

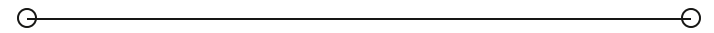


**SALE**

# Industrial, Office, Self Storage, Call/Data Center +/-147,000 SF - Heavy Power

**901 6TH STREET**

Daytona Beach, FL 32117



**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Contact Broker
<b>LOT SIZE:</b>	15 Acres
<b>BUILDING SIZE:</b>	147,000 SF

## PROPERTY DESCRIPTION

Former Daytona Beach News Journal Campus  
+/- 15 Acres +/- 147,000 SF. 50% Industrial, 50% Office-Mixed Use  
Extensive Renovations and Equipment Removal Including:  
Parking Lot, Exterior Paint, Chiller & HVAC, Asbestos Remediation +  
3 Current Tenants Occupying +/- 25,000 SF, Right to Vacate  
Proposed Additional Building of 49,000 SF - SW Corner  
M-1 Zoning in Daytona Beach Allows for Self Storage, Heavy  
Equipment, Office, Industrial, Schools  
Manufacturing, Warehouse, Salvage, Data Center.

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

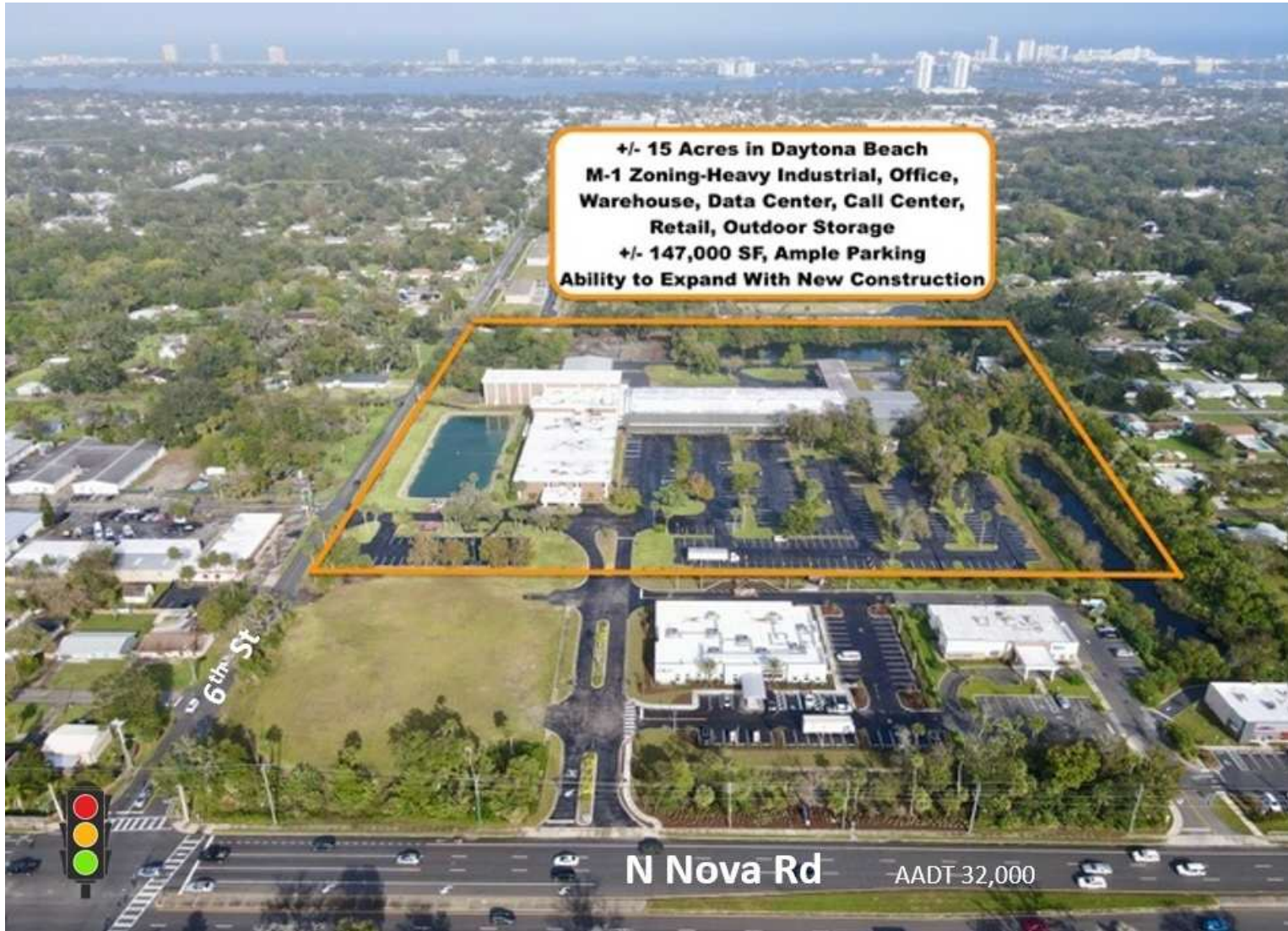
FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# AERIAL



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

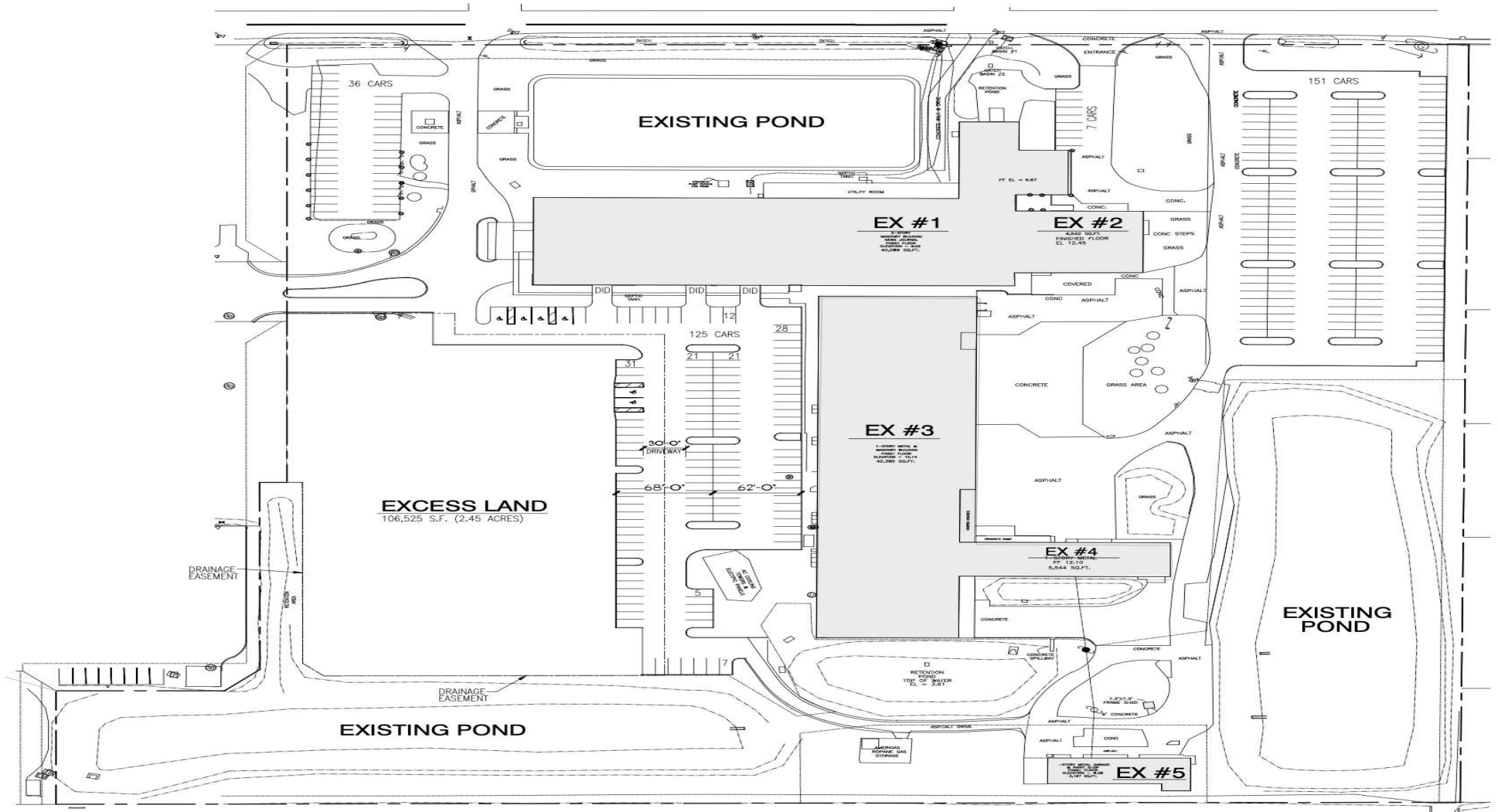
FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# SITE PLAN



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 9016th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# ELECTRICAL SUMMARY & CAPEX

## Power:

- **MW:** 3.74
- **KW:** 3,741
- **277/480-volt system:**
  - **277 volts** is the voltage between a phase and neutral.
  - **480 volts** is the voltage between two phases.

## Power details:

### Amperage (Amps):

- The busbar is rated for **5000 amps** as mentioned in the diagram and notes.

### Voltage (Volts):

- The system operates at **277/480 volts**.
- This means:
  - **277 volts** between phase and neutral.
  - **480 volts** between two phases (line-to-line).

### Type of System:

- The electrical system is a **three-phase** system, which provides efficient and balanced power distribution suitable for high-load applications.

### Bus Stud:

- There is a **5000A bus stud** mentioned in the diagram, which allows for distribution of the power to various equipment connected to the busbar.

### Network Providers:

- Spectrum
- AT&T
- Wire 3
- Century Link
- HughesNet

### Generator

- Diesel-powered generator by Caterpillar
  - Powers emergency and life safety systems with capacity to operate all office equipment, chillers, half the previous printing press equipment.
  - 1000-gallon tank

**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

## Daytona Capex Schedule

Description	Total	Date Completed
Asbestos Remediation Management	\$53,522	1/18/24
Create environmental operations & maintenance plan	\$1,448	1/18/24
Remediate asbestos - roof	\$337,091	1/31/24
Lead-based paint inspection	\$8,048	2/2/24
Ink and oil characterization	\$1,324	2/6/24
Disposal of ink and oil containers (includes half of overage)	\$49,941	2/6/24
Four 1.5t AC units	\$17,300	3/26/24
Chiller repairs 1/17/24	\$583	3/26/24
Water leak repair 2/13/24	\$468	3/26/24
Awning removal. Breezeway and guard shack demo. Contract value adjusted to leave existing piping.	\$27,986	4/8/24
Install bathroom in existing building in southern portion.	\$46,610	5/20/24
Replace soffit panels	\$19,002	6/30/24
Xray scans	\$3,200	7/31/24
Exterior painting	\$80,715	8/29/24
Architecture - Existing Buildings. Chiller	\$163,522	9/3/24
Parking Lot. Concrete & Asphalt repairs, resurface, seal, stripe. Additional parking lot work and ramp.	\$132,929	2/5/24
	<b>\$943,687</b>	

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER** | 901 6th Street Daytona Beach, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# EXTERIOR PHOTOS



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

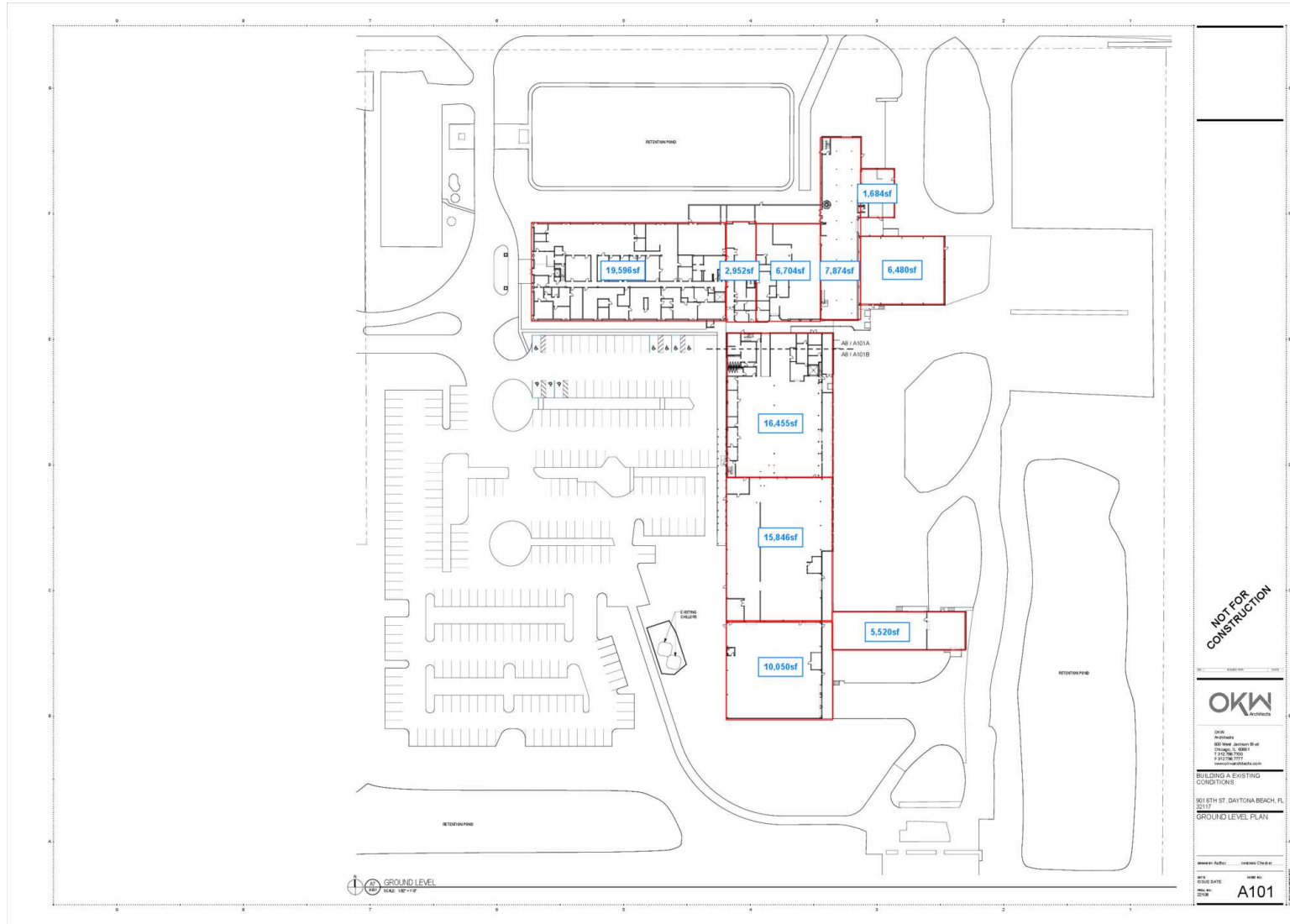
FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# 1ST FLOOR PLAN



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

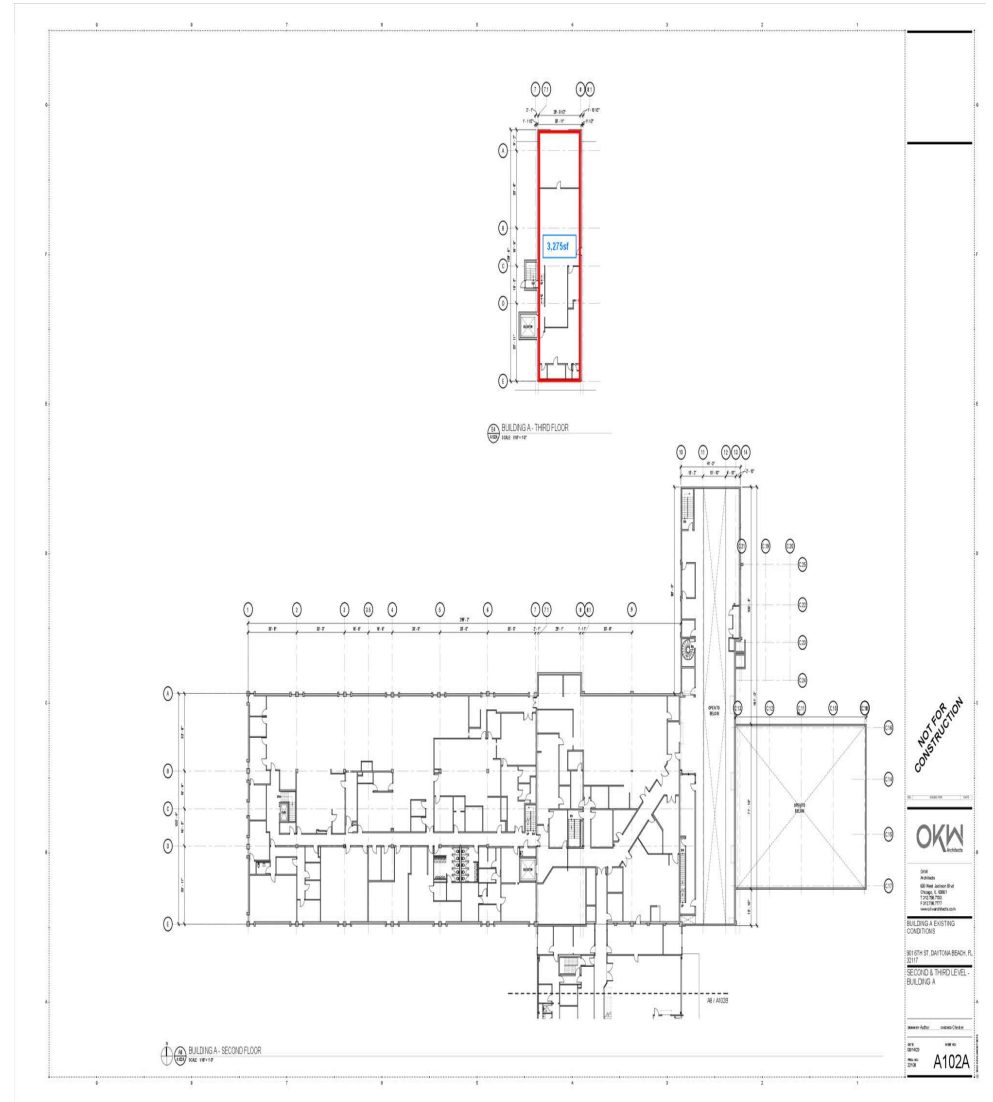
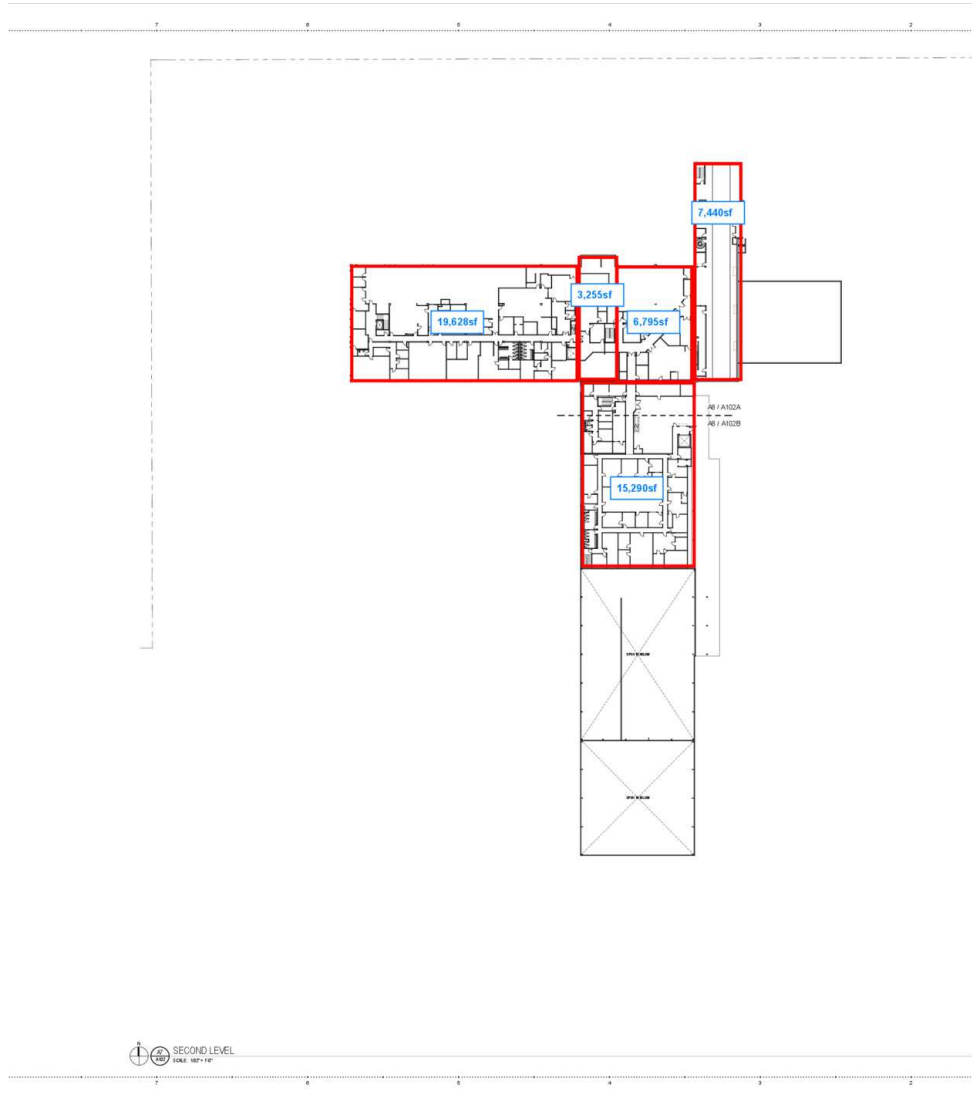
FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# 2ND AND 3RD FLOORS



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

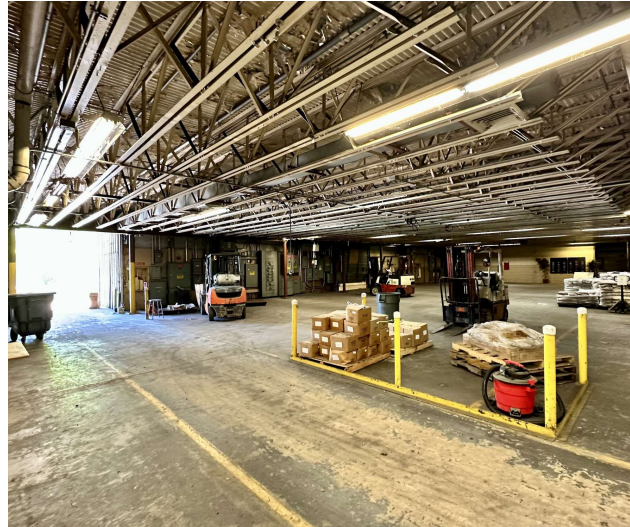
**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.





# INTERIOR PHOTOS



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

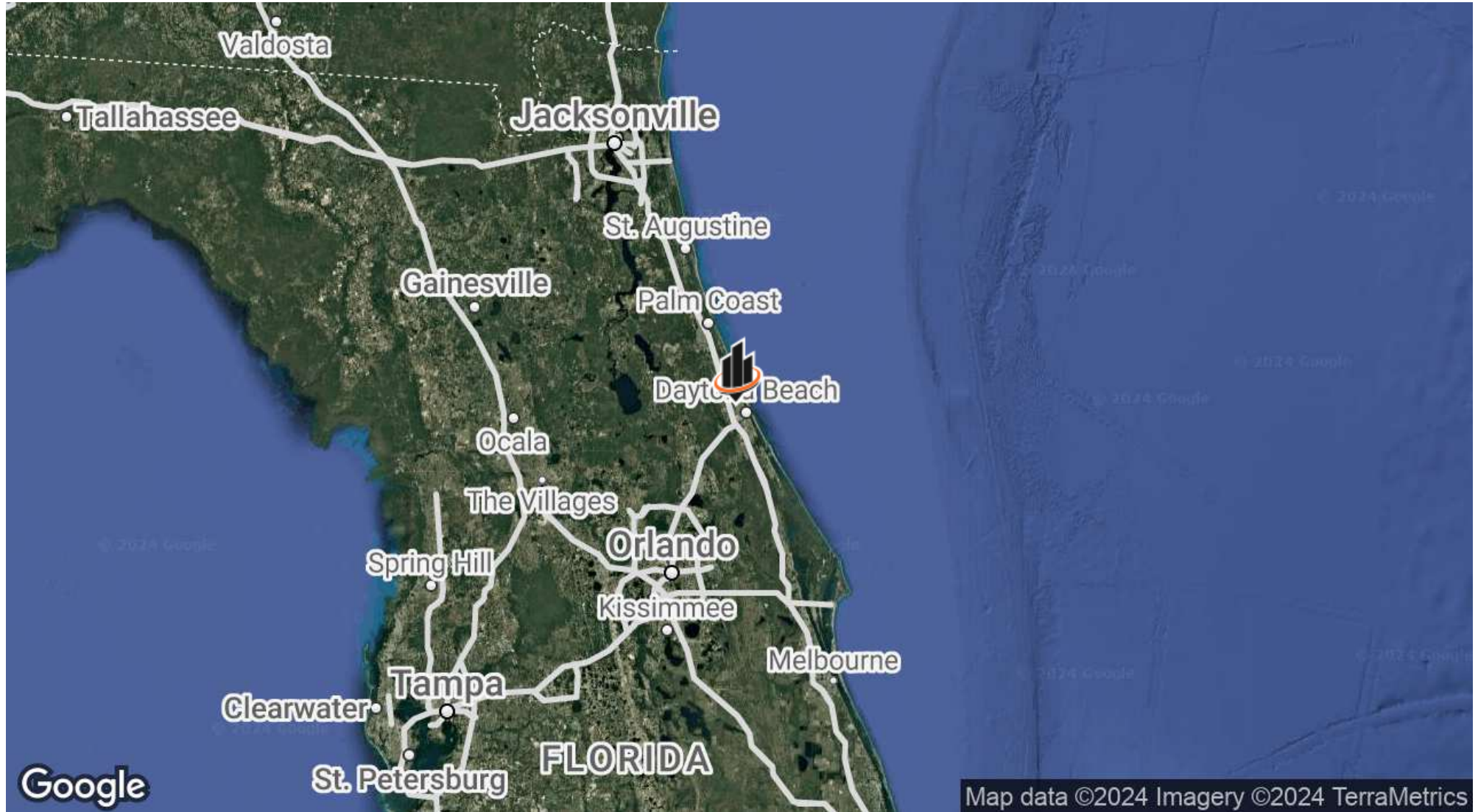
FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



## LOCATION MAP



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.25 MILES 0.5 MILES 1 MILE

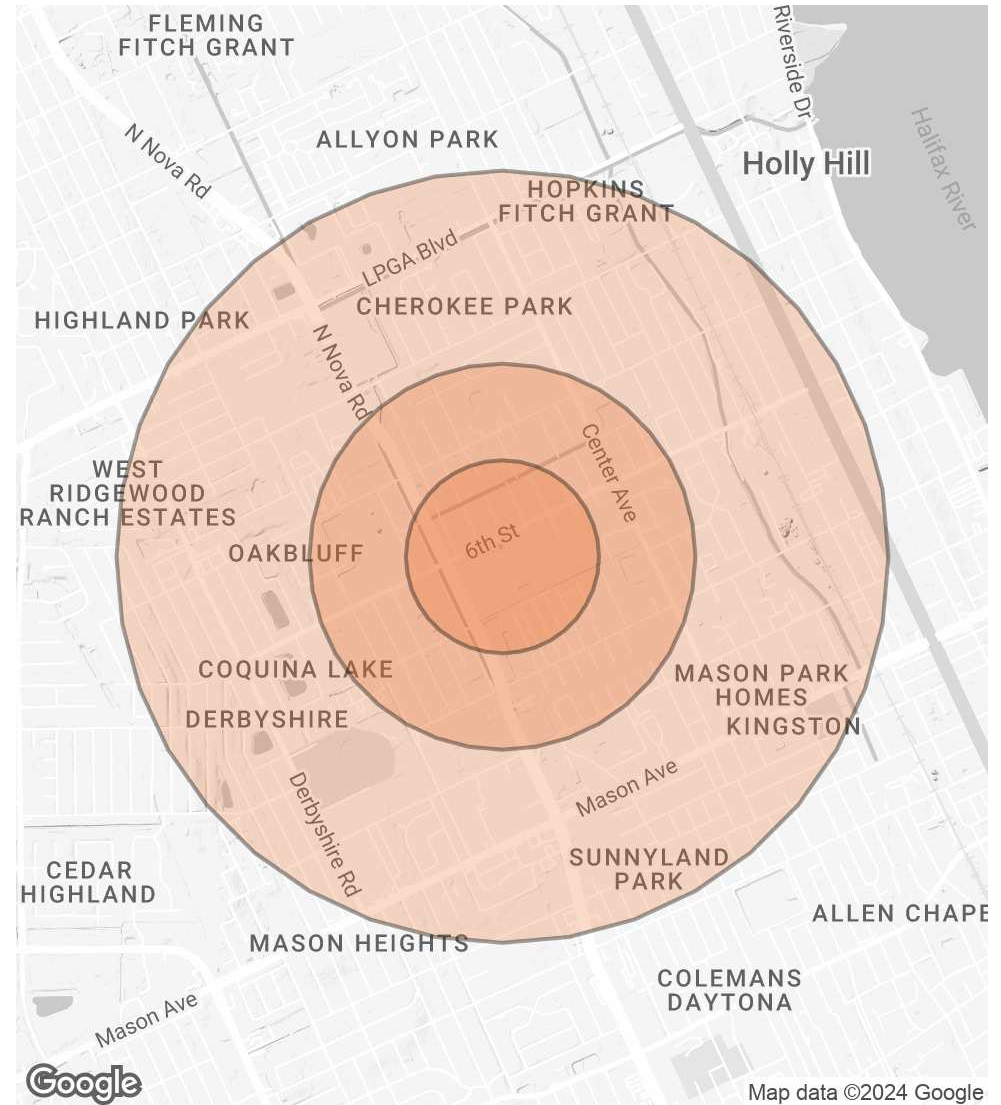
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	685	2,875	12,013
AVERAGE AGE	36.6	39.3	41.4
AVERAGE AGE (MALE)	39.2	42.0	43.1
AVERAGE AGE (FEMALE)	34.3	38.4	41.2

## HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	304	1,271	5,271
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$39,685	\$39,280	\$37,465
AVERAGE HOUSE VALUE	\$108,368	\$155,724	\$149,018

2020 American Community Survey (ACS)



**CARL W. LENTZ IV, MBA, CCIM**

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

**INDUSTRIAL, OFFICE, SELF STORAGE, CALL/DATA CENTER +/-147,000 SF - HEAVY POWER | 901 6th Street Daytona Beach, FL 32117**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

