



For Lease

SHADICK WORKSHOPS

1070-1078 Shadick Drive, Orange City, FL
32763

Presented by:

J. Todd Swann, CCIM

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Swann Real Estate

505 E. New York Ave., Suite 6

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Available Spaces

LEASE TYPE | MG TOTAL SPACE | 1,000 SF LEASE TERM | Negotiable CAM & TAX | \$1,000.00 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1070 Shadick Drive, Unit N	Available	1,000 SF	Modified Gross	\$1,000 per month

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Executive Summary



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1,000.00 per month (MG)
Year Built:	1986
Building Size:	11,000
Zoning:	I-1 (Orange City)
Market:	Central Florida
Submarket:	Deltona-Daytona Beach-Ormond Beach MSA

PROPERTY OVERVIEW

Featuring a 1000 SF shop or storage space. The facility includes state of the art security including a 6' tall security fence, lockable security gate, and night lighting. There's individual signage for every unit allowing your business to be seen from the road. There's also a private restroom in every unit. Two parking spaces included. Commercial and Industrial Rental spaces in Orange City, FL are hard to find.

Shadick Workshop rental spaces are perfect for:

- Garage Space Rental
- Storage Space Rental
- Office Space Rental
- Equipment Storage
- Machine Shop Rental
- Industrial Space Rental

PROPERTY HIGHLIGHTS

- 24/7 access
- Trash and utilities included with rent
- Space can be customized to meet your needs
- Visitor parking is available
- Two parking spaces included
- Individual signage for every unit
- Private restroom in every unit
- 220-volt power available

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Property Details

LEASE RATE

\$1,000.00 PER MONTH

LOCATION INFORMATION

Building Name	Shadick Workshops
Street Address	1070-1078 Shadick Drive
City, State, Zip	Orange City, FL 32763
County/Township	Volusia
Market	Central Florida
Submarket	Deltona-Daytona Beach-Ormond Beach MSA

BUILDING INFORMATION

Building Size	11,000 SF
Price / SF	-
Year Built	1986
Tenancy	Multiple
Load Factor	Yes
Free Standing	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1 (Orange City)
APN#	11-18-30-12-00-0260
Submarket	Deltona-Daytona Beach-Ormond Beach MSA
Corner Property	Yes
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

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Additional Photos



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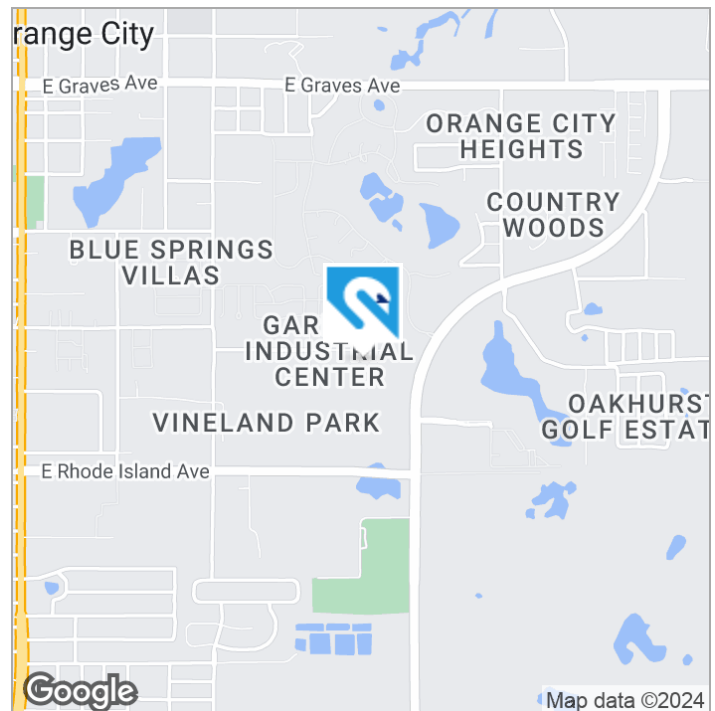
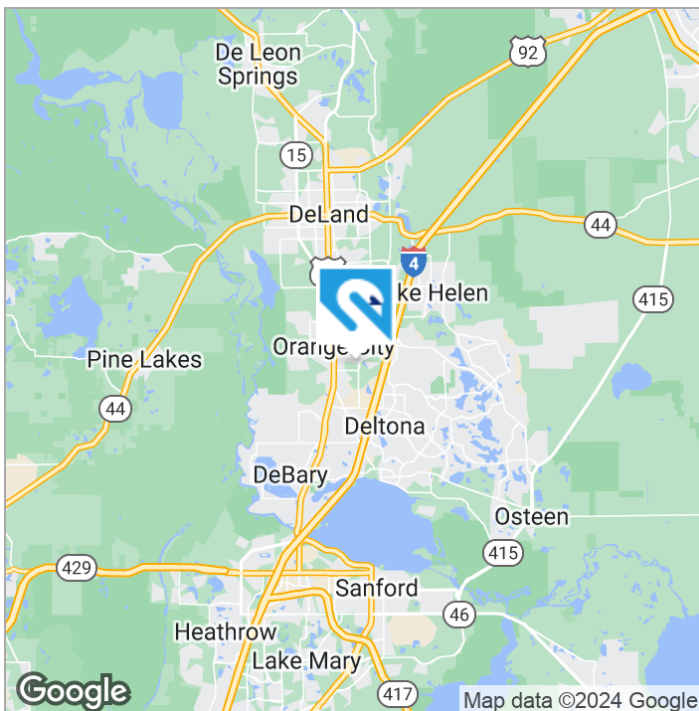
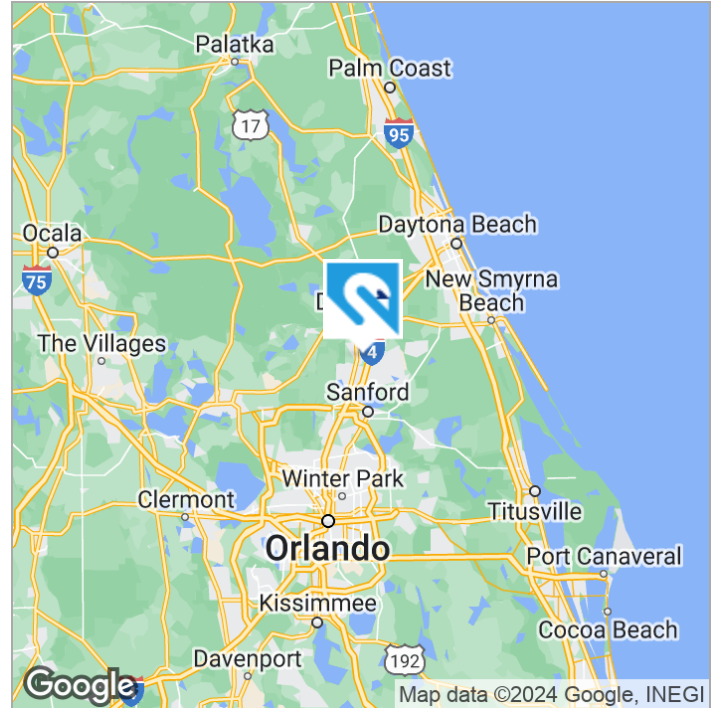
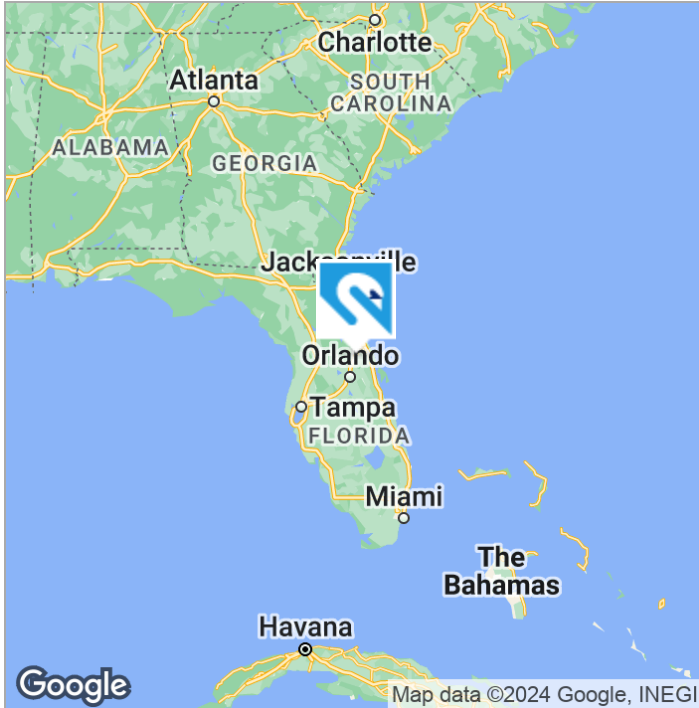


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Location Maps



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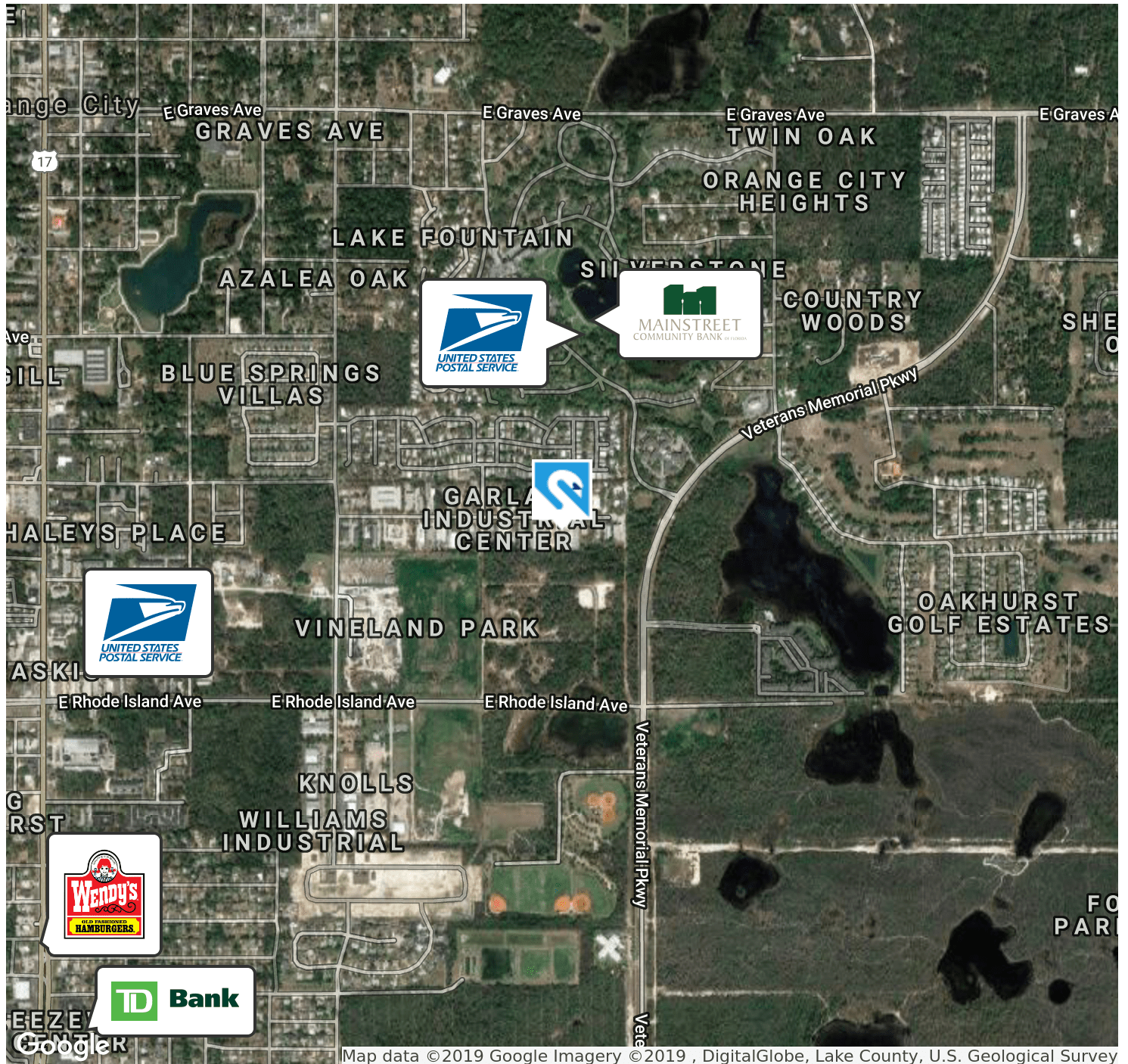


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Retailer Map



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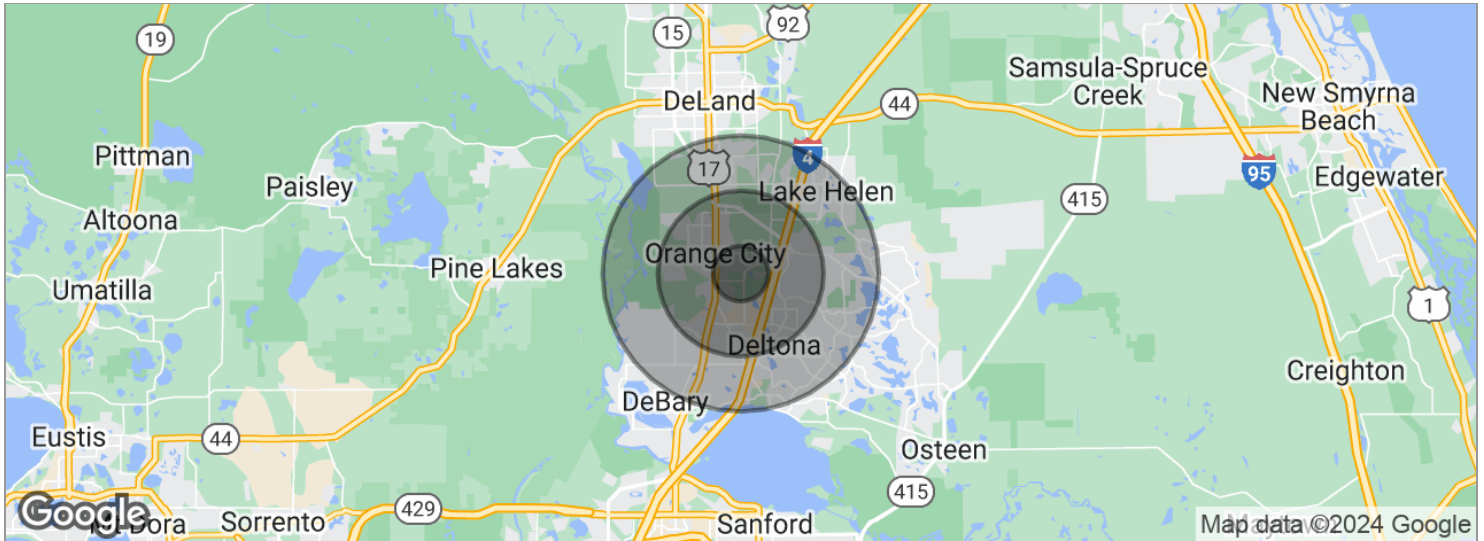


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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,855	35,609	90,201
Median age	49.1	44.9	42.7
Median age (male)	48.5	43.7	41.2
Median age (Female)	51.0	46.6	44.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,831	14,823	35,472
# of persons per HH	2.1	2.4	2.5
Average HH income	\$43,945	\$54,724	\$57,345
Average house value	\$116,232	\$178,253	\$201,628

* Demographic data derived from 2020 ACS - US Census

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Founded as a real estate brokerage firm in 1987 by J. Todd Swann (a native Delandite and Stetson University graduate), Swann Real Estate has served the DeLand and Central Florida area for over thirty years. Soon after its founding, Commercial and Property Management divisions were established to assist with investors looking to own real estate assets in DeLand.

Over its history, Swann Real Estate has constantly grown and adapted to market conditions and cycles. Through real estate transactions and management, the team at Swann Real Estate has been instrumental in the development of DeLand and Central Florida as both a home and destination. Part of the fabric of DeLand and Central Florida, Swann Real Estate has been an established part of the local community since 1987. We understand local policy and work hard to support local business.

Real estate is a people business. At Swann Real Estate, we consider every one our customers to be friends and strive to represent them and their interests with integrity, responsibility, and persistence. All Swann Real Estate agents are REALTORS® and most have additional credentials including: CCIM, Master's of Science in Real Estate, GRI, CDPE, e-PRO, Argus DCF & Developer Certifications. We've got you covered.