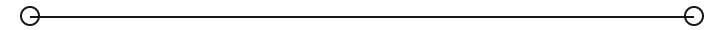


SALE

Small Bay Industrial Building at Deland Airport

1307 SARATOGA ST

Deland, FL 32724



PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

TIM C. DAVIS, CCIM

O: 386.566.4917

tim.davis@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,750,000
BUILDING SIZE:	13,500 SF
LOT SIZE:	1.31 Acres
PRICE / SF:	\$129.63
ZONING:	M-1
APN:	603400000107

PROPERTY OVERVIEW

Small Bay Industrial Building at Deland Airport - 2010 Construction
Value Add or End User - All Leases on Short Terms
10,500 SF Industrial Space in 5 Units
3,000 SF Upstairs Caretaker Apartment - 4 Bedroom/4.5 Baths
8 Roll Up Doors - 5 @ 12' X 14' - 3 @ 10' X 8'
20' Eve Height - Sloped Metal Roof
Units Designed For 30' Width X 50' Depth
HVAC in 4,500 SF Industrial and 3,000 SF Upstairs
1/2 Bath in Each Unit - Full Bath in Owner's Industrial Space
Property is Gated and Fully Fenced - Room For Additional Parking/Building
Fee Simple Land Ownership - Not Controlled by the City of Deland
Separate Electric Meters - One Water Meter
Emergency Generator for Apartment

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

TIM C. DAVIS, CCIM

O: 386.566.4917

tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

TIM C. DAVIS, CCIM

O: 386.566.4917

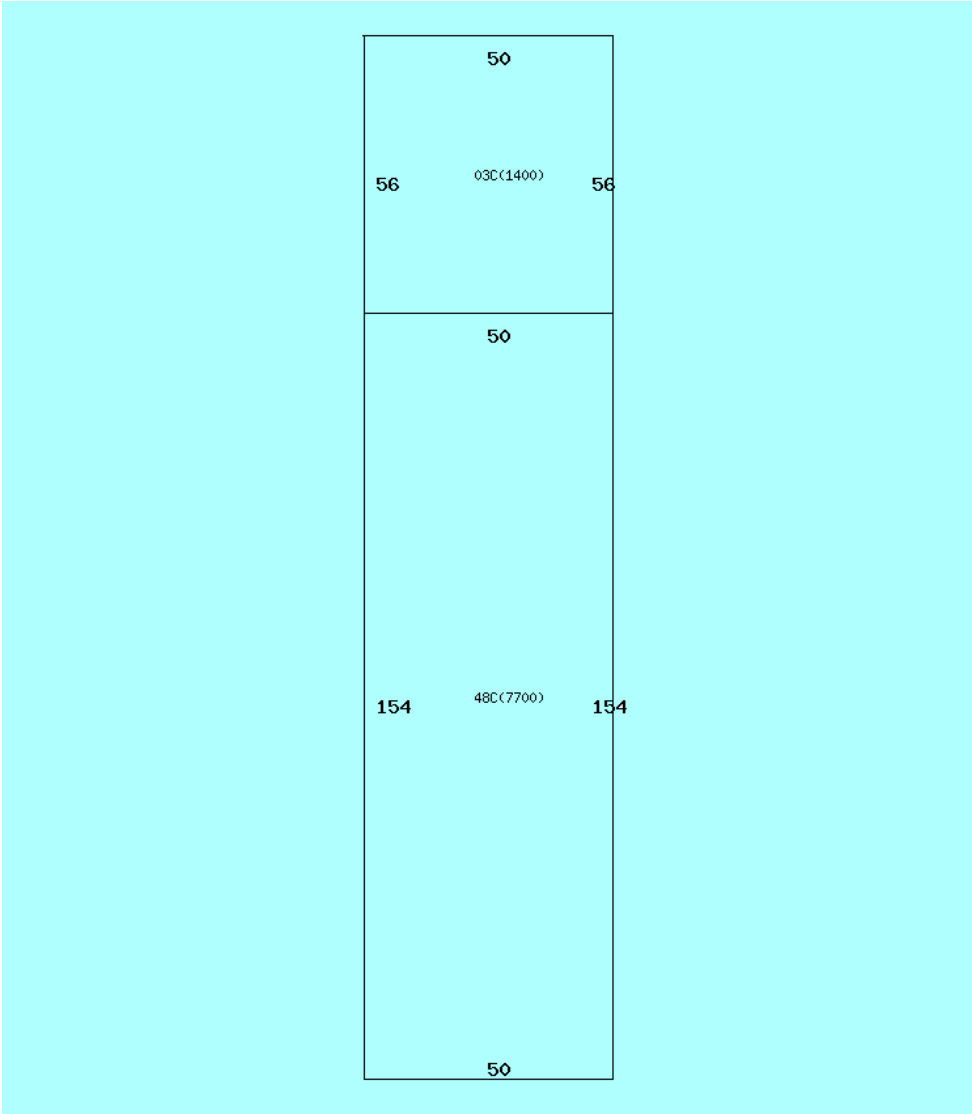
tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



ADDITIONAL PHOTOS



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

TIM C. DAVIS, CCIM
O: 386.566.4917
tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	Owner	6,000 SF	44.44%	-	\$7,000	\$1.17	-	-	M to M
2	Storage	1,500 SF	11.11%	-	\$2,000	\$1.33	-	-	M to M
3	Go Karts	1,500 SF	11.11%	-	\$2,000	\$1.33	-	-	M to M
4/5	Owner	3,000 SF	22.22%	-	\$4,000	\$1.33	-	-	M to M
6	Diesel Mechanic	1,500 SF	11.11%	-	\$2,000	\$1.33	-	-	M to M
TOTALS		13,500 SF	99.99%	\$0.00	\$17,000	\$6.49			
AVERAGES		2,700 SF	20%		\$3,400	\$1.30			

CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

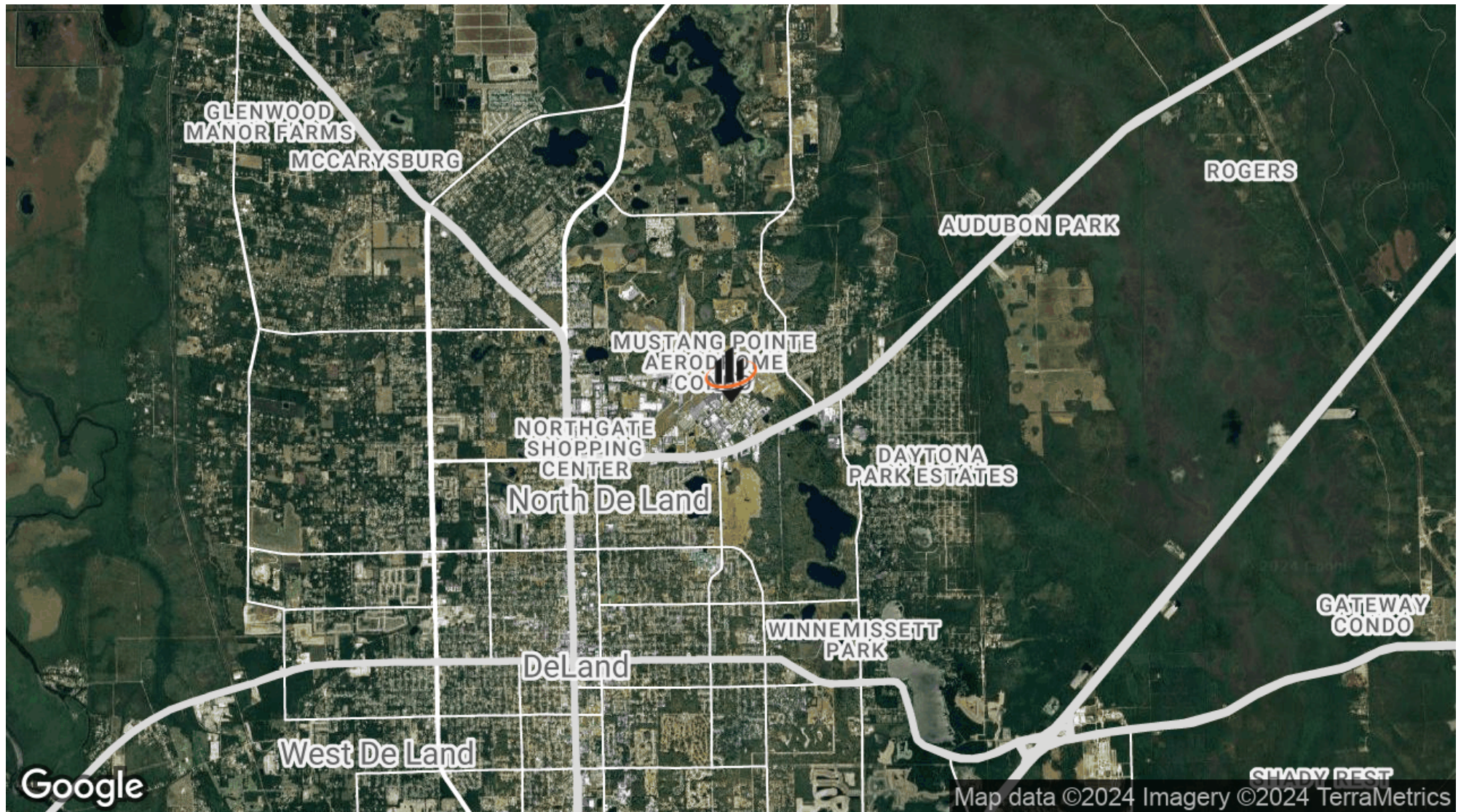
TIM C. DAVIS, CCIM
O: 386.566.4917
tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.



LOCATION MAP



CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

FL #BK3068067

TIM C. DAVIS, CCIM

O: 386.566.4917

tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

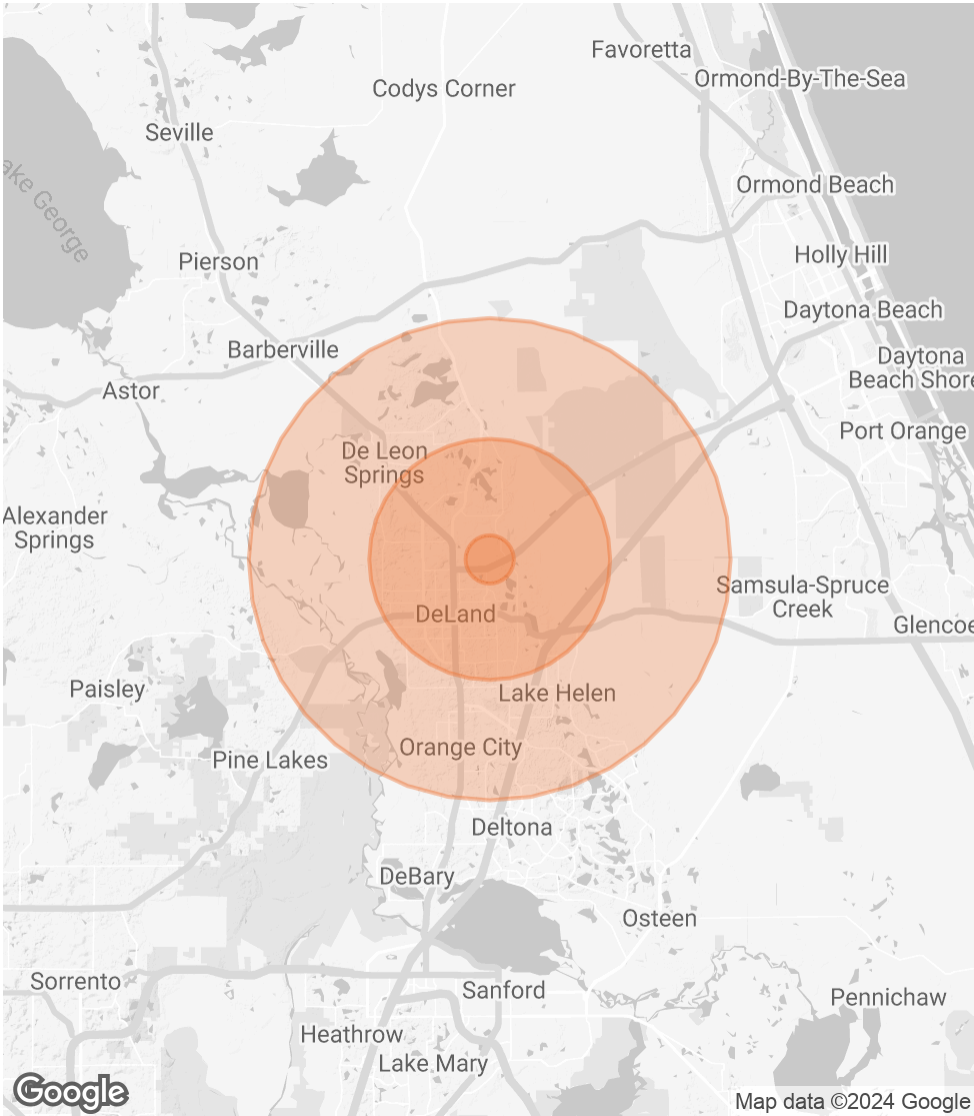


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,968	55,295	123,979
AVERAGE AGE	38.9	42.3	41.9
AVERAGE AGE (MALE)	36.6	39.1	40.0
AVERAGE AGE (FEMALE)	40.2	44.7	44.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	851	23,607	50,687
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$68,103	\$60,595	\$63,638
AVERAGE HOUSE VALUE	\$136,629	\$198,311	\$190,721

* Demographic data derived from 2020 ACS - US Census



CARL W. LENTZ IV, MBA, CCIM
O: 386.566.3726
carl.lentz@svn.com
FL #BK3068067

TIM C. DAVIS, CCIM
O: 386.566.4917
tim.davis@svn.com

SMALL BAY INDUSTRIAL BUILDING AT DELAND AIRPORT | 1307 Saratoga St Deland, FL 32724

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. All SVN offices are independently owned and operated.

