



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

403 INTEGRATED CT.

DeBary, FL 32713

FOR LEASE

CBCWORLDWIDE.COM

OFFICE

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1019 Town Center Drive, Orange City, FL 32763
386.775.8633



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OFFERING SUMMARY

Available SF:	1,700 - 6,800 SF
Lease Rate:	\$5.95 SF/yr (NN)
Cam:	\$2.21 SF/yr
Year Built:	2005
Building Size:	14,798 SF
Zoning:	Light Industrial

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PROPERTY OVERVIEW

Available for lease is a very versatile warehouse or workshop located in DeBary Florida. The building can be leased as a 6,800 sf unit with a total of 3 restrooms and 4 grade level roll up bay doors or as a 5,100 sf unit with two restrooms and 3 roll up bay doors. There could also be an option for a 1,700 sf unit with one roll up bay door.

LOCATION OVERVIEW

The Warehouse is located in the Springview Industrial Park in DeBary Florida. The site is in close proximity to Deland, DeBary, and Orange Cities and just north of Orlando FL. Good access to I-4 creates a great link to much of central Florida.





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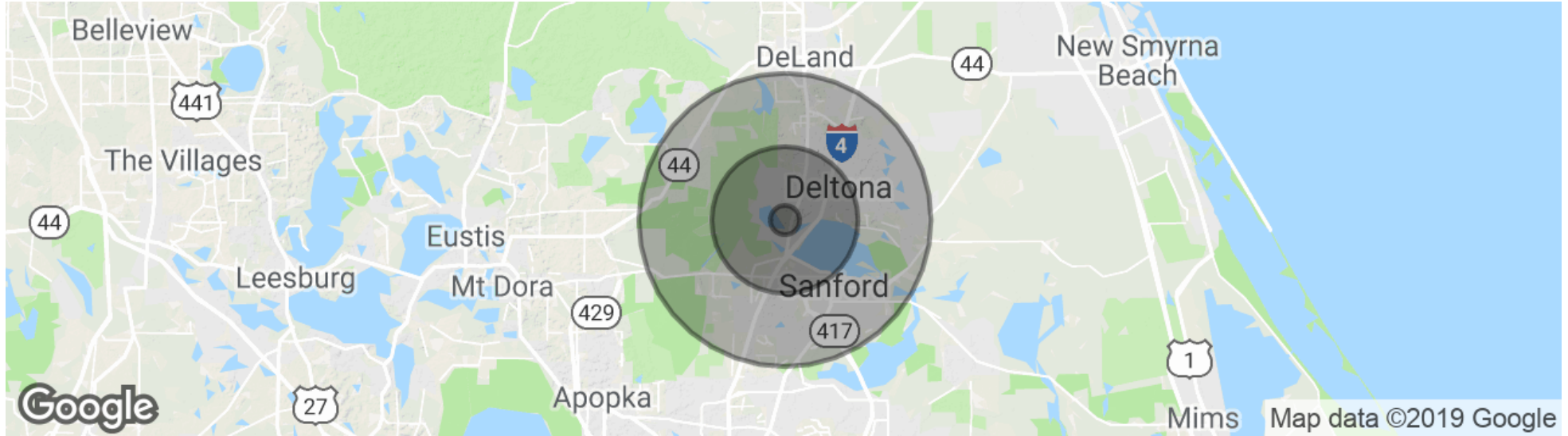
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,221	63,500	272,926
Median age	42.8	39.6	39.2
Median age (Male)	41.6	39.3	38.2
Median age (Female)	43.8	40.1	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	856	25,113	102,054
# of persons per HH	2.6	2.5	2.7
Average HH income	\$76,780	\$66,281	\$68,574
Average house value		\$238,852	\$269,904

* Demographic data derived from 2010 US Census

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