

INDIGO BUSINESS CENTER | OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

6,090 SF total, approximately 5,100 SF of office space and 900 SF of storage space available For Lease in Indigo Business Center.

Unit 102 includes 11 private offices, 4 open offices, a large reception/waiting room, a conference room, a spacious breakroom, 4 ADA-compliant restrooms, 23' x 25' and 20' x 12' training rooms, and approximately 900 SF of warehouse storage with an overhead door.

Ample parking.

Conveniently located with quick access to Interstate 95 and major corridors, this property is situated in the heart of the Daytona Industrial/Business District. It is just 2 miles from I-95, 4.4 miles from I-4, and minutes away from LPGA Blvd, Trader Joe's distribution center, Tanger Outlets, Tomoka Town Center, One Daytona, and Latitude Margaritaville.

Estimated CAM \$5.33 per SF.

LOCATION DESCRIPTION

Located at the corner of Fentress Boulevard and Mason Avenue and approximately 2 miles to I-95 and 1.8 miles to the beach.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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OFFERING SUMMARY

LEASE RATE:	\$13.00 NNN
AVAILABLE SF:	Unit 102: 6,090 SF
YEAR BUILT:	1984
TRAFFIC COUNT:	15,300 AADT
ZONING:	M-4, Industrial Park

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,109	17,936	55,268
TOTAL POPULATION	4,398	43,877	125,759
AVERAGE HH INCOME	\$57,370	\$65,213	\$66,808

LOCATION ADDRESS

1901 Mason Avenue, Unit 102
Daytona Beach, FL 32117

INDIGO BUSINESS CENTER | SPACE FOR LEASE | 1901 Mason Avenue, Unit 102 Daytona Beach, FL 32117

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ADDITIONAL PHOTOS



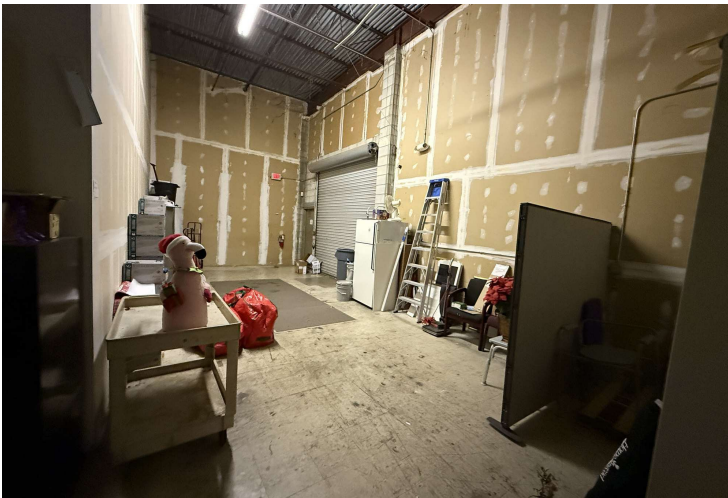
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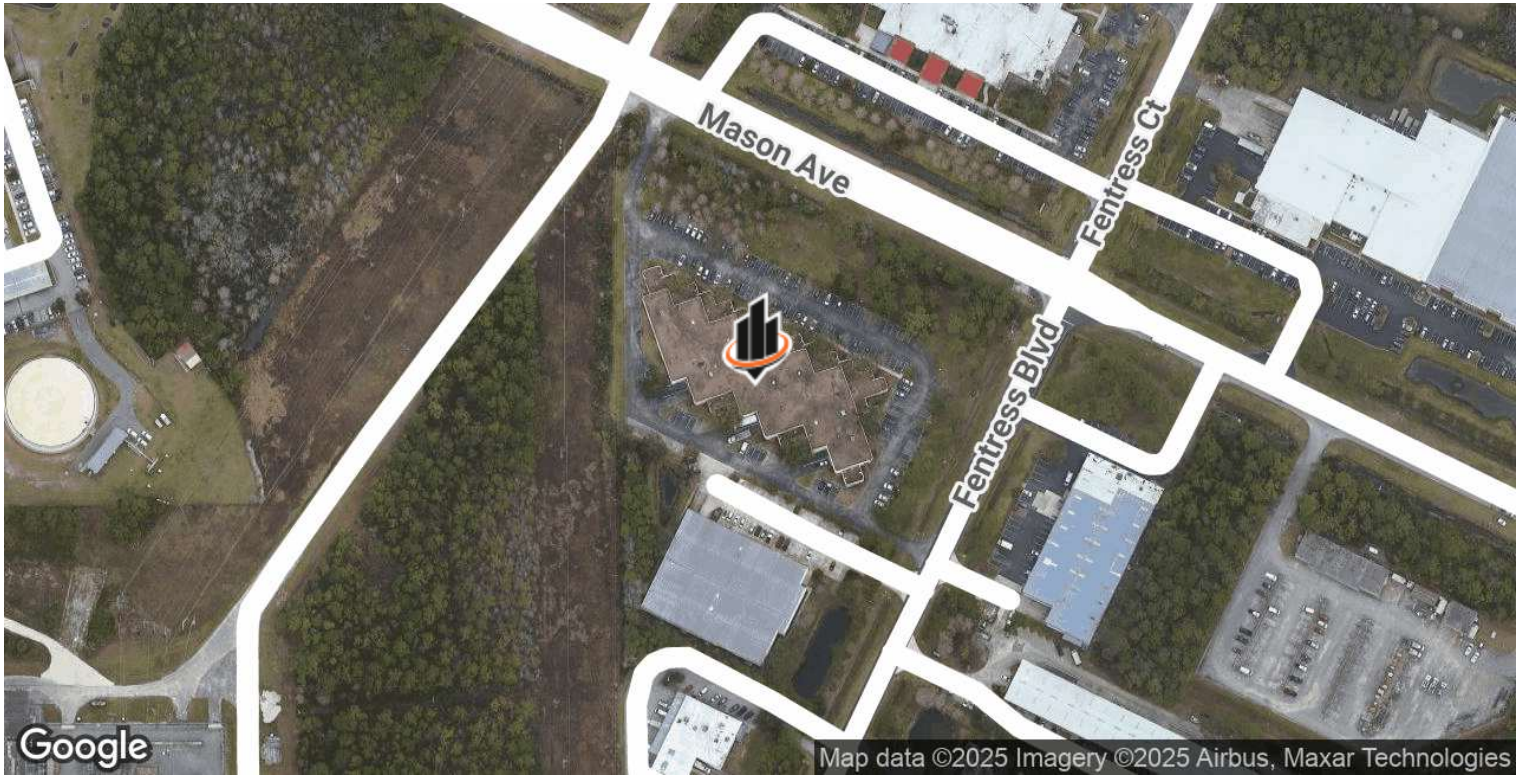
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LOCATION MAPS



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