

**AVAILABLE  
311 BENSON JUNCTION ROAD  
DEBARY, FL 32713**



**AVAILABLE FOR THE FIRST TIME - CENTRAL FLORIDA'S LARGEST TURNKEY IOS SITE**

**PROPERTY HIGHLIGHTS**

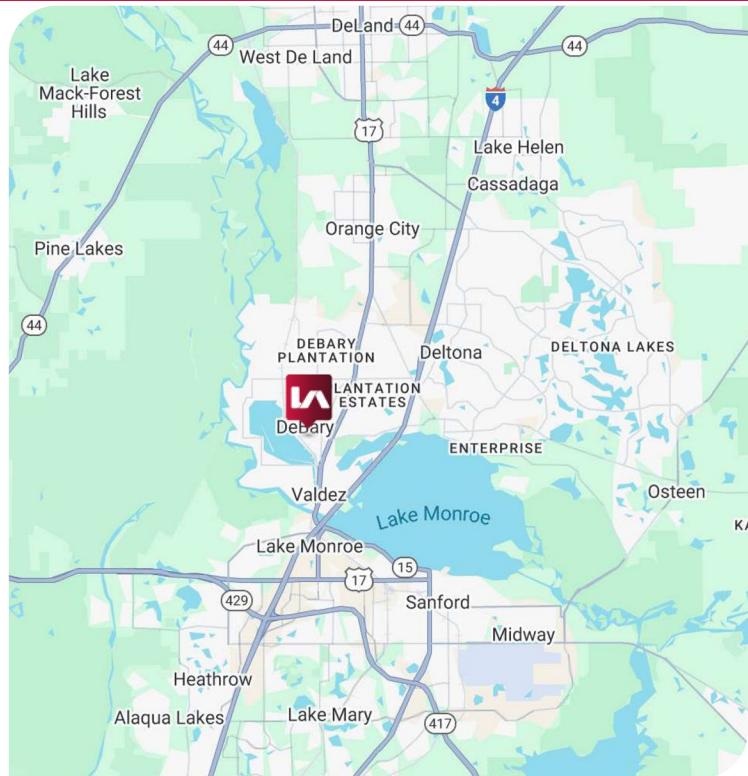
- Up to ±30 Acres of Industrial Outdoor Storage and Buildings Available
- Divisible to 5 Acres or More
- **Most Recently a Concrete Batch Plant**
- Fully Fenced and Secured
- Site Lighting Throughout
- Fully stabilized and Turnkey for Truck and Equipment Traffic
- Good Hard-pan Interior Road System
- Flexible Zoning that Permits IOS and Various Industrial and Manufacturing Uses. Click [HERE](#) for a list of example uses.
- Rail-Served (CSX)
- Additional Improvements to Suit

**CALL BROKER FOR PRICING**

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## 311 BENSON JUNCTION ROAD

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LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES
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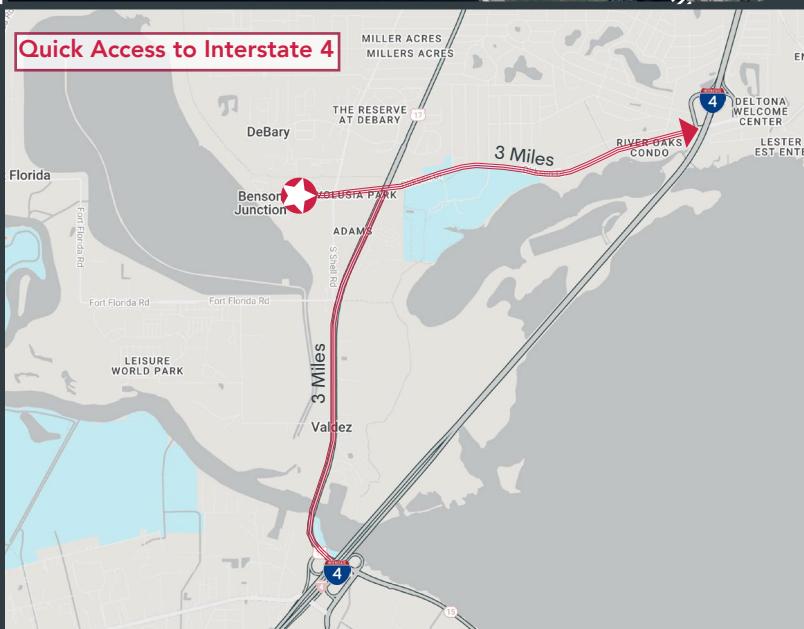
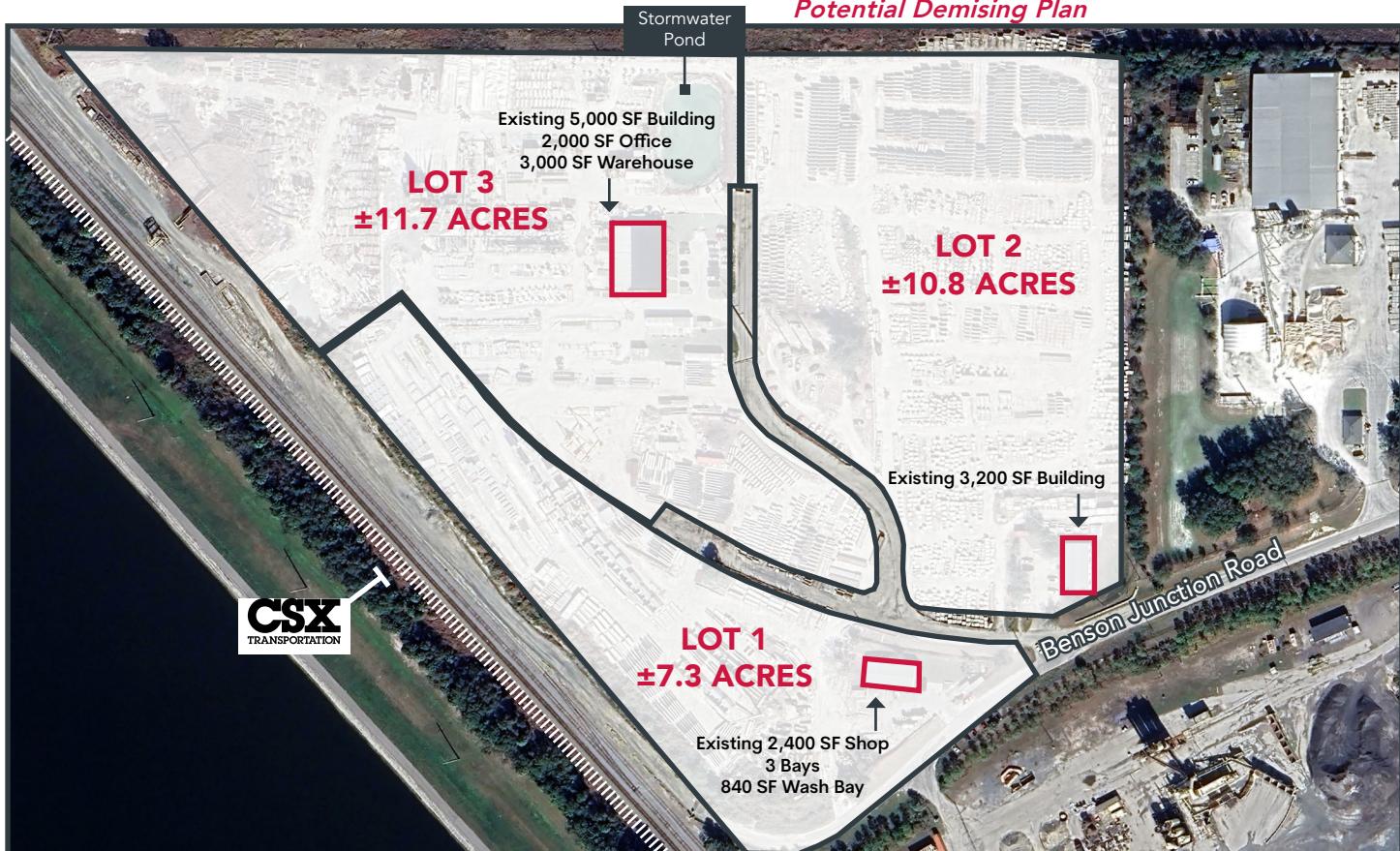
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COMMERCIAL REAL ESTATE SERVICES



### PROPERTY DESCRIPTION

#### All Lots Divisible to 5 Acres

**LOT 1 |  $\pm$ 7.3 Acres**  
 2,400 SF Shop Building  
 - 3 Bays  
 - 840 SF Wash Bay

**LOT 2 |  $\pm$ 10.8 Acres**  
 3,200 SF Office Building (Can be modified to provide warehouse space)

**LOT 3 |  $\pm$ 11.7 Acres**  
 5,000 SF Office/Shop Building  
 - 3,000 SF Shop  
 - 2,000 SF Office  
 - 2,850 SF Wash Bay

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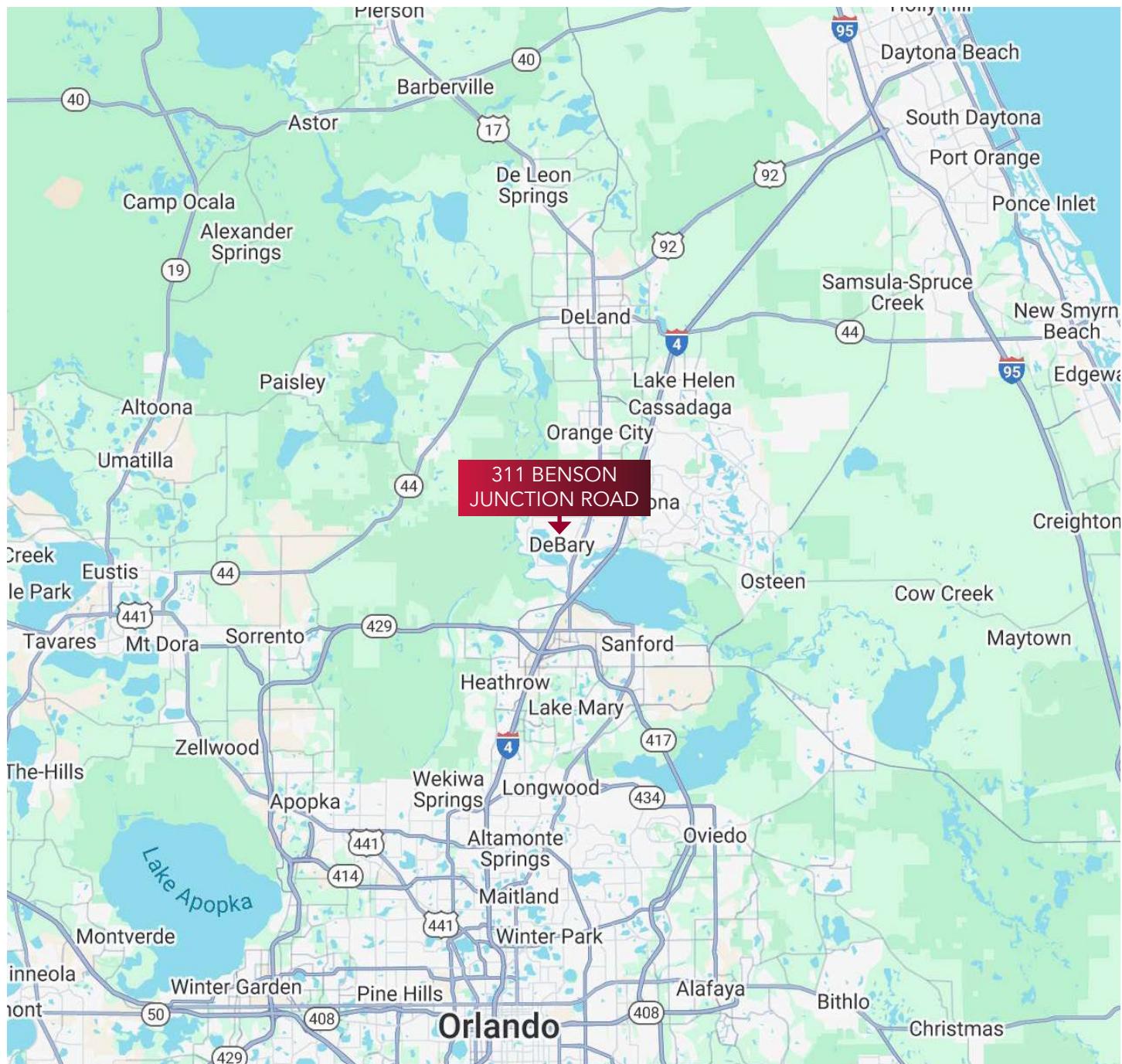
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# 311 BENSON JUNCTION ROAD

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## CENTRALLY LOCATED



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**PROPERTY PHOTOS**



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**BATCH PLANT**



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