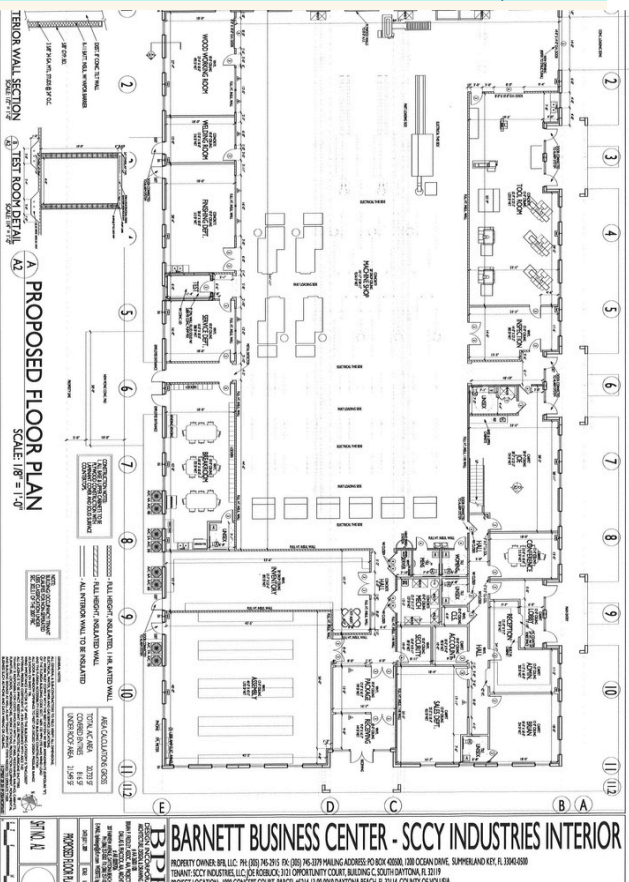


1800 Concept Ct. -21,000 SF +/-
 •Site Size: ±2.04 acres
 •Configuration: Single-story TILT-WALL concrete industrial building with extensive manufacturing, assembly, and administrative build-out
 *Status: Vacant / Immediate occupancy
 *Lease Type: NNN (Tenant pays taxes, insurance, and CAM)

Exceptional Property Features

The building is highly functional and already improved for production operations, minimizing tenant improvement costs:

- Reception / Lobby
- Conference Room
- Administrative Offices & Sales Department
- Assembly Area
- Inventory & Storage
- Package Receiving
- Machine Shop
- Welding Room
- Finishing Department
- Tool Room
- Breakroom
- Multiple Restrooms (including unisex facilities)
- Electrical, mechanical, and security rooms



\$14.00 PSF NET RENT
 Available for Immediate Occupancy

Ideal users include:

- Manufacturing
- Assembly
- Light industrial
- Firearms/accessory manufacturing (historical use)
- Aerospace suppliers
- Defense contractors
- Precision machining
- R&D

Industrial owner-users seeking long-term leases.

For inquiries, please contact
Dick McNerney
 386-679-5037



dickmcnerney.com@dickmcnerney.com
www.dickmcnerney.com

Adams, Cameron & Co,
 REALTORS
 Commercial - Industrial
 Division

759 W. Granada Blvd. Ormond
 Beach, FL, 32174
 386-679-5037