

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11 SF/yr (NNN)
<b>BUILDING SIZE:</b>	40,000 SF
<b>AVAILABLE SF:</b>	1,000 - 3,084 SF
<b>LOT SIZE:</b>	2.1 Acres
<b>YEAR BUILT:</b>	1973
<b>ZONING:</b>	CC-1 Holly Hill
<b>MARKET:</b>	Daytona Beach
<b>APN:</b>	424401220350

## PROPERTY OVERVIEW

Industrial / Office Spaces For Lease- 1,000 SF - 6,000 SF

Unit C - 1,000 SF With Small Office and Bathroom - 8'W X 7'H Roll Up Door

Unit F - 1,000 SF with two small offices and storage room + bathroom.

Rollup 8' 7" H

Unit S - 1,000 SF. Fully Air Conditioned with 1 Office and Bathroom

Unit 103 - 1,750 SF. 2 Roll Up Doors with 1 Bathroom

Unit 101 - 2,750 SF. 3 Offices, 2 Bathrooms, Fully Conditioned. Small Roll Up Door

Unit 201 - Upstairs Unit. 3,084 SF. Fully Conditioned.

Unit 105 - 2,675 SF. 2 Upstairs Offices, 3 Bathrooms(1 Full), Large Open Space Down

Security Gate and Cameras on Property

Zoning Good for Auto Dealers License

Roll Up Doors Ranging in Size - 7' - 9'

Holly Hill CC-1 Zoning

Concrete Construction - +11' Ceilings

NNNs are +/- \$3.22/SF

### CARL W. LENTZ IV, MBA, CCIM

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FL #BK3068067

### INDUSTRIAL PARK - FLEX SPACE FOR LEASE | 525 Carswell Avenue Holly Hill, FL 32117

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



## ADDITIONAL PHOTOS



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