

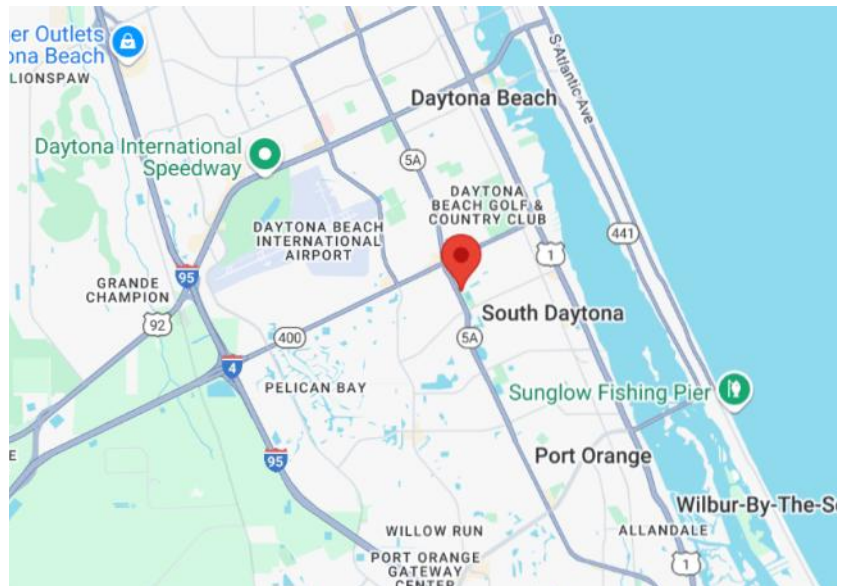
4,933SF WAREHOUSE WITH 1.5+ ACRE FENCED LOT AVAILABLE FOR LEASE

Bldg 4-Landmark Business Park, 905 Foster Way, South Daytona, FL 32119



PROPERTY SPECIFICATIONS

Parcel ID:	5341-12-00-0040
Lease Price	\$20.00
CAM:	\$4.82
Traffic Count:	26,000 AADT
Zoning:	PCD Warehouse



REMARKS

4,933 SF Industrial Warehouse + 1.5 AC Fenced Yard | South Daytona Highly functional freestanding industrial warehouse available for lease in a well-maintained South Daytona business park. Totaling $\pm 4,933$ SF, the property includes $\pm 4,423$ SF of warehouse space and ± 510 SF of office. Features include: (3) 16' x 16' grade-level roll-up doors Reception area + private office (3) restrooms Fully fenced ± 1.5 -acre lot Ample parking + outdoor storage/laydown yard Portable warehouse offices currently in place can be removed or purchased by the new tenant. Ideal for contractors, logistics companies, fleet operations, and equipment storage.



140 S Atlantic Ave Suite 202
Ormond Beach, FL 32176

www.daytonacre.com

All information believed to be from accurate sources, but cannot be warranted

AERIAL



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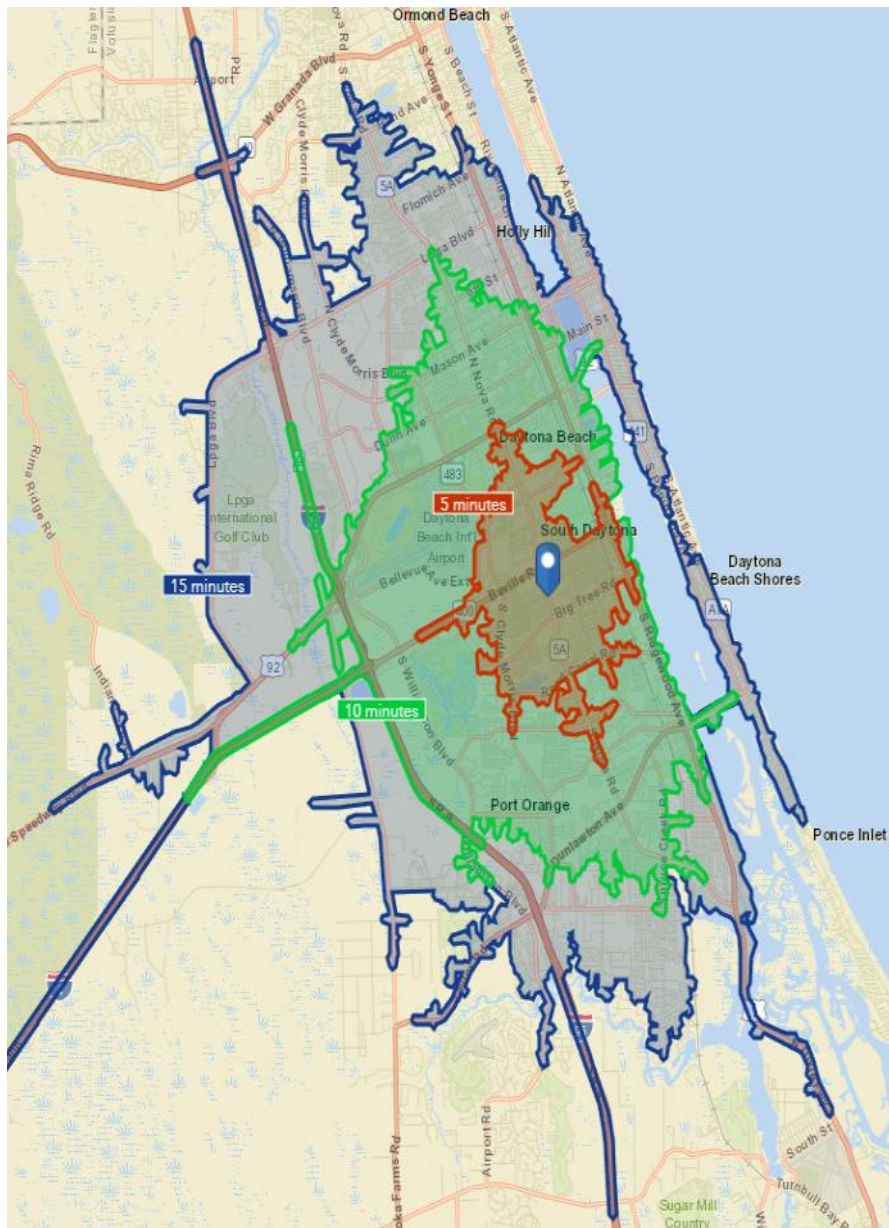
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



INFOGRAPHIC - 5 MINUTE DRIVE TIME

21,323

Population

45.5

Median Age



2.0

Average Household Size

\$32,831

Median Household Income

BUSINESS



918

Total Businesses



8,576

Total Employees

INCOME



\$32,831

Median Household Income



\$22,043

Per Capita Income



\$23,962

Median Net Worth

INFOGRAPHIC - 10 MINUTE DRIVE TIME

81,808

Population

43.2

Median Age



2.1

Average Household Size

\$35,697

Median Household Income

BUSINESS



4,157

Total Businesses



55,196

Total Employees

INCOME



\$35,697

Median Household Income



\$22,915

Per Capita Income



\$27,564

Median Net Worth



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Zoning

Permitted Uses	SDOL Code
Advertising and promotions	0101—0105, 0107—0109
Antique dealer (except within the CRA—Community Redevelopment Area Overlay District)	1301—1304
Business agencies	0201—0209, 0211—0226 specifically excluding Code #0210 (dating/escort service)
Schools, studio, instruction i.e. martial arts, dance, gymnastics (non-educational)	0308
Gun shops	0501
Auction sales	0601
Contracting services (office only)	0801—0830
Financial agencies	1001—1007
Merchants wholesale and retail	1301—1304
Restaurants	1401—1403, 1405
Business services	1500—1510, 1512—1515, 1517, 1518 1520—1523
Professional offices	1601—1606/1608—1616
Massage therapist establishments	no code

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Zoning

Permitted Use	SDOL Code
Antique Dealer	1301—1304
Building supplies (retail and wholesale)	1301—1304
Industrial equipment sales	1301—1304
Automobile service centers	0702, 0703
Mini-warehouses	1511
Exterminators-pest control	0819
Moving and storage facilities	1524
New boat sales with used boat sales as accessory use	1301—1304
Skating rink/skateboard center	0410
Catering service	1504
Janitorial service	1506
Photostat/blueprinting/graphics	1508
Rental equipment stores	1509
Reupholster/repair/refinishing	1516
Answering service	1523
Building contractor	0801
General contractor	0803
Residential contractor	0804

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Permitted Use	SDOL Code
Aluminum material installers	0805
Electrical contractors	0806
Elevator installation	0807
Equipment installers	0808
Fire sprinkling equipment	0810
Floor and floor coverings	0811
Glass and glazing	0812
Heating and air conditioning	0813
Lathing, plastering, drywall	0816
Masonry and concrete	0817
Painting, waterproofing, wallpapering	0818
Plumbing	0820
Solar heating equipment	0824
Swimming pool contractors	0825
Cabinet makers	0830
Welding	0832
Cable TV company	1701
Electronic equipment sales and service	1301—1304

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Permitted Use	SDOL Code
Automobile repair facility	0703
Automotive paint and body shop	0702
Bakery products	1301
Bicycle repair and assembly	1510
Boot manufacturing and repair	1201
Bus garage	1511
Cable TV company	1701
Candy manufacturing	1201
Carpet cleaning	1506
Concrete products	0817, 1301—1304
Contractor's yards and shops	0801—0836
Distribution and delivery	0901—0906
Exterminators	0819
Furniture manufacturing, distribution, Storage and sales	1201, 0907 1301—1304
Glass and mirror products	0812, 1301—1304
Heating, air conditioning, ventilating	0813
Ice cream manufacturing	1201, 0902

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Permitted Use	SDOL Code
Ice	1201, 0903
Knitting, weaving, printing, finishing of textiles and fibers into fabric goods	1201
Lumber yards	1301—1304
Machinery manufacturing and machine shop	1201
Metal fabrication	1201
Moving and storage	1524
Painting and coating application only	0818
Petroleum products (storage)	0905
Planing and millwork	1201, 0830
Plumbing and plumbing supplies	0820, 1301—1304
Printing, publishing and engraving	1508
Radio and television broadcasting station, studios, tower	0227, 1701
Roofing	0821
Sheet metal products	0821, 1301—1304
Sign manufacturing, sign painter, shop	0106, 0107, 0108
Tattoo establishment and body piercing establishment	no code
Tool, die, gauge and machine shop	1201

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