

For Lease

Industrial | Flex Space

4,800 SF | \$12.00/SF NNN (est. \$3.75/SF)

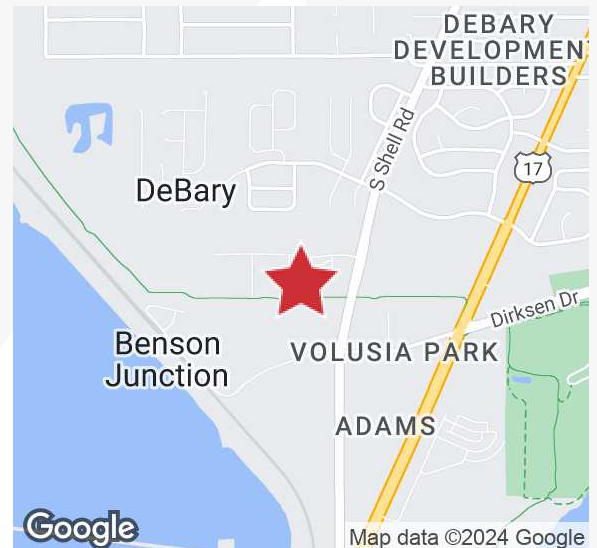


403 Chairman Court

DeBary, Florida 32713

Property Highlights

- Great location in the Springview Commerce Center - just off Shell Road
- Available now: Suite 1 - 4,800 SF; 100% A/C
- 3 private offices, 2 restrooms, large work areas
- Space can be opened up for warehouse use with 20-foot ceiling height
- 3 phase electric - 240 volt, 225 amp service
- 1 grade level overhead door - 14' (h) x 12' (w)
- Block and metal construction; year built: 2006
- Zoning: I-2, light industrial
- Only 4 minutes / 1 mile from DeBary Sunrail Station
- Convenient to I-4, US Hwy 17-92, Dirksen Drive, SR 417 (GreeneWay) and SR 46

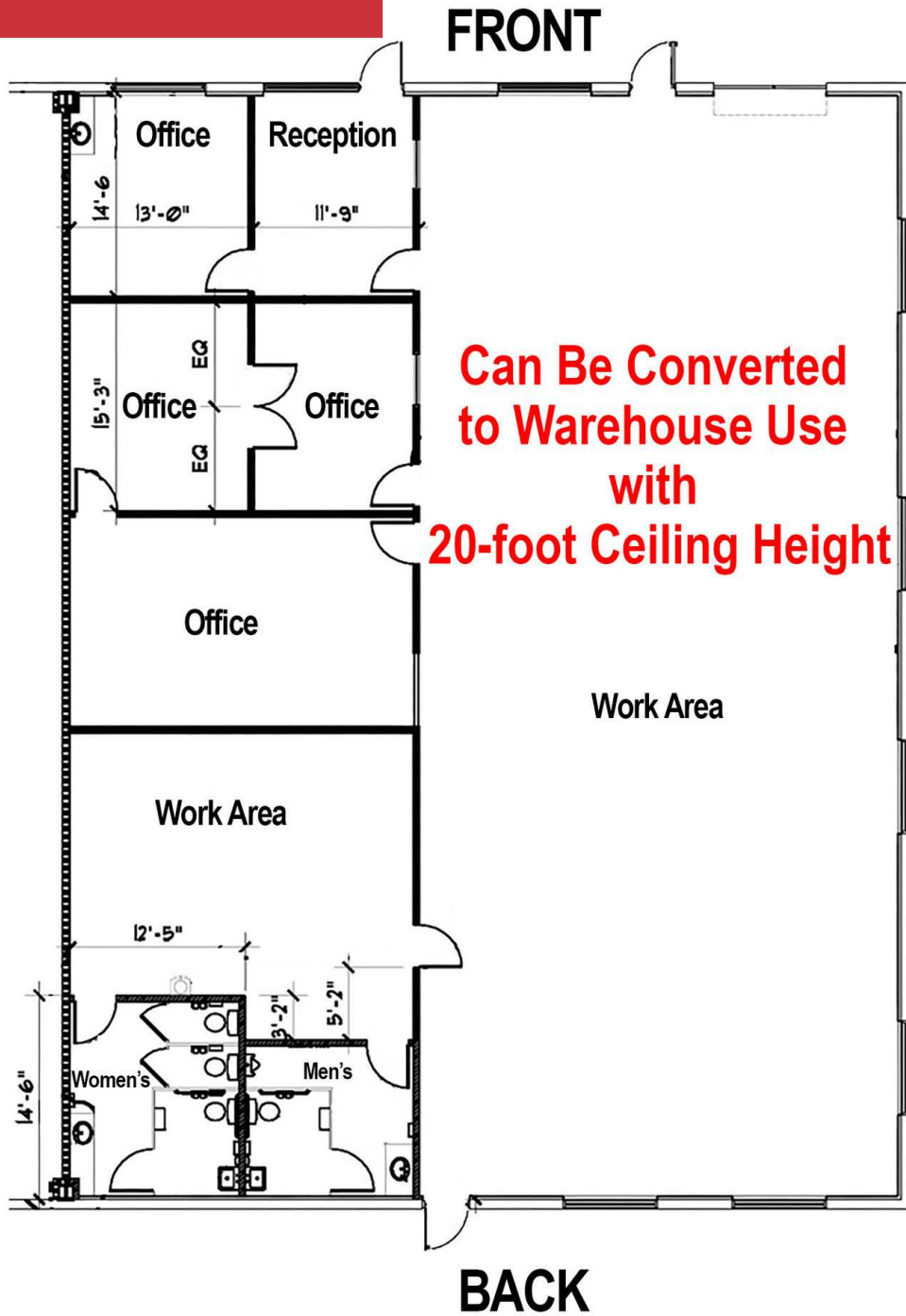


For more information

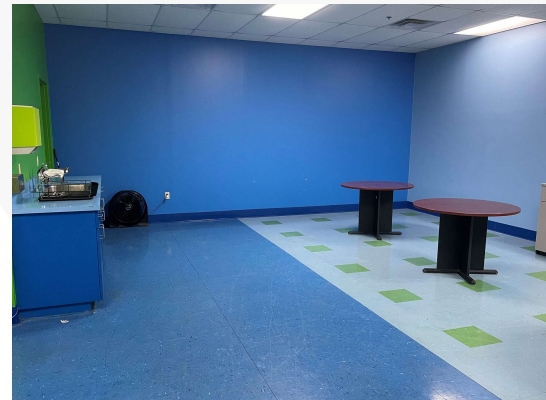
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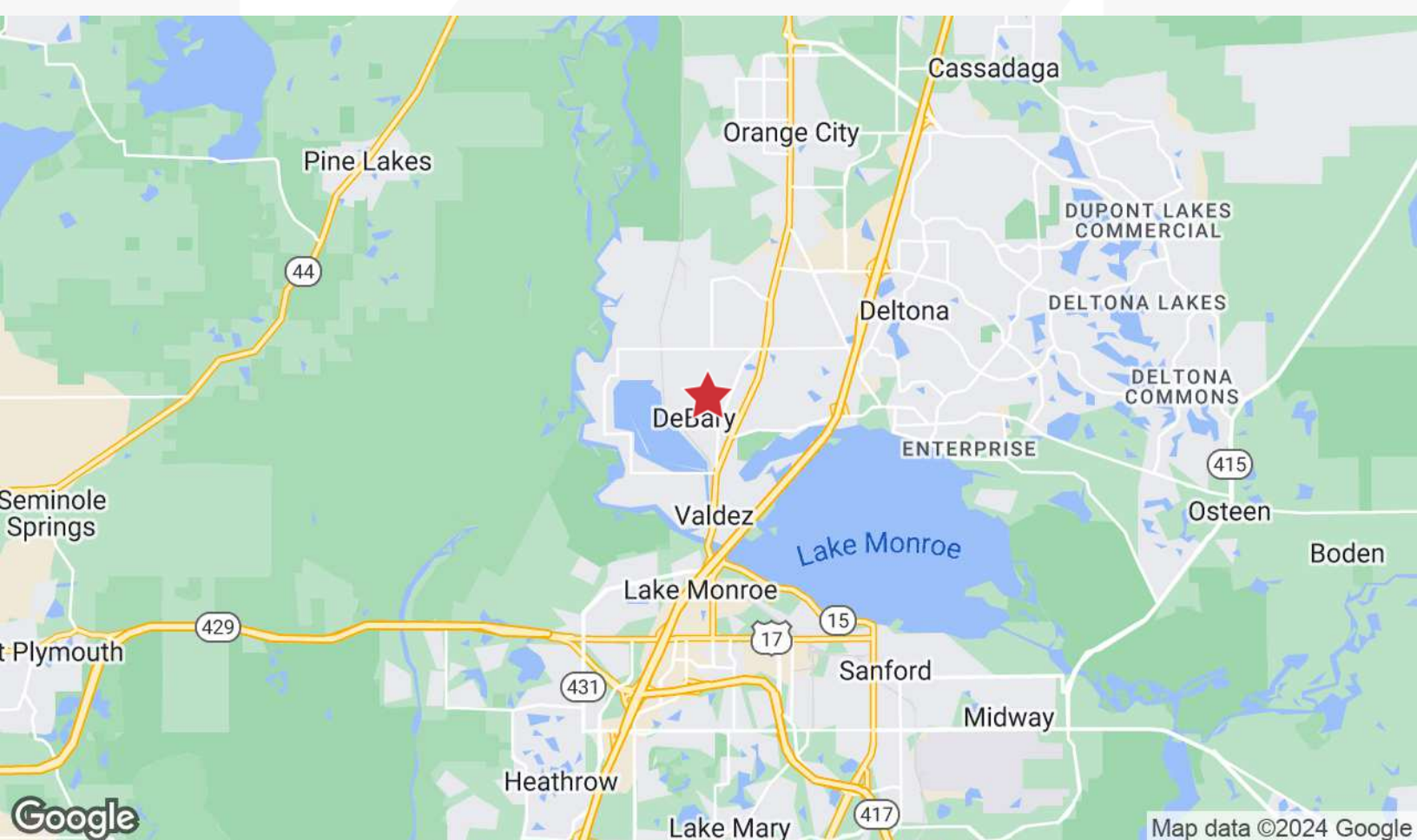
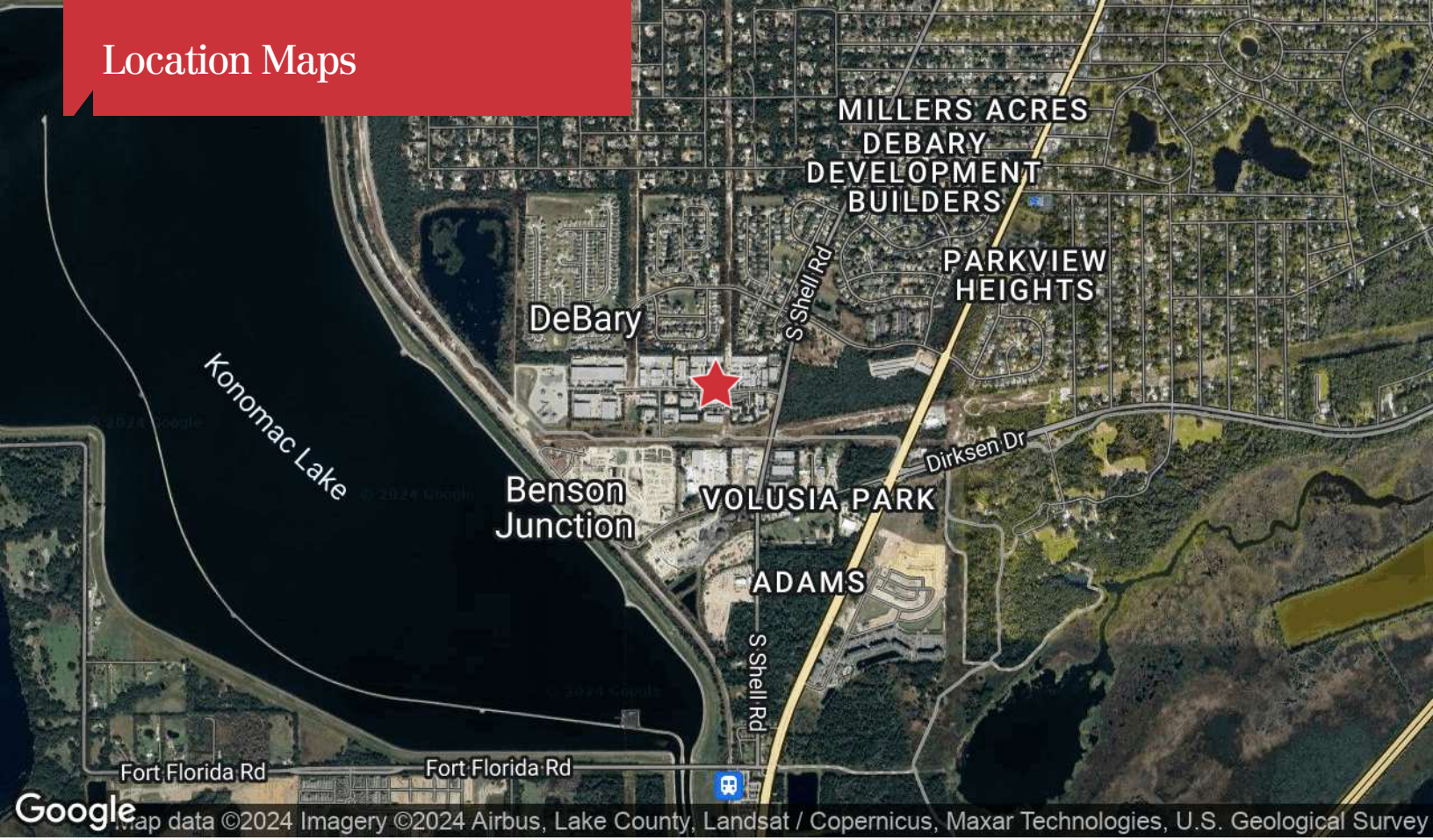
ppartyka@realvest.com



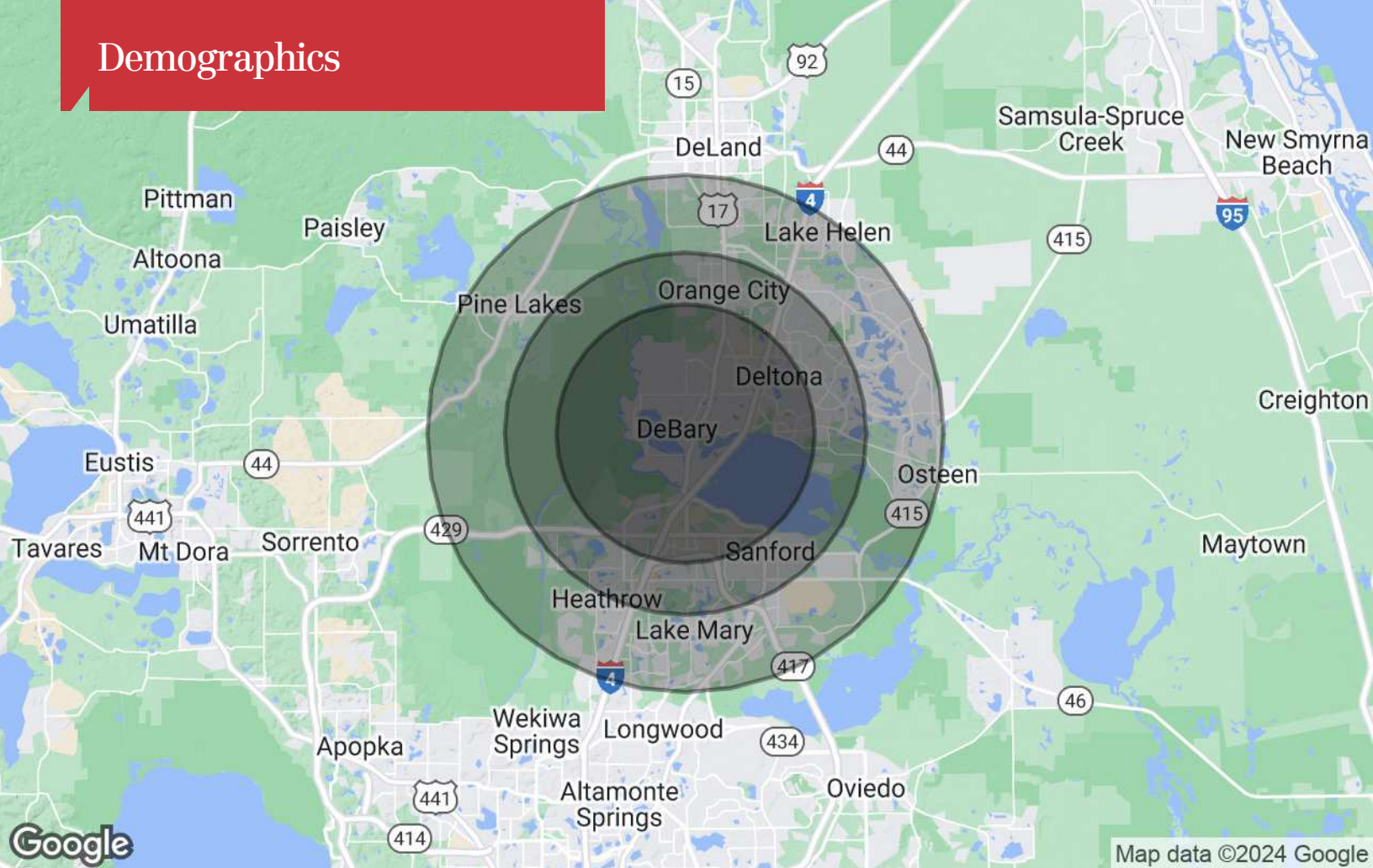
**Can Be Converted
to Warehouse Use
with
20-foot Ceiling Height**



Location Maps



Demographics



Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	69,916	168,722	298,768
MEDIAN AGE	42.0	41.2	40.8
MEDIAN AGE (MALE)	40.4	39.7	39.2
MEDIAN AGE (FEMALE)	43.5	42.7	41.9

Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	28,043	67,789	118,561
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$73,372	\$75,097	\$77,741
AVERAGE HOUSE VALUE	\$218,571	\$215,165	\$228,184

* Demographic data derived from 2020 ACS - US Census