

SALE

Office/Warehouse 3 Buildings- 12,755 SF- Daytona Beach

**418 & 430 N SEGRAVE ST, 401 GEORGE W
ENGRAM BLVD, 339 MICHIGAN AVE**

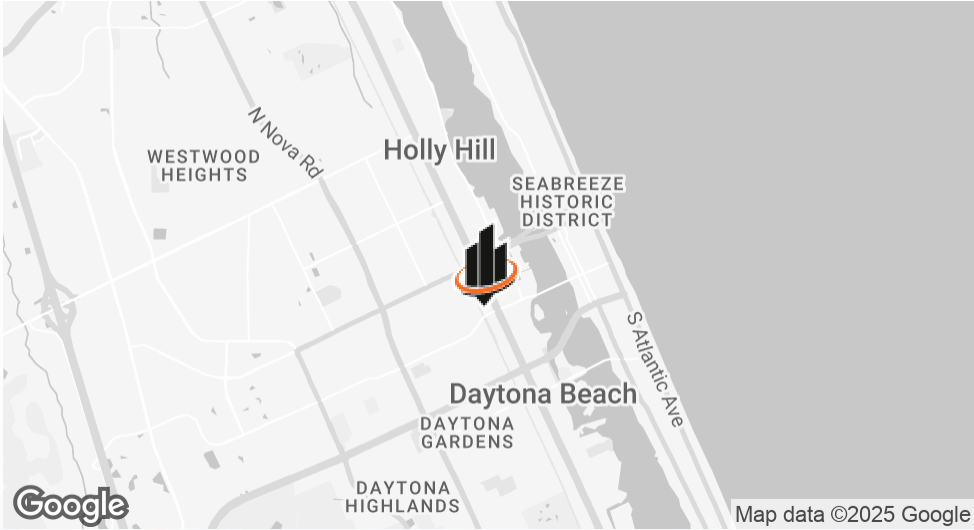
Daytona Beach, FL 32114

PRESENTED BY:

TIM C. DAVIS, CCIM
O: 386.566.4917
tim.davis@svn.com

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4 Parcels With 3 Buildings - 1.23 Acres Total - 12,755 SF
- Parcels May Be Sold Individually
- Mixture of Office and Warehouse Space
- 401 GW Engram- 0.27 Acres - 4,416 SF- 3 Warehouse Units
- Separately Metered for Electric, 12X12 Roll Up Doors, Security Gate
- 430 N Segrave- 0.3 Acres - Bldg 1 = 2,700 SF - Bldg 2 = 2,304 SF
- 8 Demised Warehouse Units, Bathroom in Each Unit, Separately Metered
- 418 N Segrave- 0.45 Acres - 3,335 SF Office - May Be Two Separate Offices
- Secured Parking, Camera System, Potential for 12 Offices, 6 Restrooms
- 339 Michigan- 0.21 Acres Overflow Parking
- Rail Access Available

PROPERTY DESCRIPTION

Portfolio of 3 buildings, office and warehouse on 4 parcels of land. Office space is a very high level of finish, woodwork, trim, etc. Full kitchen, break room, conference room. Three executive offices with private restrooms. Large decorative pond with fountain in parking area between two of the buildings. Property was owner-occupied for 20 years by a building contractor, and the workmanship and detail reflects that.

OFFERING SUMMARY

SALE PRICE:	\$1,530,600
LOT SIZE:	1.23 Acres
BUILDING SIZE:	12,755 SF

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ADDITIONAL PHOTOS



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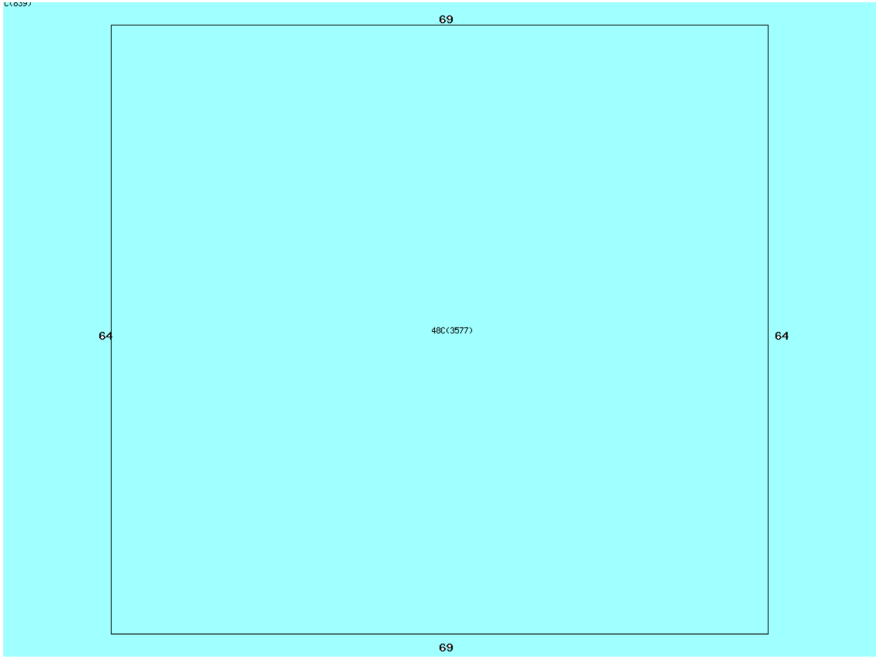
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401 GEORGE W ENGRAM

Summary of Commercial Sections Data

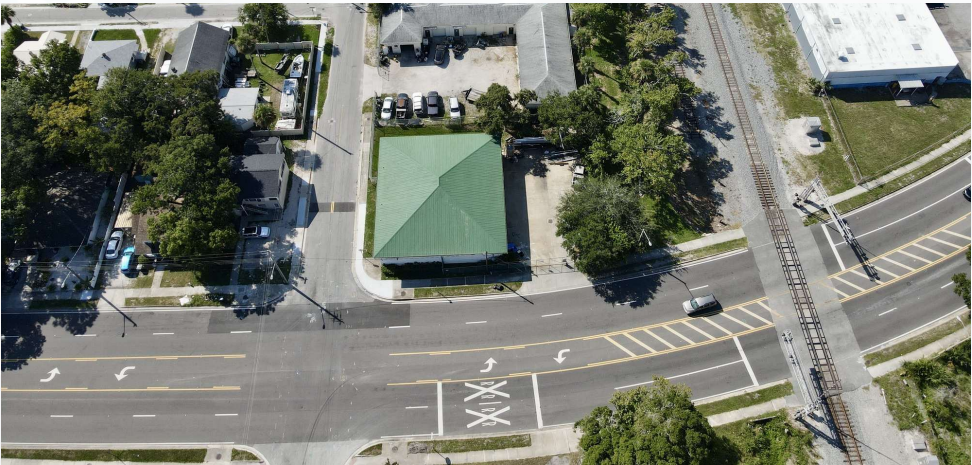
Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	48C - WAREHOUSE	1	3,577	3,577	3,577	
2	01 -01	17C - OFFICE, ONE STORY	1	839	839	839	
					4,416	4,416	



Building Dimensions



3 Bays Separately Metered For Electric. 12 X 12 Roll Up Doors



Corner Building With Gated Access

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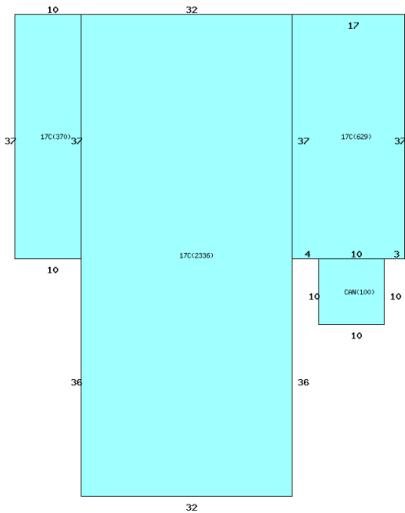
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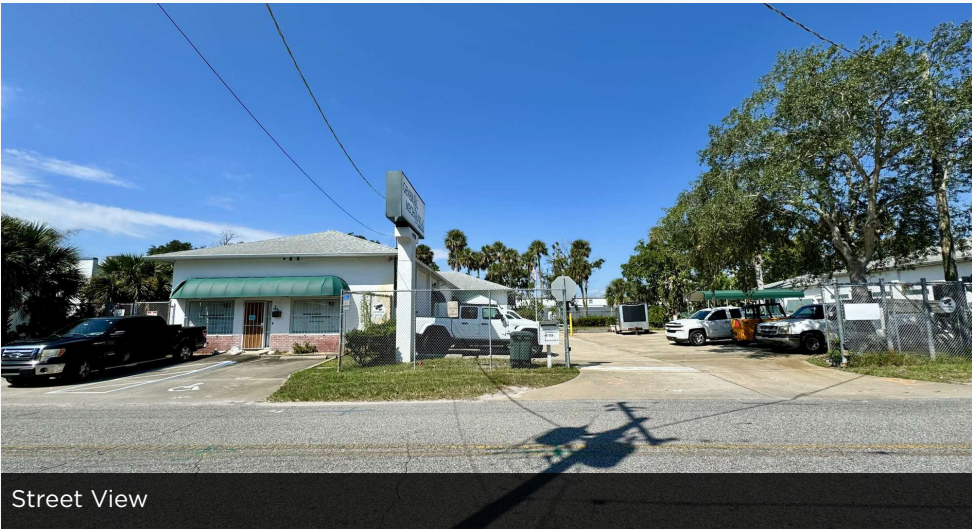
418 N SEGRAVE

Structure	C -	Base RCN	\$624,599
Code:	CONCRETE/MASONRY	Percent	67 %
Class:	-	Good	
Grade:	375	Total RCNLD	\$418,481
Built / Effective	1947 / 2000	Market (NBHD)	1.05
Year:		Factor	
Total / Business Area	3435 / 3335	Cost Value	\$439,405

Summary of Commercial Sections Data							
Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	2,336	2,336	2,336	
2	01 -01	17C - OFFICE, ONE STORY	1	629	629	629	
3	01 -01	CAN - CANOPY	1	100	100	N/A	
4	01 -01	17C - OFFICE, ONE STORY	1	370	370	370	
					3,435	3,335	



Office Dimensions



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EMERGENCY EVACUATION ROUTE

REST ROOM REST ROOM MECH ROOM RECEPTION EXIT

OFFICE OFFICE CONFERENCE ROOM You Are Here

OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE OFFICE

REST ROOM REST ROOM

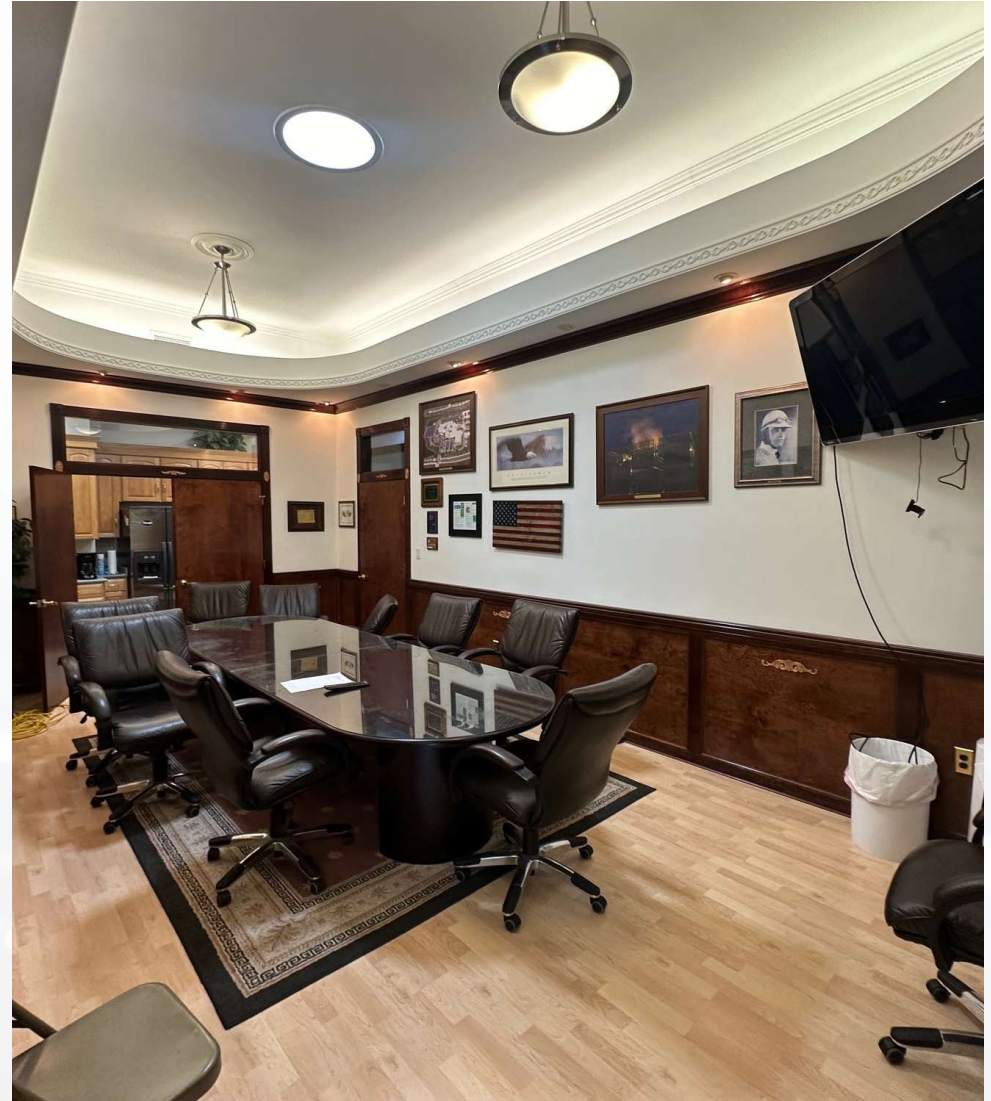
EXIT

LEGEND:

- FIRST AID & BLOODBORNE PATHOGEN KITS
- ▲ FIRE EXTINGUISHER

AFTER EXITING THE BUILDING ALL EMPLOYEES ASSEMBLE IN FRONT OF WAREHOUSE UNDER CANOPY

418 N SEGRAVE-INTERIOR PHOTOS



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430 N SEGRAVE - 2 BUILDINGS



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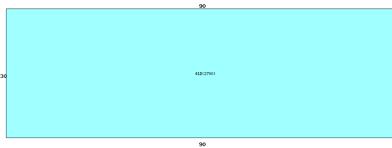
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Card (Bldg) #1

Structure	C -	Base RCN	\$106,163
Code:	CONCRETE/MASONRY	Percent	54 %
Class:	-	Good	
Grade:	300	Total RCNLD	\$106,928
Built / Effective	1966 / 1990	Market (NBHD)	1.05
Year:		Factor	
Total / Business Area	2700 / 2700	Cost Value	\$111,224

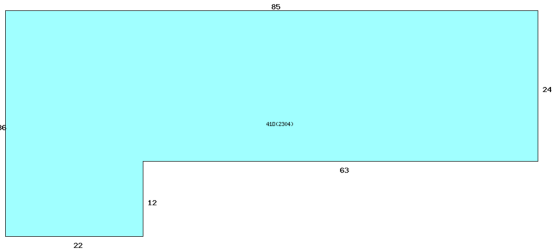
Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Bld
1	01-01	41D - LIGHT MANUFACTURING, MIN FIN	1	2,700	2,700	2,700	
					2,700	2,700	

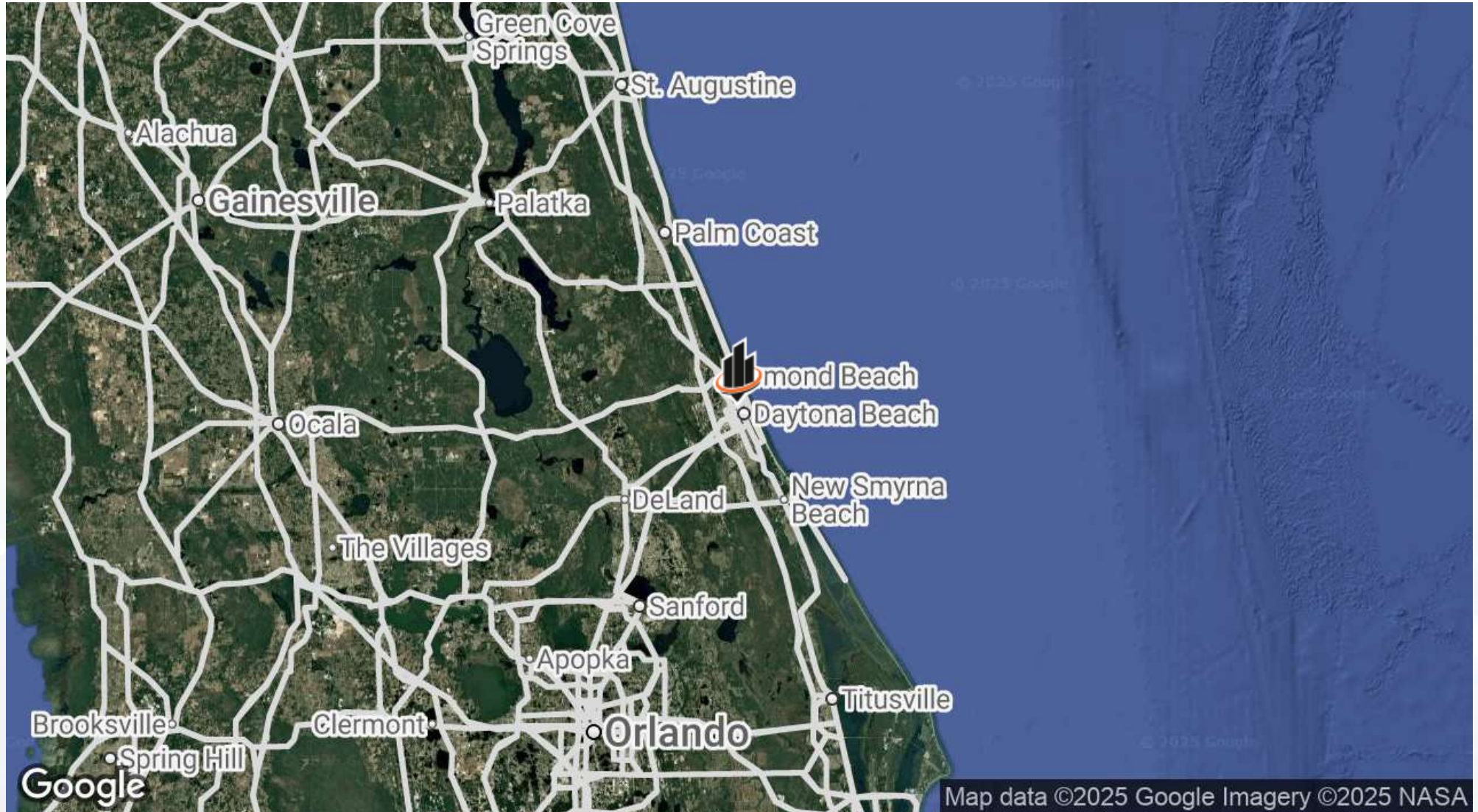


Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Bld
1	01-01	41D - LIGHT MANUFACTURING, MIN FIN	1	2,304	2,304	2,304	
					2,304	2,304	



LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

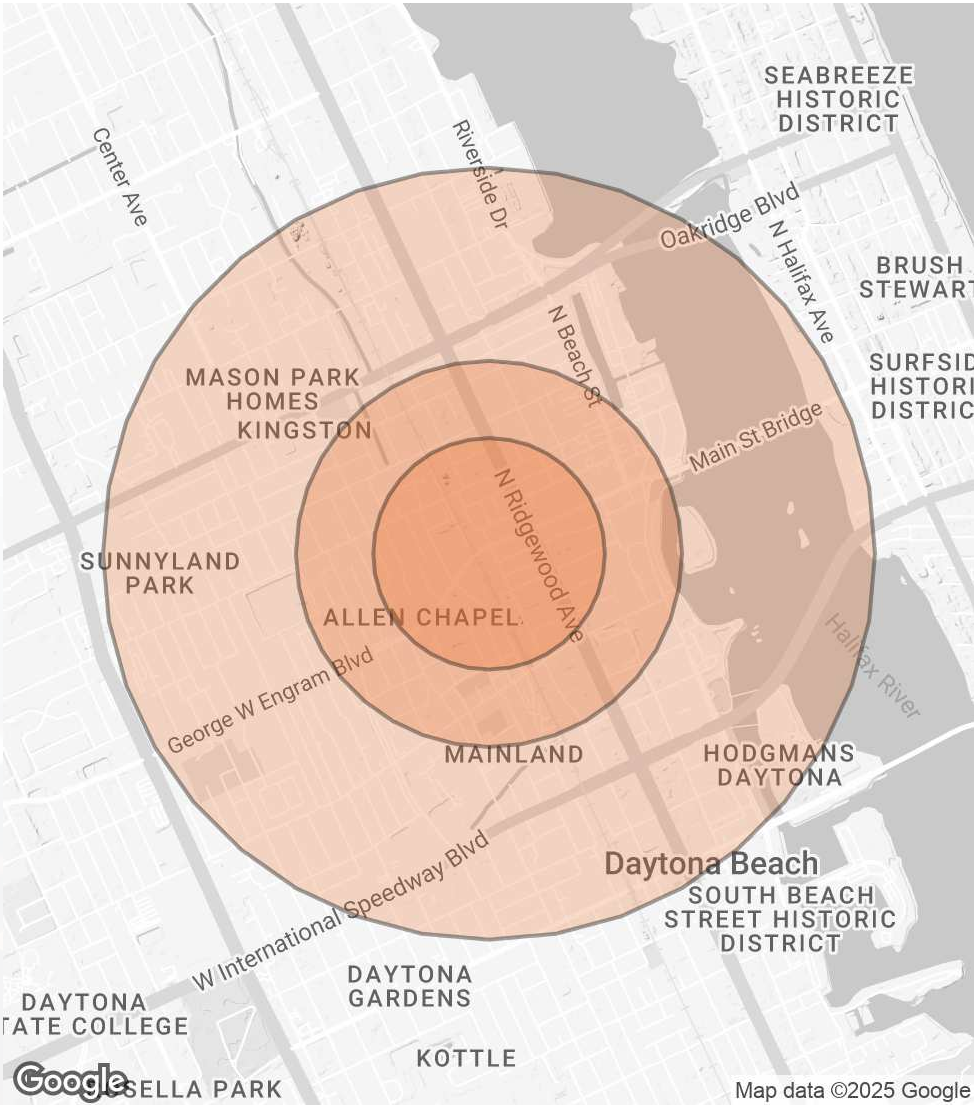
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,067	4,211	10,664
AVERAGE AGE	39	37	39
AVERAGE AGE (MALE)	39	38	40
AVERAGE AGE (FEMALE)	39	37	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	714	1,336	3,866
# OF PERSONS PER HH	2.9	3.2	2.8
AVERAGE HH INCOME	\$50,881	\$46,476	\$46,302
AVERAGE HOUSE VALUE	\$175,465	\$167,366	\$189,514

Demographics data derived from AlphaMap



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