



North Orlando Flex Space

210 SPRINGVIEW COMMERCE DR, STE 140, DEBARY, FL 32713



Property Highlights

- Fast growing market within minutes of Orlando MSA
- Quick access to I-4 and the SunRail
- Unique dock high door and grade door combination
- Separate AC office space with dedicated bathroom
- Lease Term Negotiable

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)



PRESENTED BY

LUKE SAWYER

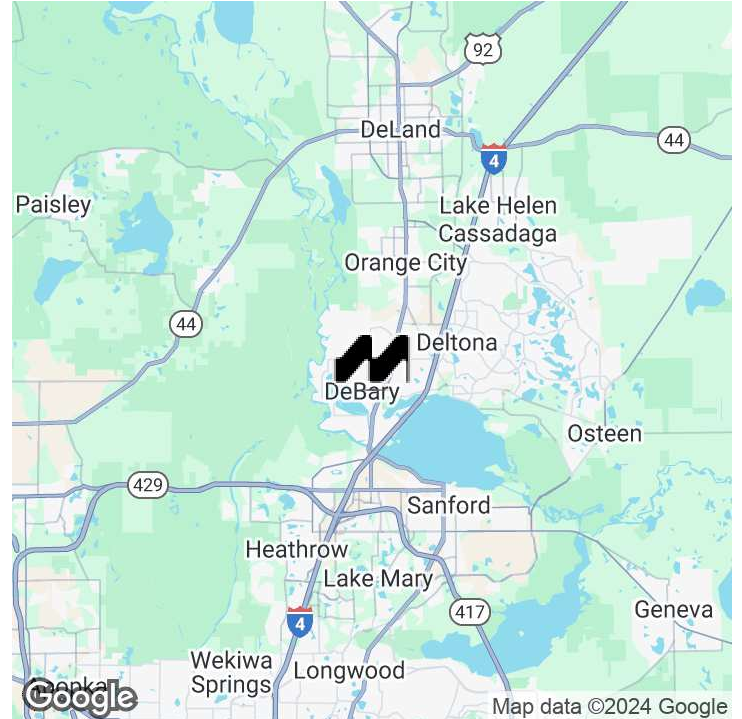
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EXECUTIVE SUMMARY

210 SPRINGVIEW COMMERCE DR, STE 140, DEBARY, FL 32713

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	7,050 SF
Lot Size:	0.16 Acres
Number of Units:	1
Year Built:	2006
Renovated:	2023
Zoning:	I-1
Market:	DeBary
Traffic Count:	30,000 @ 17/92

PROPERTY OVERVIEW

Springview is a versatile flex space in a rapidly expanding market just minutes from the Orlando MSA. This property offers ~700 SF of separate air-conditioned office space complete with a dedicated bathroom, ensuring comfort and functionality for your business operations.

The remaining 6,350 SF sprinklered warehouse is thoughtfully designed, featuring a unique combination of dock-high and grade-level doors, perfect for accommodating a variety of logistics and storage needs.

Whether you're expanding, relocating, or establishing your business in Central Florida, Spring View provides the space and strategic location to support your growth.

LOCATION OVERVIEW

Located just minutes from the Orlando MSA, 210 Springview Commerce Drive is just off 17/92 in the heart of DeBary. Situated with quick access to I-4 and the SunRail, Spring View offers unparalleled connectivity, making it an ideal choice for businesses seeking efficiency and convenience. With the city currently undergoing substantial infrastructure development, many new residential and retail opportunities are on the horizon.

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INDUSTRIAL PROPERTY
For Lease

ADDITIONAL PHOTOS

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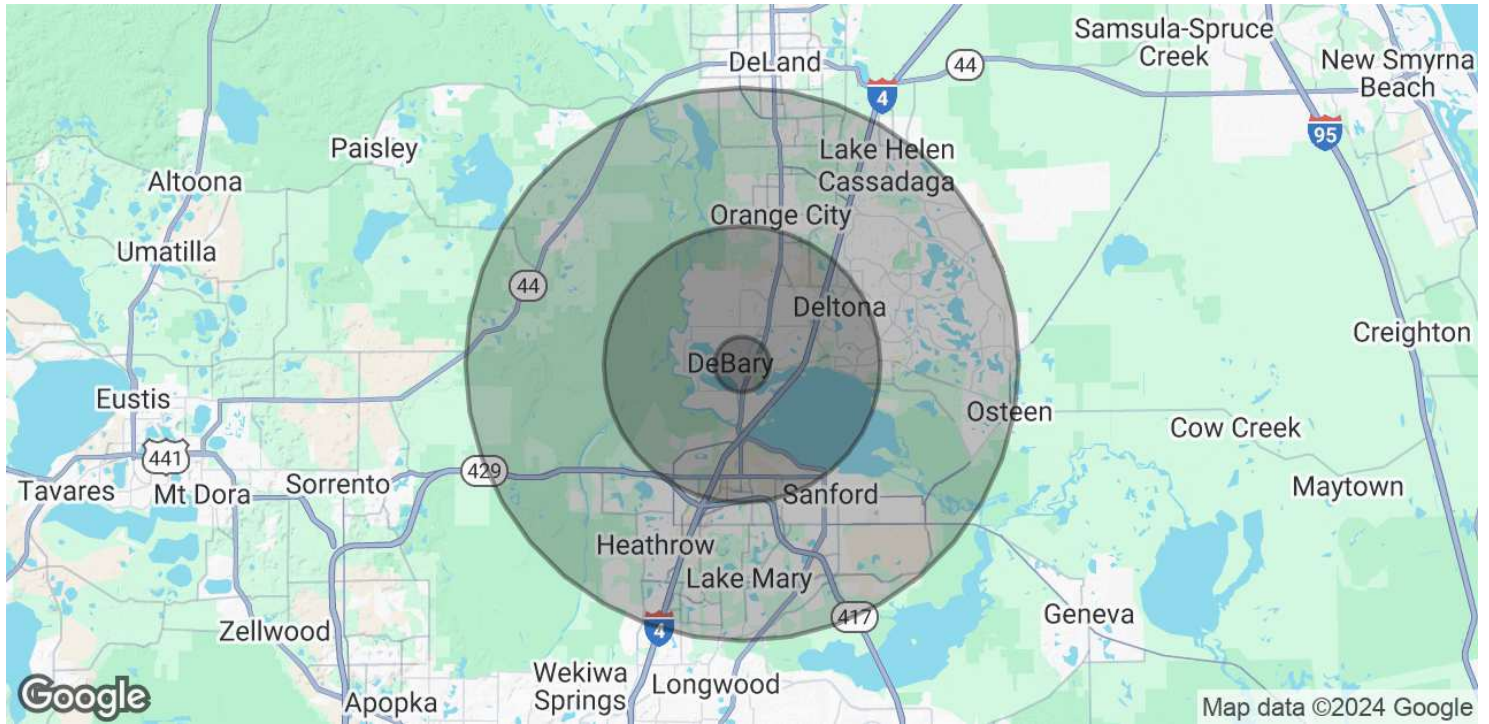
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,179	70,885	299,934
Average Age	46.6	41.9	40.8
Average Age (Male)	46.7	40.4	39.2
Average Age (Female)	43.4	43.5	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,264	28,390	118,988
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,774	\$72,402	\$77,434
Average House Value	\$216,787	\$215,323	\$227,244

2020 American Community Survey (ACS)

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