

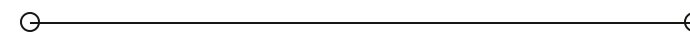


SALE / LEASE

Port Orange Industrial-Two Buildings 7,500-19,500 SF

601 LEMON ST

Port Orange, FL 32127



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,437,500
LEASE RATE:	\$10 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	3,000 - 19,500 SF
LOT SIZE:	1.42 Acres
BUILDING SIZE:	19,500 SF

PROPERTY DESCRIPTION

2 Buildings Totaling 19,500 SF on Two Parcels - 1.42 Acres
Building 1 - 12,000 SF, 12'+ Ceiling Height, 900 SF Office
6 Roll Up Doors, 3 Phase Power, WH Dimensions 200' X 50' Deep

Building 2 - 7,500 SF, 14'+ Ceilings, 4 Roll Up Doors, 125'X 60'
2 Private Office, 2 Restrooms

Easy Access Directly From Dunlawton Ave
Ample Parking and Tractor Trailer Access
Commercial Industrial Zoning in Port Orange
Lease With an Option to Purchase Available

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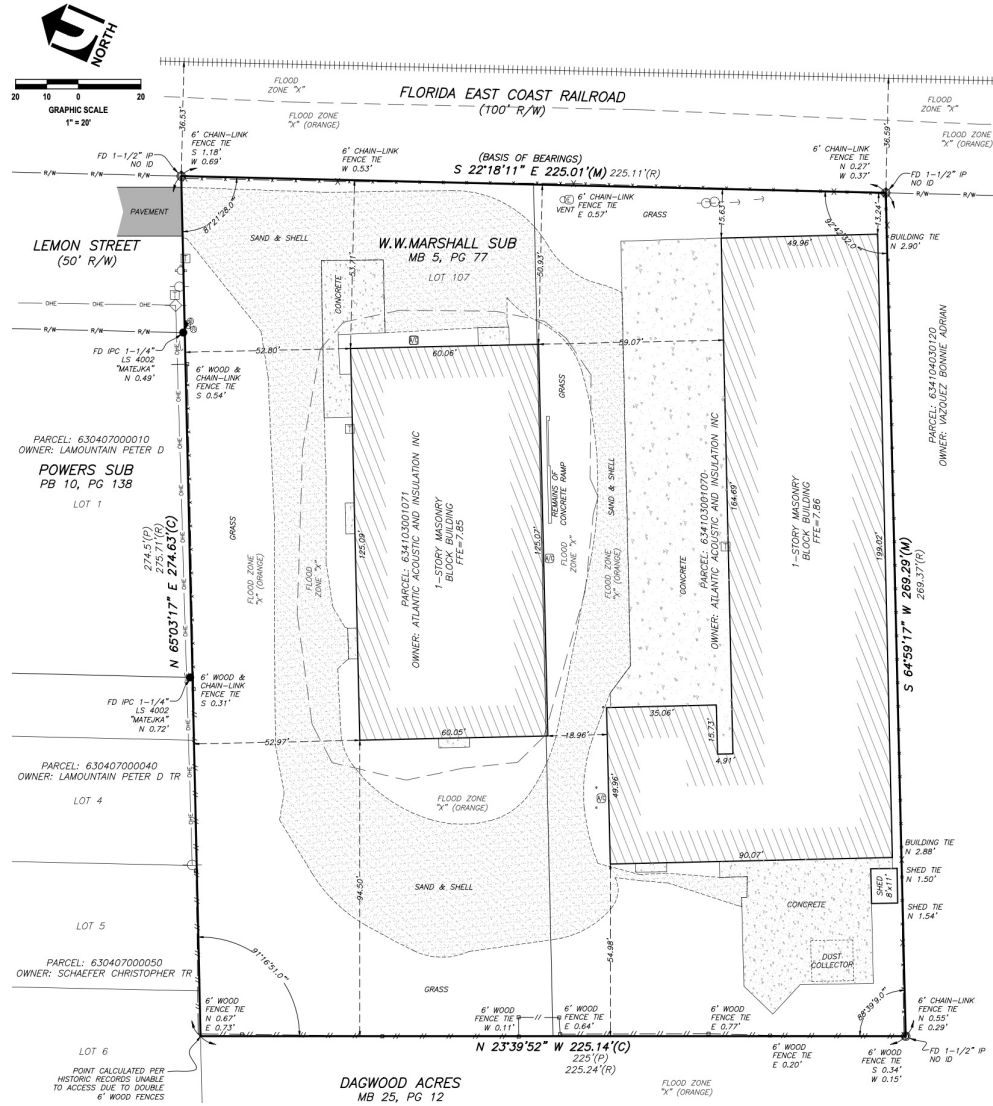
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PROPERTY LAYOUT



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