



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$12.00 - 13.00 SF/yr (NNN)
AVAILABLE SF:	660 - 2,000 SF
LOT SIZE:	482,850 SF
BUILDING SIZE:	107,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,855	23,745	45,061
TOTAL POPULATION	6,180	52,846	102,355
AVERAGE HH INCOME	\$43,730	\$51,555	\$54,766

PROPERTY DESCRIPTION

Lease Incentive Available!

Flex Space in a Clean Industrial Park
1,000 SF - 4,000 SF Flex Spaces with 12ft Roll Up Doors and High Ceilings

660 SF - 1,320 SF Office Spaces with a Bathroom, A/C Throughout

\$3.86/sf NNN Expenses

PROPERTY HIGHLIGHTS

- Unit IIBC : 1,320 SF Office with Two Entry Doors, Private Offices and an IT Room.
- Unit 4F+4Q: 2,000 SF Office/Warehouse.
- Unit 4D: 1,000 SF Warehouse with a Small Office.
- Unit 4O: 1,000 SF Warehouse with a Small Office.
- Unit IID: 660 SF Office/Flex Space with Drop Ceilings.
- Unit 3N: 1,000 SF Flex Space with a Small Office.

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Managing Director

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FL #BK3068067



Flex Spaces

Oak Center - Port Orange

413 Oak Place, Port Orange, FL 32127



4-O - 1,000 SF



4-O - 1,000 SF



4-D - 1,000 SF



3-N - 1,000 SF

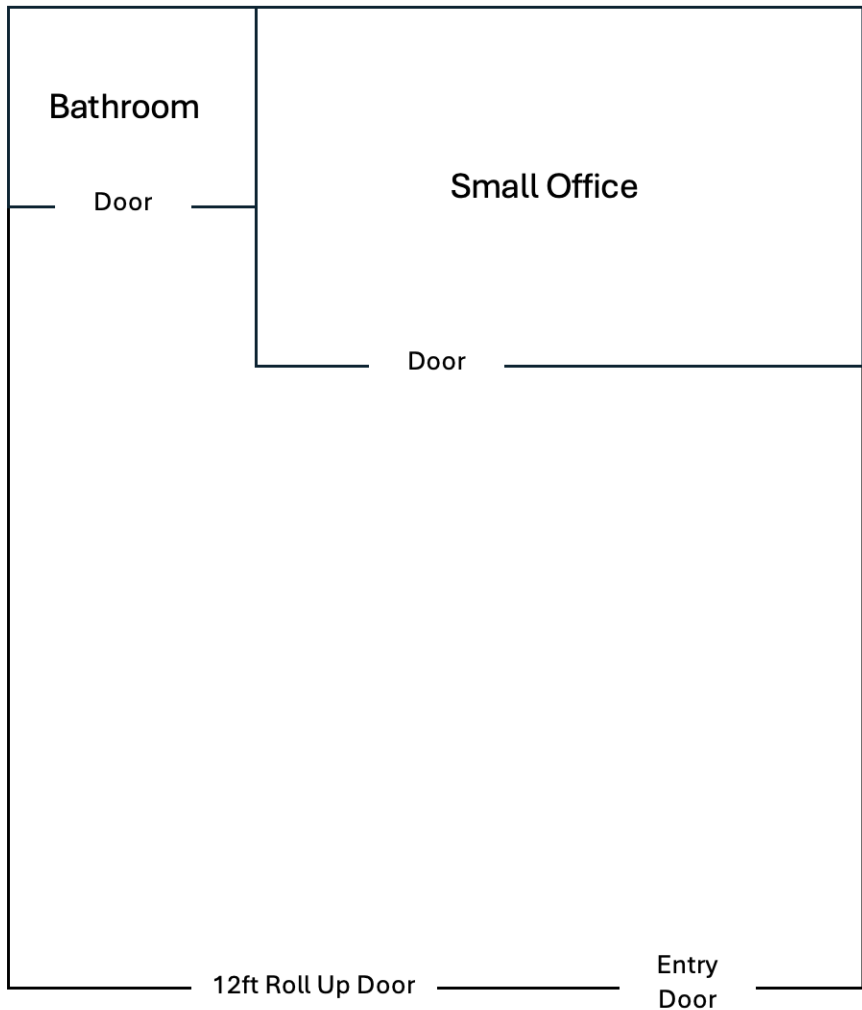


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Unit 4-O Floor Plan

Oak Center - Port Orange

413 Oak Place, Port Orange, FL 32127



1,000 SF

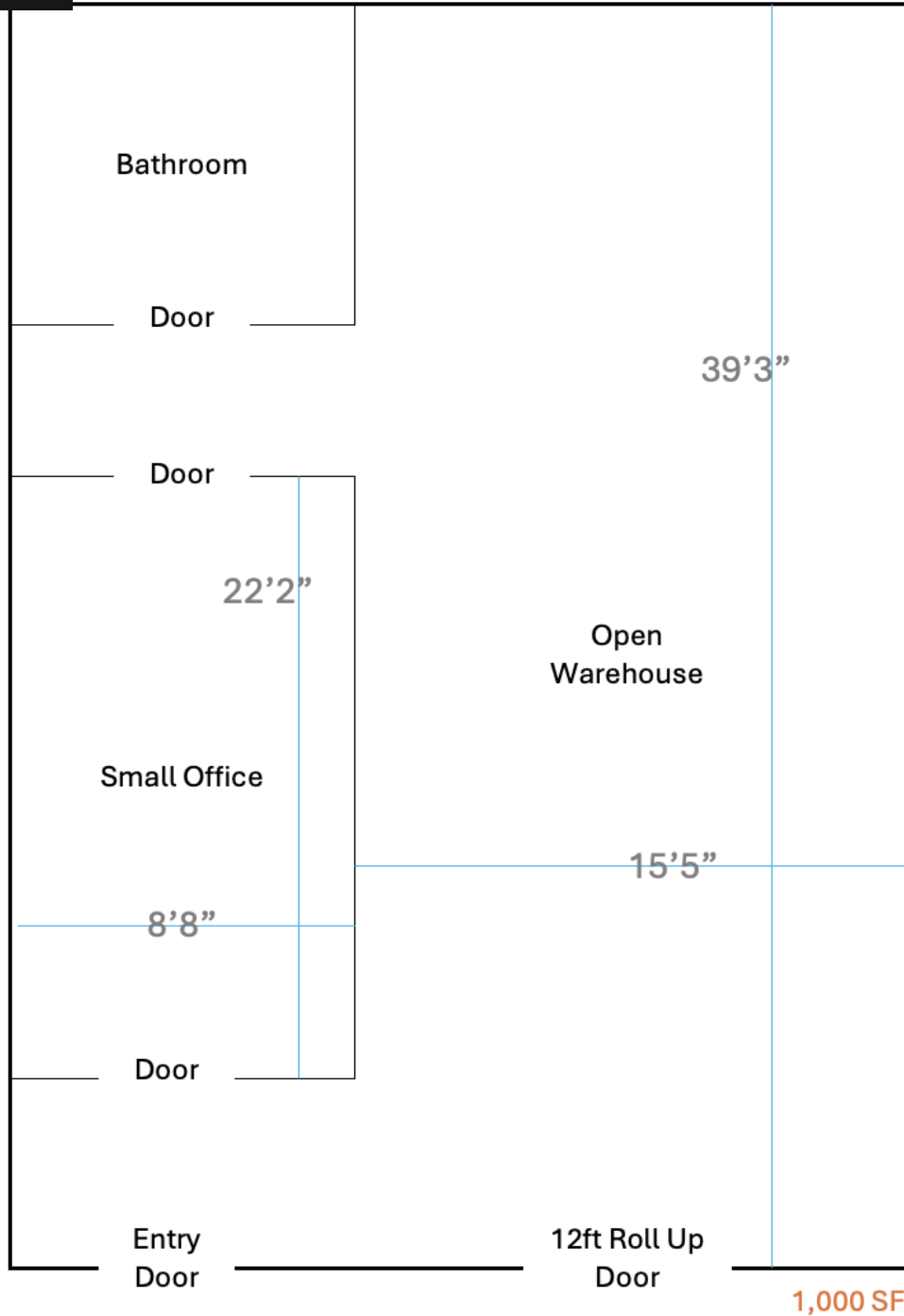
413 Oak Pl, Unit 4O
Port Orange FL 32129



Unit 3-N Floor Plan

Oak Center - Port Orange

413 Oak Place, Port Orange, FL 32127



413 Oak Pl, Unit 3N, Port Orange FL 32129



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Unit II-BC : 1,320 SF

Office Space

4251 Spruce Creek Rd, II-BC, Port Orange, FL 32127



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Unit II-D : 660 SF

Office/Flex Space

4251 Spruce Creek Rd, II-D, Port Orange, FL 32127



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