

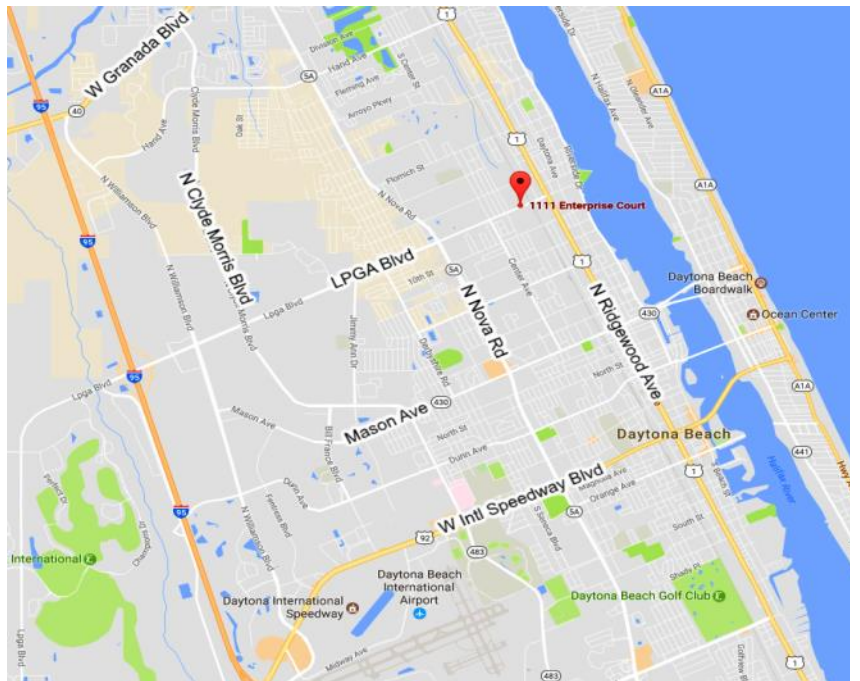
3,500 SQ FT WAREHOUSE SPACE FOR LEASE

1115-L Enterprise Court, Holly Hill, FL 32117



PROPERTY SPECIFICATIONS

Parcel ID:	4242-40-36-0110
Lease Rate:	\$12.00 PSF Mod Gross \$3,500.00 + 2.5% Sales Tax
Unit 1115-E Size:	3,000 Sq Ft
Ceiling Height:	8'
Parking:	Common Parking
Zoning:	I-2 Heavy Industrial



*Tenant must verify electric will meet their needs.
Dimensions and Sizes are approximates.*

REMARKS

Incredible location, straight shot to I-95 on LPGA Blvd, the hottest developing area in Volusia county. This 2,000 Sq Ft Warehouse is thoughtfully designed with two overhead doors, enhancing accessibility and facilitating seamless operations located in Holly Hill Business Park

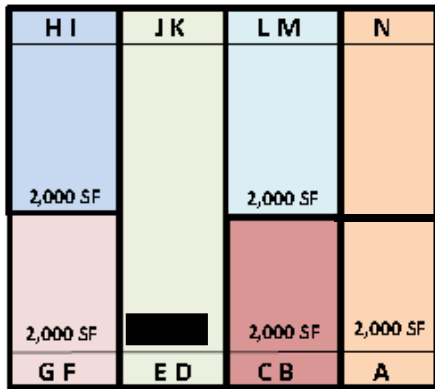

140 S Atlantic Ave, Suite 202
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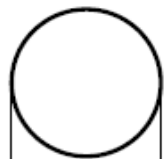
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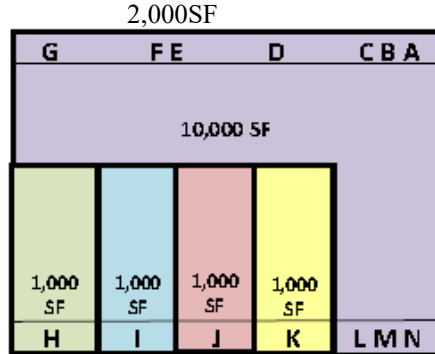


HOLLY HILL BUSINESS PARK
103,500 SF

Bldg. 1120
14,000 SF



Bldg. 1116
14,000 SF



Bldg.
456 LPGA
30,000 SF



1111-1120 ENTERPRISE COURT

LPGA BLVD

N	NPM storage	1,750 SF
LM	AVAILABLE	3,500 SF
JK		3,500 SF
HI		3,500 SF
FG		3,500 SF
E		1,750 SF
D		1,750 SF
C		1,750 SF
AB		3,500 SF

Bldg.
1115
24,500

L	1,750 SF	X
K	1,750 SF	W
U	3,500 SF	UV
H	1,750 SF	T
G	1,750 SF	S
F	1,750 SF	R
CDE	5,250 SF	OPQ
AB	3,500 SF	MIN

Bldg.
1111
21,000



Realty Pros Commercial
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ZONING - I-2, HEAVY INDUSTRIAL DISTRICT

https://www.municode.com/library/fl/holly_hill/codes/code_of_ordinances?nodeld=PTIICOOR_CH114ZO_ARTIIDIRE_DIV11HEINDI

Intent.

The I-2 districts are intended to provide areas for relatively large industrial operations which cause noise, dust and limited smoke and generate substantial truck and automobile traffic.

Permitted principal uses and structures.

- (1) Any use permitted in the B-5 general commercial district.
- (2) Any use permitted in the I-1 wholesale-light industrial district.
- (3) Bulk storage of petroleum products.
- (4) Concrete processing and product manufacturing.
- (5) Motor freight terminals.
- (6) Wrecker/towing services.

Permitted accessory uses and structures.

- (1) Uses customarily associated with, dependent on and incidental to the permitted principal use.
- (2) Outside display, storage or sale of goods and objects that are customarily associated with and incidental to a permitted principal use. (Refer to [section 114-767.](#))

Special exceptions.

- (1) Blood plasma center. (Refer to [section 114-700.](#))
- (2) Automobile dismantling and salvage yards. (Refer to [section 114-678.](#))
- (3) Commercial radio and television transmitting and receiving towers, and associated office and transmitting equipment. (Refer to [section 114-687.](#))
- (4) Blood banks. (Refer to [section 114-695.](#))
- (5) Amusement center. (Refer to [section 114-701.](#))

B-5, GENERAL COMMERCIAL DISTRICT

https://www.municode.com/library/fl/holly_hill/codes/code_of_ordinances?nodeld=PTIICOOR_CH114ZO_ARTIIDIRE_DIV8GECODI

Permitted principal uses and structures.

- (1) Any use permitted in the B-1 professional office/hospital-medical district.
- (2) Any use permitted in the B-4 highway business district.
- (3) Self-service storage facilities (mini-warehouses). (Refer to [section 114-686.](#))
- (4) Application of permanent makeup.
- (5) Adult day care centers.

I-1, WHOLESALE-LIGHT INDUSTRIAL DISTRICT

https://www.municode.com/library/fl/holly_hill/codes/code_of_ordinances?nodeld=PTIICOOR_CH114ZO_ARTIIDIRE_DIV10WHGHINDI

Permitted principal uses and structures.

- (1) Any use permitted in the B-5 general commercial district.
- (2) Automobile body repair.
- (3) Automobile engine and transmission repair.
- (4) Building contractors' storage, fabrication and assembly.
- (5) Beverage bottling and distribution.
- (6) Building materials sales, storage and distribution.
- (7) Manufacturing and assembly within an enclosed building.
- (8) Warehousing and distribution.
- (9) Self-service automobile fuel stations and accessory self-service fuel pumps. (Refer to [section 114-682.](#))
- (10) Motor vehicle sales and rentals. (Refer to [section 114-675.](#))
- (11) Type A and B service stations. (Refer to [section 114-682.](#))



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