

For Sale

# DeBary Industrial/Flex Building

12,000 SF | \$2,100,000 - Just Reduced!



## Springview Industrial Park

402 Chairman Court, DeBary, Florida 32713

### Property Highlights

- 12,000± SF free-standing flex/industrial building in DeBary's Springview Industrial Park
- Fully built-out with modern office and open warehouse space
- Grade-level loading with (7) 12' x 14' roll-up doors
- Clear height: 16.5' - 21' (sloped roof)
- Each unit equipped with 200-amp, 3-phase power
- Built in 2006 - well-maintained and move-in ready
- 27 parking spaces (2.25/1,000 SF ratio)
- Zoning: I-1 (Light Industrial) - allows a wide variety of business uses
- Ideal for owner/user or light manufacturing, distribution or service business
- Easy access to I-4, US Hwy 17-92 and the greater Orlando/Daytona markets
- Vacant and divisible - suitable for owner-user or investment



For more information

**Stian Funk**

O: 407 949 0747  
sfunk@realvest.com

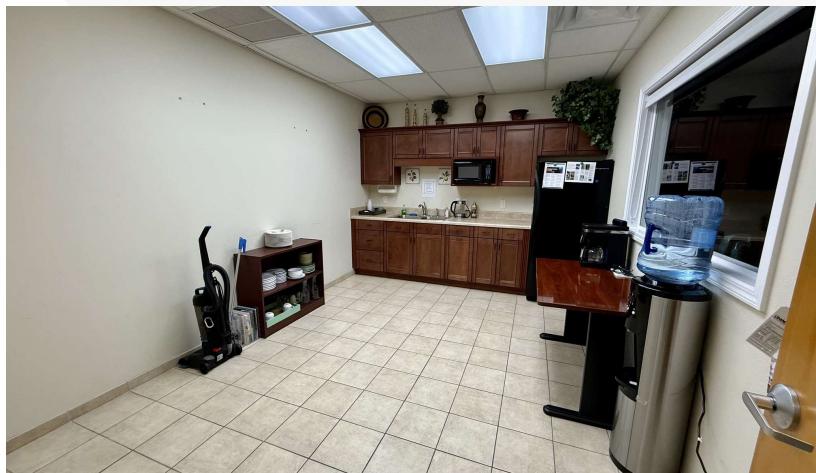
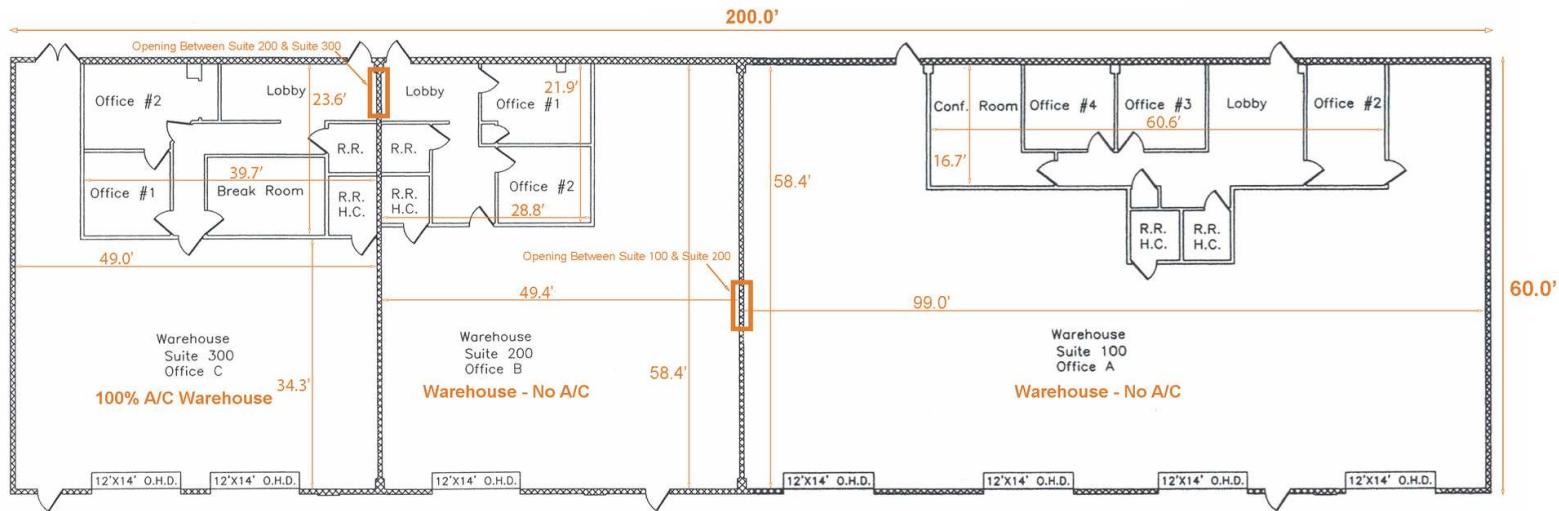
**Kevin O'Connor**

O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

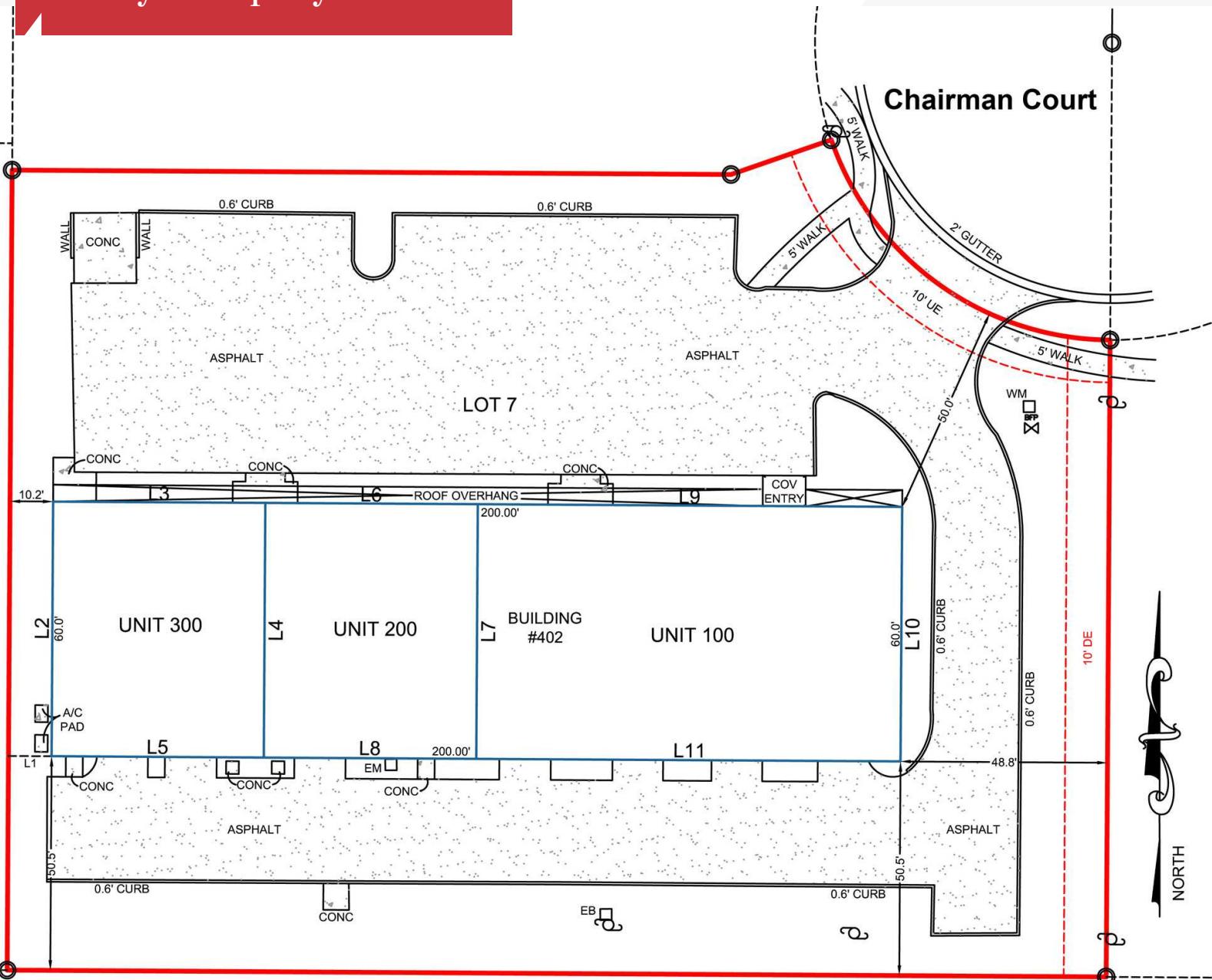
O: 407 949 0738  
mcichocki@realvest.com

# Floor Plan & Property Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

## Survey & Property Photos

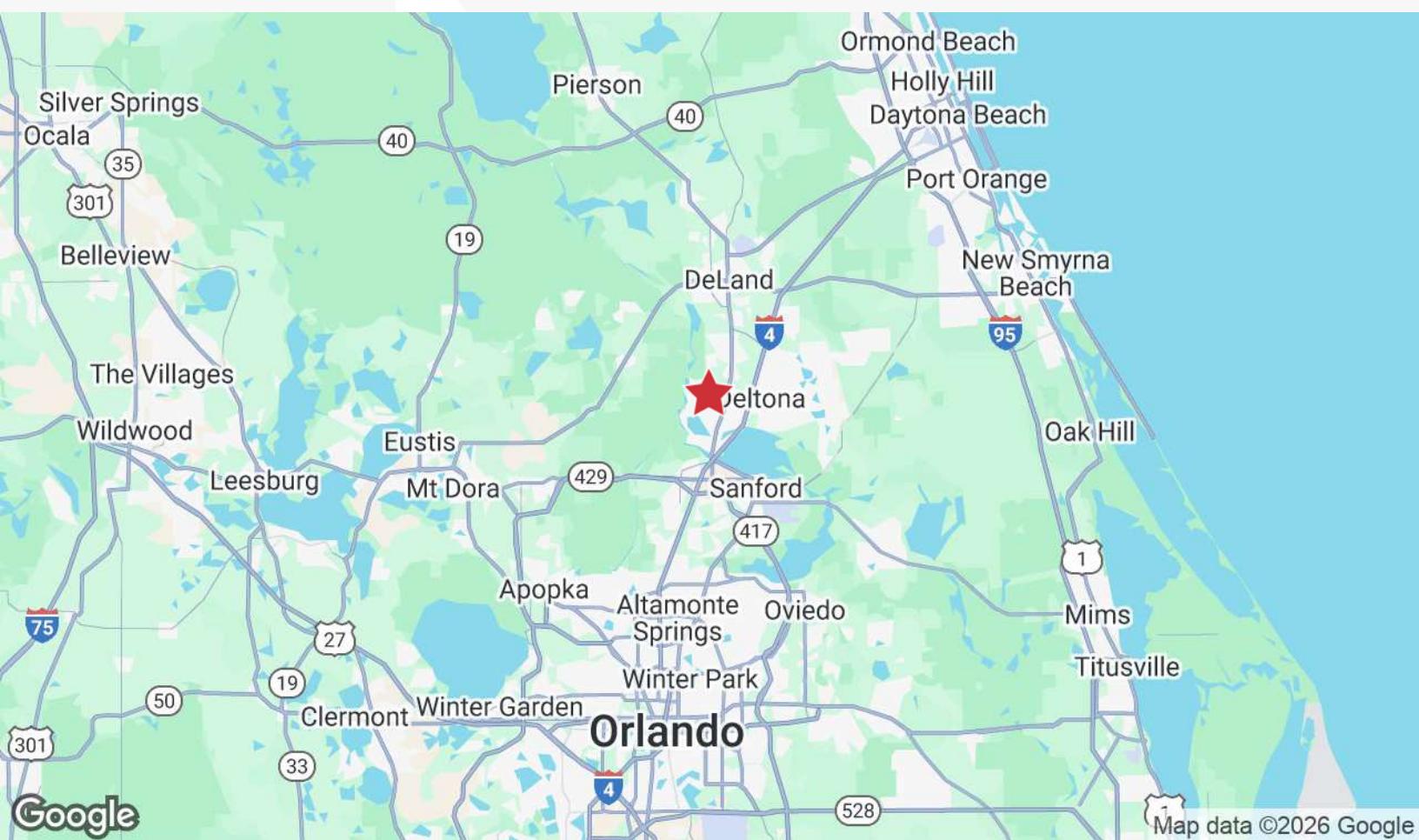
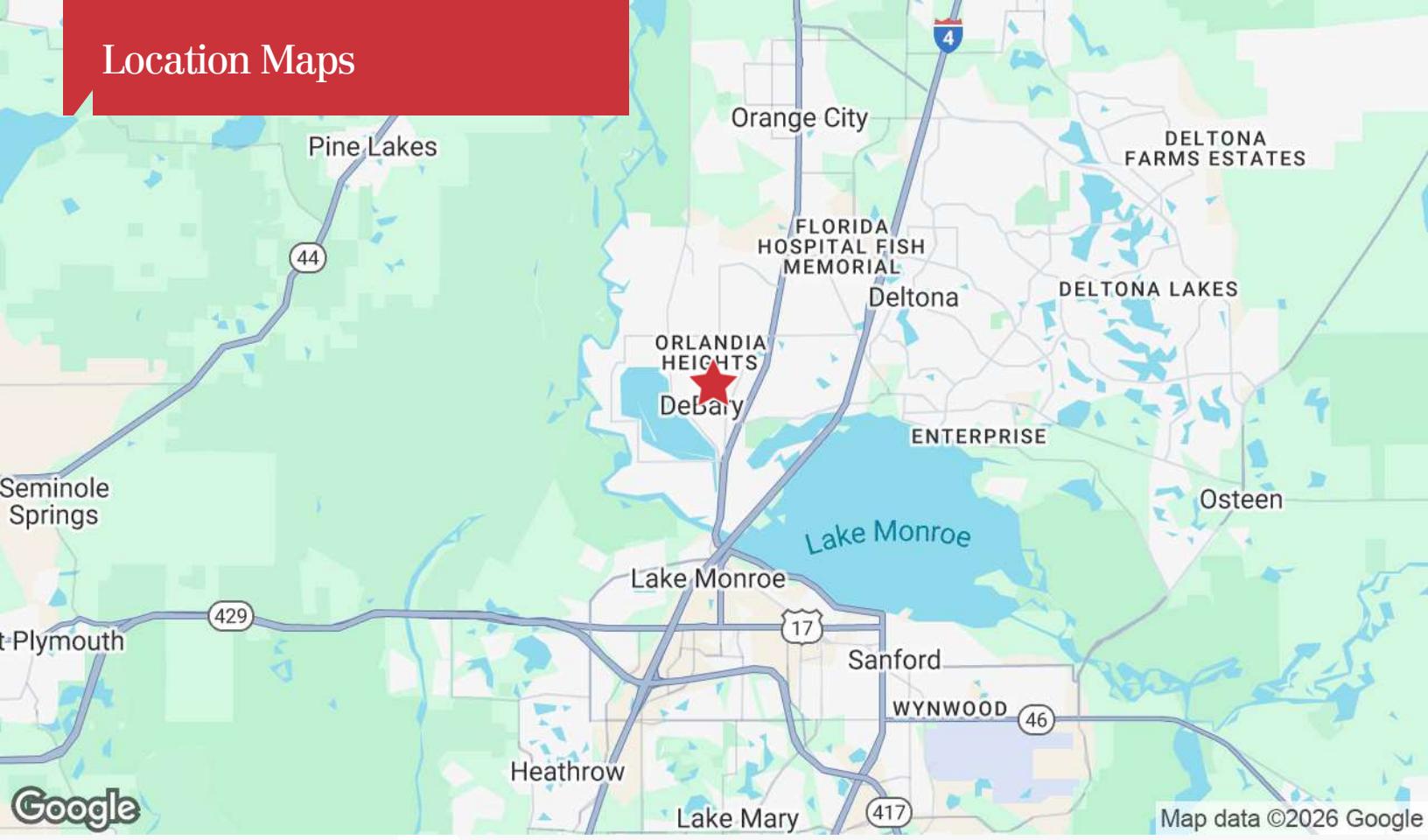


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

**NAI Realvest®**

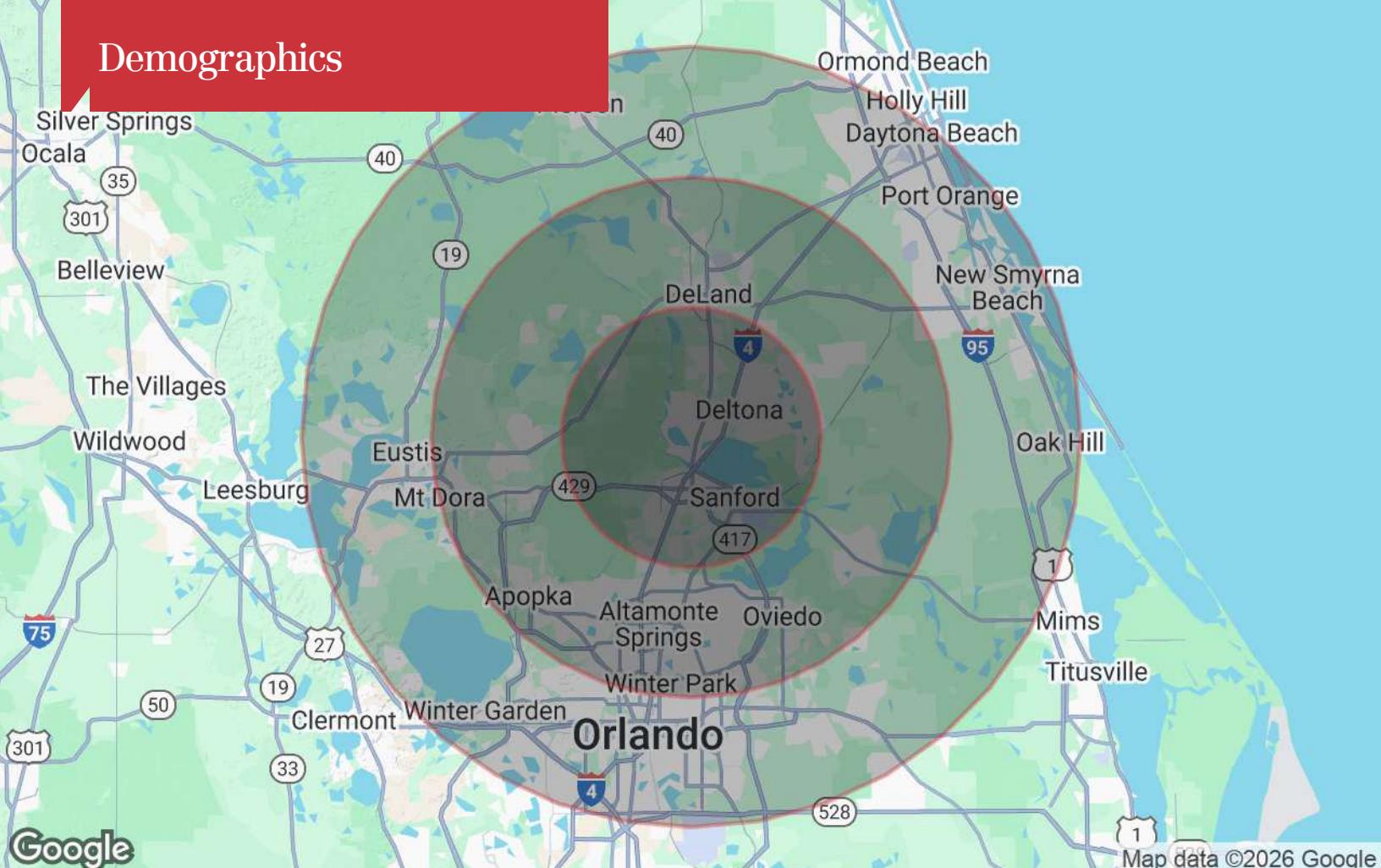
1800 Pembrook Drive, Suite 350  
Orlando, FL 32810  
407 875 9989 tel  
[nairealvest.com](http://nairealvest.com)

## Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

# Demographics



## Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	276,819	1,033,521	2,327,517
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	41	40	40
MEDIAN AGE (FEMALE)	43	43	42

## Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	105,820	398,251	890,751
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$101,109	\$103,082	\$98,716
AVERAGE HOUSE VALUE	\$362,907	\$395,908	\$382,630

\* Demographic data derived from 2020 ACS - US Census

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.