

LEASE

DERBYSHIRE HEAVY COMMERCIAL

1077 Derbyshire Road Daytona Beach, FL 32117



PROPERTY DESCRIPTION

Position your business in the center of one of Daytona Beach's most active industrial corridors. Located just off LPGA Boulevard, this 3,900 SF industrial building on 1.86 AC offers a functional combination of warehouse, office, and secure outside storage well-suited for contractors, service companies, distribution users, equipment operators, and light industrial businesses.

The building features two oversized 12' x 20' roll-up doors, 14' clear ceiling height, and an efficient layout that includes three private offices, a reception area, and a large open office/conference space. The secure outside storage yard is fenced with an 8-foot electrified security fence, providing an added layer of security for vehicles, trailers, equipment, and materials. The yard is partially paved for improved accessibility and usability.

Centrally located with convenient access to LPGA Boulevard, Interstate 95, US-1, and all major Daytona Beach commercial corridors, this property offers an excellent operational location for businesses serving Volusia County and the greater Central Florida market.

OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Number of Units:	1
Available SF:	3,900 SF
Lot Size:	1.86 Acres
Building Size:	3,900 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,560	29,517	53,450
Total Population	11,671	69,727	122,279
Average HH Income	\$71,580	\$65,481	\$73,541

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