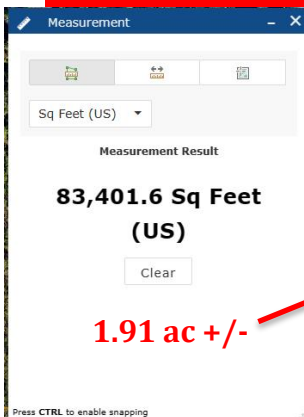
**OPEN STORAGE LAND**  
**LEASE AREA(S)**  
*Available Separately*

**TOTAL AVAILABLE AREA**  
3.31 ACRES

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



1.4 ac +/-



1.91 ac +/-

## CONTACT

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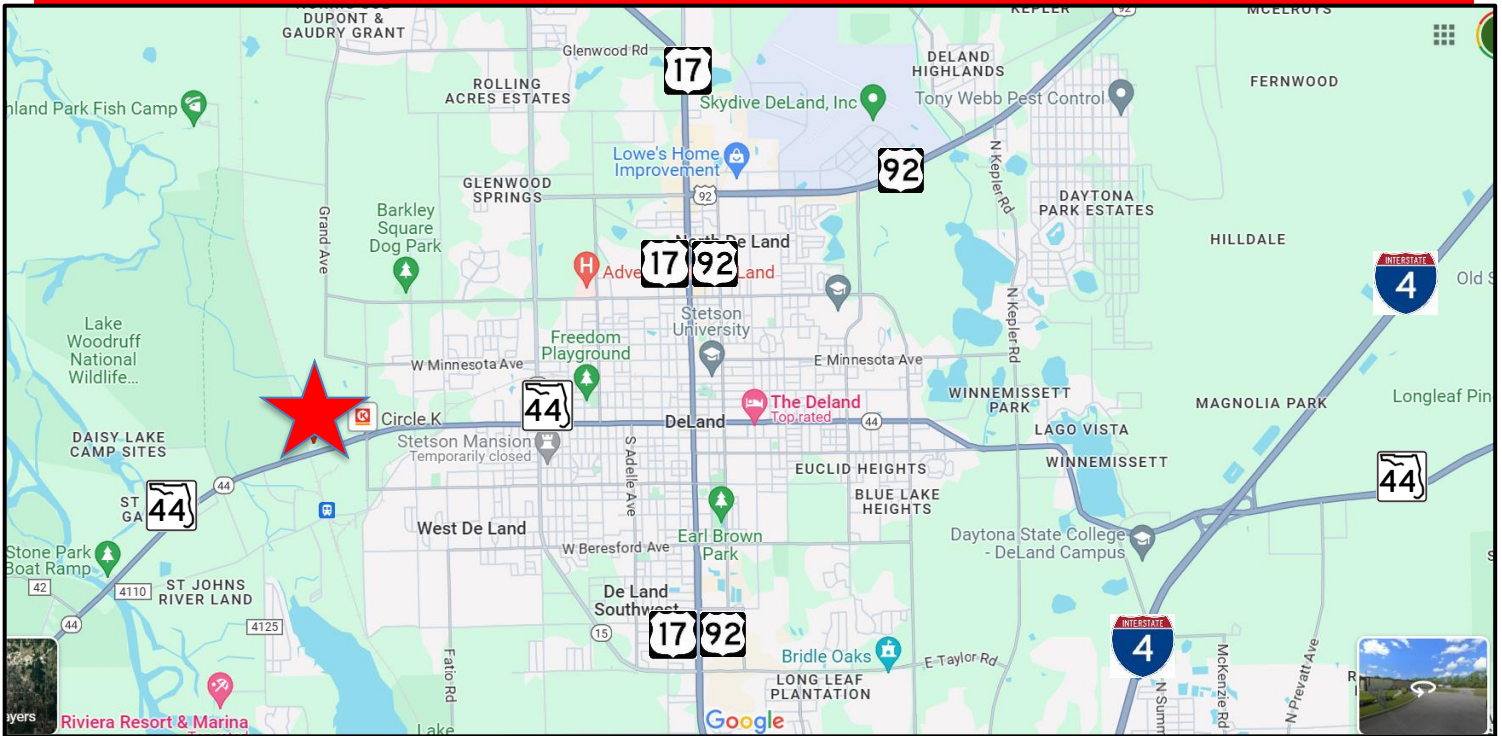
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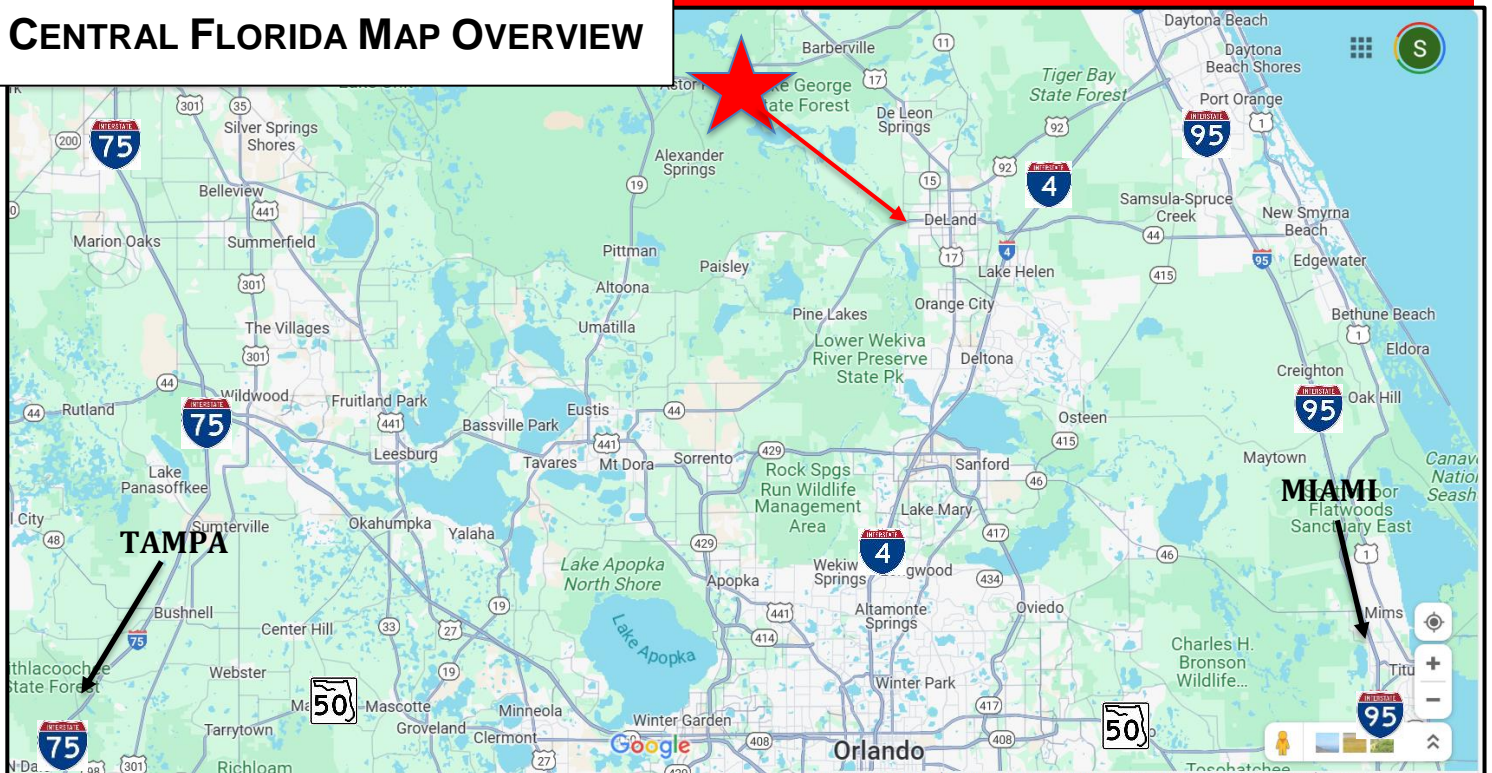
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## LOCAL AREA MAP OVERVIEW



## CENTRAL FLORIDA MAP OVERVIEW



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**BUILDING WEST END** →



**NORTH FACE OF BUILDING**



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

**ALSO AVAILABLE:  
Entire or Portions of  
Office & Warehouse for Lease OR Sale  
*ASK BROKER***



**INTERIOR WEST END**

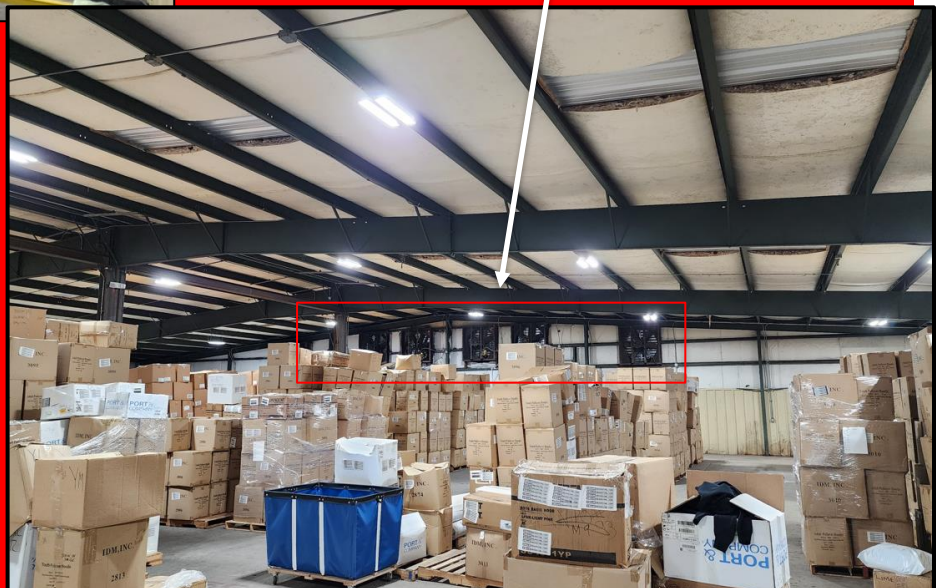


**BUILDING - WEST END  
5 EXHAUST FANS-CIRCULATION**

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