

Over 200,000 SF of Premium Warehouse Can Be Subdivided To Suit Your Needs

**315 Hwy US 17-92 N
Davenport, Florida**

**\$10.00/sf NNN
(CAM \$3.00/sf)**

**Building
213,564 SF**

**Acres
10.87**

**Frontage
1,250 feet**

**5 Mile Census
79,894**

**AHI
\$63,881**

**Traffic (VPD)
35,000**

Strategically located along **US Highway 92** in Davenport, Florida, up to **213,564-square-foot warehouse and office space** is now available for lease, and **can be subdivided to suit your business needs.**

This property offers unparalleled access and visibility, which is ideal for businesses seeking functional and flexible space in a prime location.

Property Highlights:

- **Total Size of all Buildings:** 213,564 square feet of open, versatile space designed to accommodate various business needs.
- **High Visibility:** Located along a bustling highway with excellent exposure and accessibility.
- **Prime Location:** Easy access to major transportation routes, making it ideal for distribution, storage, or light industrial operations.
- **Functional Layout:** Spacious interior with high ceilings, adaptable to diverse operational requirements.
- **Ample Parking & Loading:** Plenty of parking space and efficient loading/unloading operations.

This space is perfect for businesses needing reliable, spacious, and strategically located warehouse facilities. Take advantage of this leasing opportunity in a growing and dynamic market.



Brent Morse
CENTURY 21 Myers Realty
BrentLMorse@Gmail.com
(407) 463-6952



