



**COLDWELL
BANKER
COMMERCIAL**
AI GROUP

FOR LEASE

384 S INDUSTRIAL DR.
Orange City, FL 32763

CBCWORLDWIDE.COM



OFFICE

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1019 Town Center Drive, Orange City, Florida 32763
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OFFERING SUMMARY

Available SF: 1,300 - 2,600 SF

Lease Rate: \$2,000 per month (MG)

Year Built: 2001

Building Size: 2,600 SF

PROPERTY OVERVIEW

Available is a very versatile industrial space with two restrooms, one office, break area and three bay doors.

LOCATION OVERVIEW

The property is centralized in Orange City, which allows quick access to the nearby cities of Deltona, Debary and Deland.

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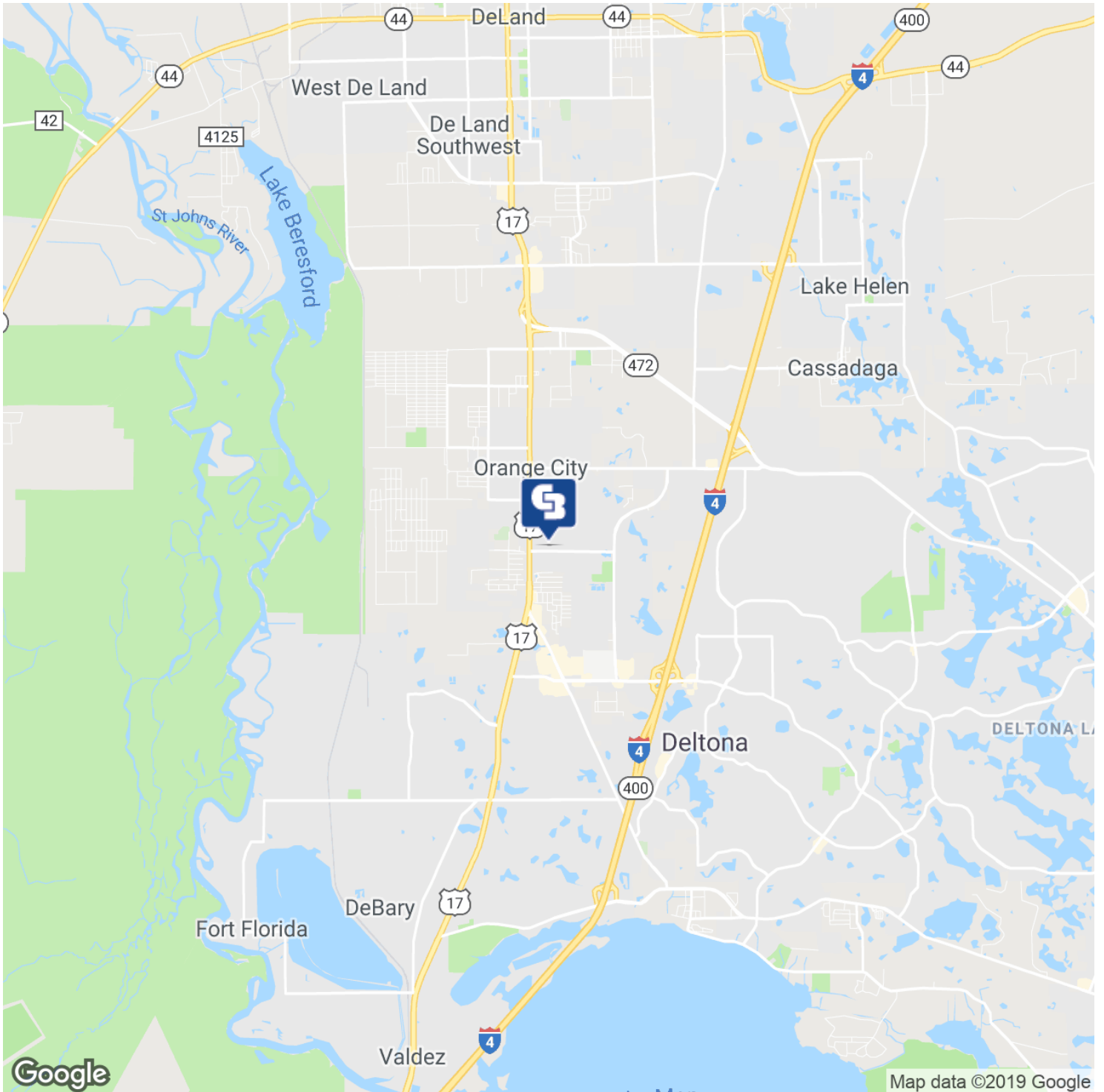
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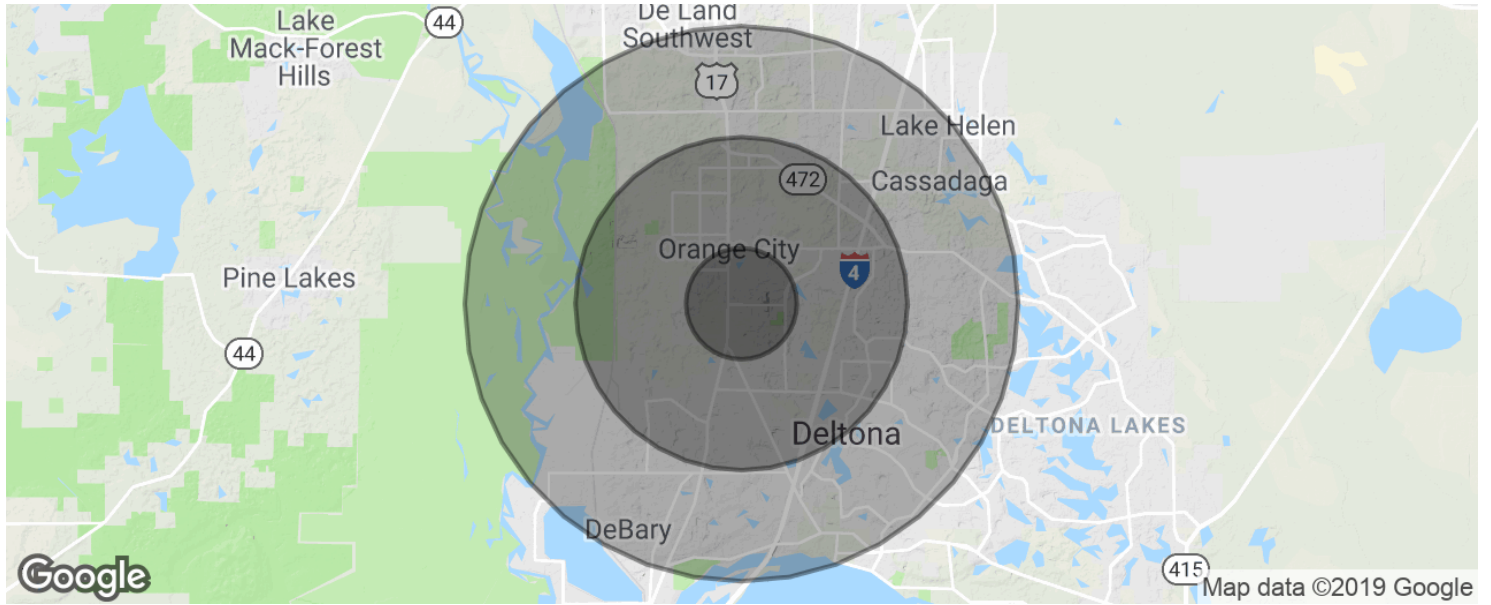
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,990	33,946	85,480
Median age	42.8	46.4	42.9
Median age (Male)	41.8	45.4	41.5
Median age (Female)	44.5	48.1	44.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,761	14,538	33,848
# of persons per HH	2.3	2.3	2.5
Average HH income	\$43,778	\$54,864	\$57,547
Average house value	\$116,469	\$182,070	\$199,967

* Demographic data derived from 2010 US Census

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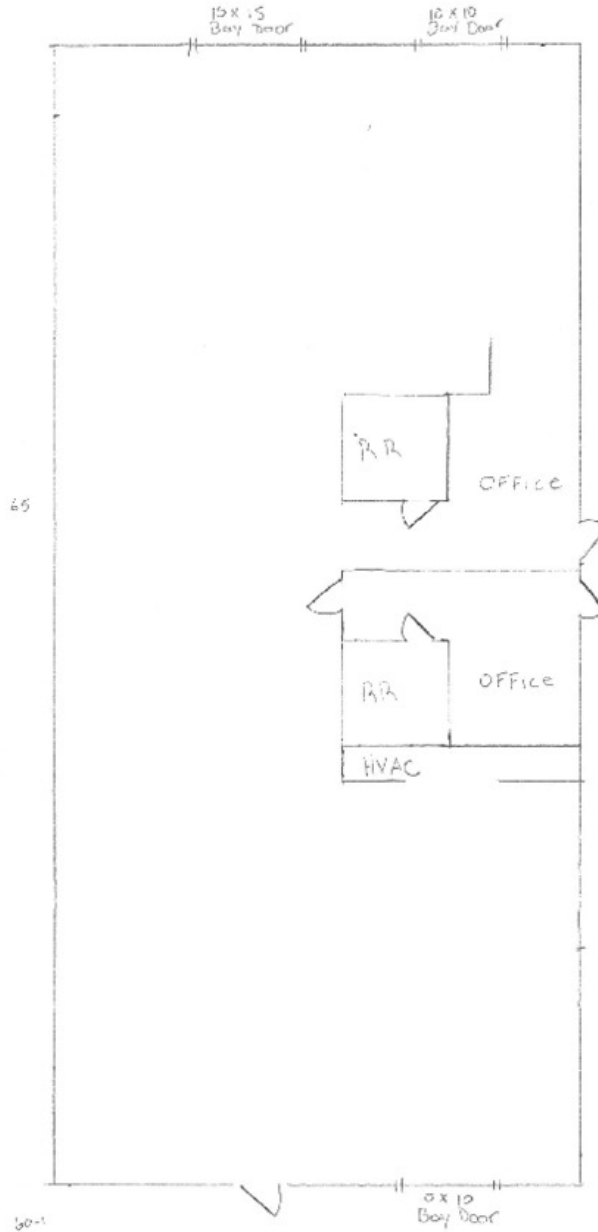
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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial AI Group is one of the leading full service commercial real estate companies in Central Florida. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and medical sectors. Coldwell Banker Commercial AI Group is committed to making their clients objectives their top priority.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Investment Analysis
- Market Research
- Project Management
- Property Management
- Valuation Services

AWARDS

- Received Coldwell Bankers Circle of Distinction for years 2005, 2006, 2007, 2012, 2013, 2014, 2017 and 2018
- Received Coldwell Bankers top 2% for 2012, 2013, 2017 and 2018
- Received Florida Planning and Zoning Association's, " Outstanding Development" award in 2010

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