

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$10.00 - 12.00 SF/yr (NNN)
BUILDING SIZE:	40,000 SF
AVAILABLE SF:	1,000 - 4,000 SF
LOT SIZE:	2.1 Acres
YEAR BUILT:	1973
ZONING:	CC-1 Holly Hill
MARKET:	Davtona Beach

PROPERTY OVERVIEW

Industrial Spaces For Lease- 1,000 SF Up to 4,000 SF
4,000 SF Building With 1/2 Acre Storage Yard-3 Phase
1,000 SF Units With Small Offices + Air Conditioning
Unit L - 1,000 SF with Bathroom and Roll Up Door-Vacant
Unit N - 1,000 SF Available 6/1/24
Unit T - 1,000 SF Front Unit 6/1/24
Unit 101 - 2,750 SF. Office, Warehouse, Roll Up Door
Units I + J - 3,336 SF. Office Warehouse, 2 Roll Ups-3 Phase
Roll Up Doors Ranging in Size
Holly Hill CC-1 Zoning
Concrete Construction - +11' Ceilings
NNNs are +/- \$2.25/SF

CARL W. LENTZ IV, MBA, CCIM

O: 386.566.3726

carl.lentz@svn.com

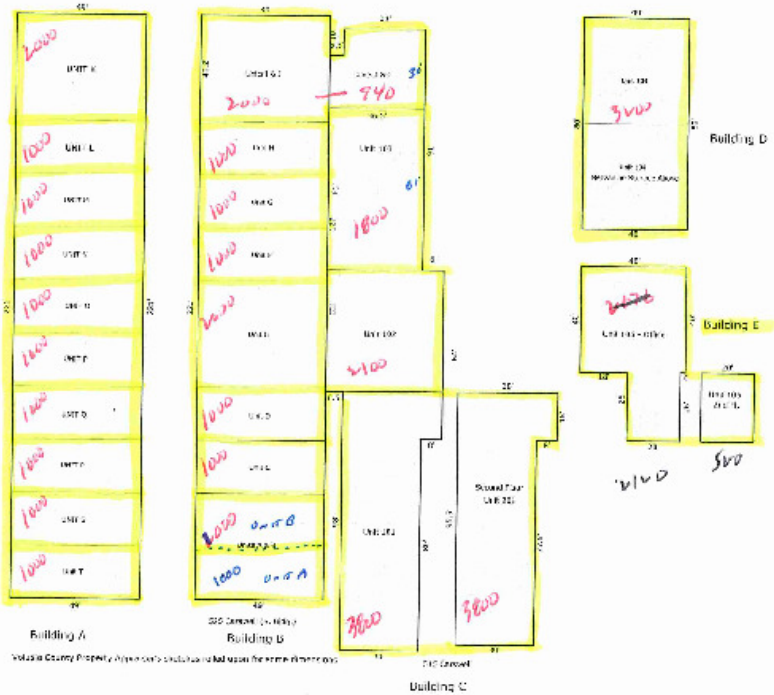
FL #BK3068067

INDUSTRIAL PARK - FLEX SPACE FOR LEASE | 525 Carswell Avenue Holly Hill, FL 32117

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

INDUSTRIAL PARK - FLEX SPACE FOR LEASE | 525 Carswell Avenue Holly Hill, FL 32117

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

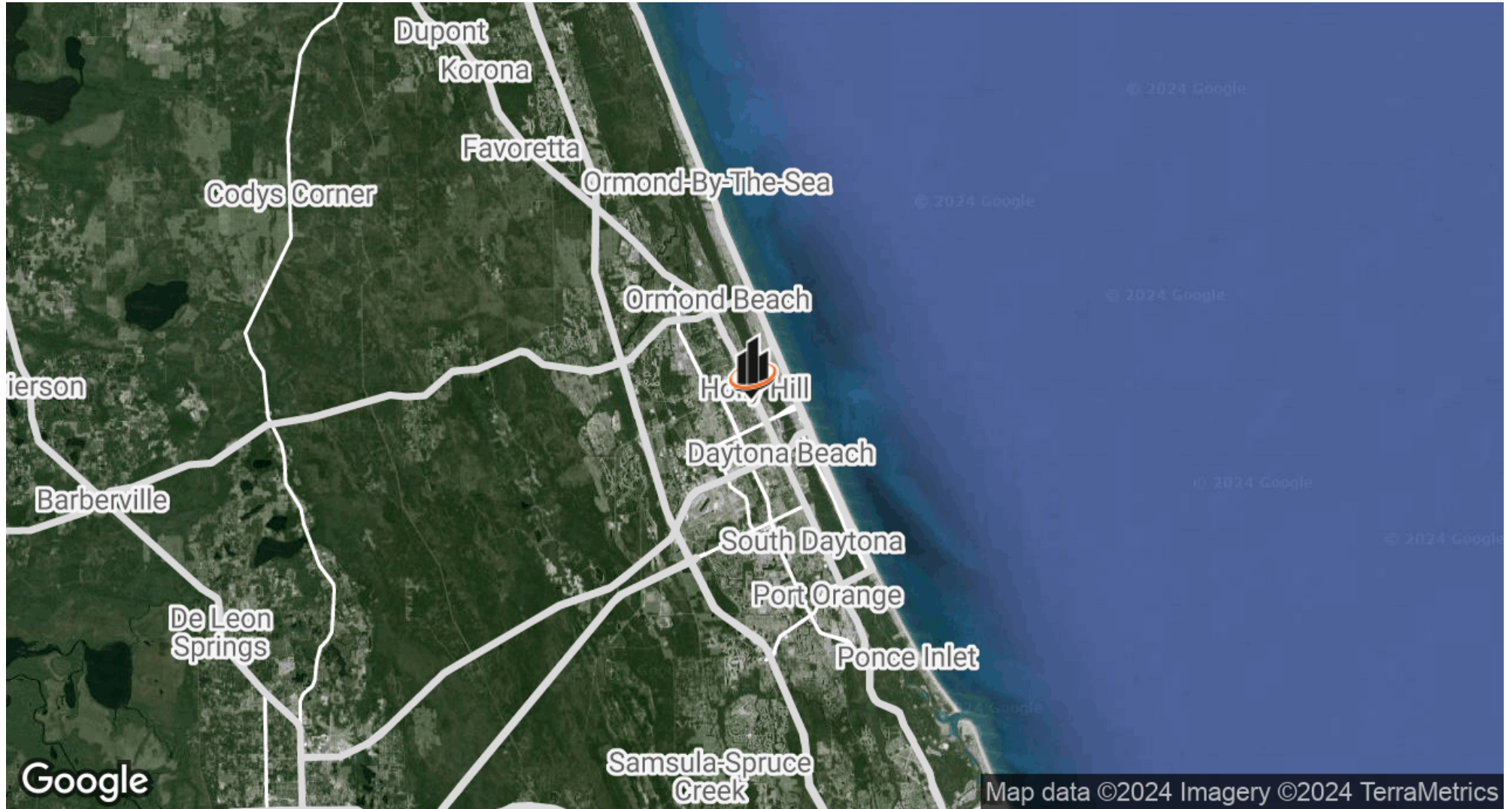
FL #BK3068067

INDUSTRIAL PARK - FLEX SPACE FOR LEASE | 525 Carswell Avenue Holly Hill, FL 32117

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

INDUSTRIAL PARK - FLEX SPACE FOR LEASE | 525 Carswell Avenue Holly Hill, FL 32117

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.

