



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$13 SF/yr (NNN)
AVAILABLE SF:	1,250 - 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

Flex Space in a Clean Industrial Park
 2,000 SF Flex Spaces with 12ft Roll Up Doors and High Ceilings
 1,320 SF Office Spaces with a Bathroom, A/C Throughout

\$3.90/sf NNN Expenses

PROPERTY HIGHLIGHTS

- Unit IIBC : 1,320 SF Office with Two Entry Doors, Private Offices and an IT Room.
- Unit I-GH: 1,320 SF Office with Two Private offices and a Large Open Room
- Unit 4F+4Q: 2,000 SF Office/Warehouse.
- Unit 4-IN: 2,000 SF

Carl W. Lentz IV, MBA, CCIM

Managing Director

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FL #BK3068067





Unit 40 : 1,000 SF Flex Space

Oak Center - Port Orange

413 Oak Place, Port Orange, FL 32127



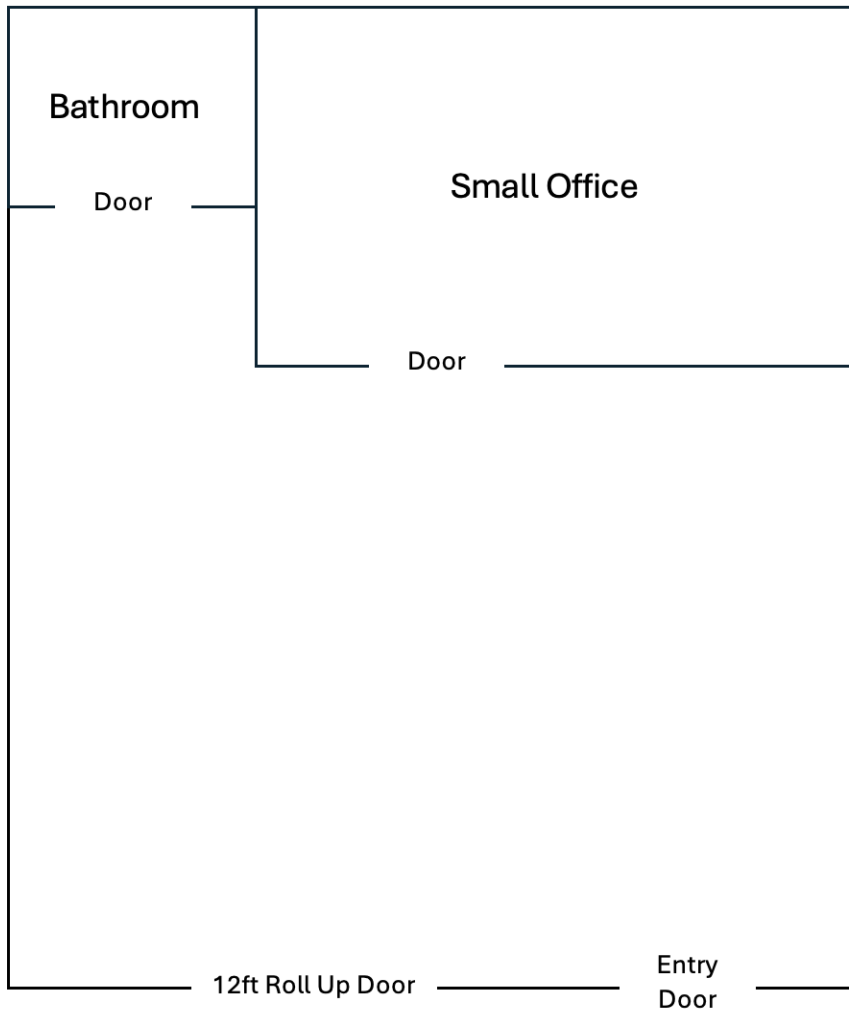
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Unit 4-O Floor Plan

Oak Center - Port Orange

413 Oak Place, Port Orange, FL 32127



1,000 SF

413 Oak Pl, Unit 4O
Port Orange FL 32129



Unit II-BC : 1,320 SF

Office Space

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



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