

# 9,600 SF WAREHOUSE CONDO FOR LEASE



## PROPERTY DESCRIPTION

9,600 SF Warehouse Condo For Lease.

This is the must-see property for any warehouse/office user. With amazing attention to detail and finishes, the space is extremely clean and well-maintained both inside and out.

The interior offers approximately 3,400 SF of air-conditioned space, including a 29 x 36 bar area with laminated flooring and barn doors, perfect for team building and entertaining. There's also a loft conference room area and a gym with rubber flooring measuring 36 x 15, which could be converted into additional office space. Additionally, you'll find a private office suite and a bathroom with a shower off the bar area.

The rear warehouse area, approximately 6,200 SF, features two Big Ass Fans. It includes a potential display area with a vehicle-sized roll-up door off the bar area, two additional storage rooms (15 x 18 and 12 x 18), a break room with a bathroom and storage closet, and a roof clearance that slopes from 20 to 15 feet. At the rear of the warehouse, there's a semi truck accessible 12 x 16 overhead roll-up door. This property is great for construction or service-based operations, a man cave, vehicle/RV/boat storage, a race car team, and more.

Conveniently located approximately 2.1 miles from Daytona International Speedway, 5.1 miles from I-4, 2.5 miles from I-95, 3.6 miles from the beaches, 3 miles from the LPGA Blvd/I-95 interchange, 89 miles from Jacksonville, and 55.2 miles from Orlando.

### JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

## OFFERING SUMMARY

**LEASE RATE:** \$14.00 NNN

**AVAILABLE SF:** 9,600 SF

**YEAR BUILT:** 2000

**TRAFFIC COUNT:** 14,300 AADT

**ZONING:** T-4, Tourist/Office/Retail

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,265	24,321	58,873
TOTAL POPULATION	10,555	60,130	132,504
AVERAGE HH INCOME	\$53,746	\$56,844	\$66,126

## LOCATION ADDRESS

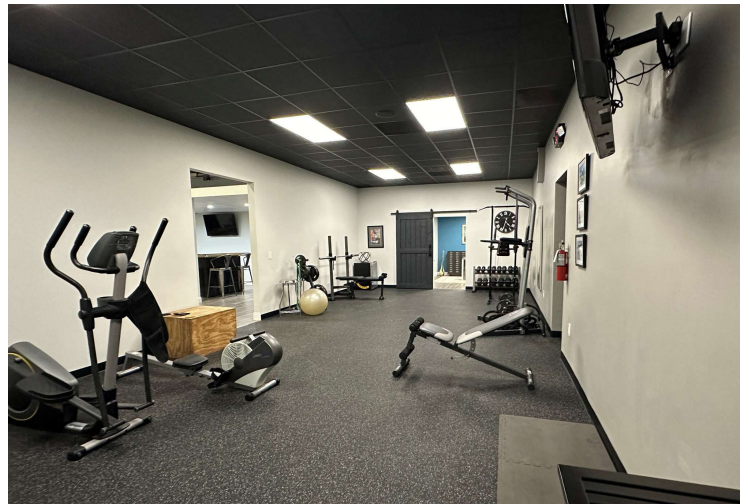
1620 Mason Avenue, Unit 2, Daytona Beach, FL 32117

9,600 SF WAREHOUSE CONDO FOR LEASE | 1620 Mason Avenue, Unit 2 Daytona Beach, 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



**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

**9,600 SF WAREHOUSE CONDO FOR LEASE** | 1620 Mason Avenue, Unit 2 Daytona Beach, 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



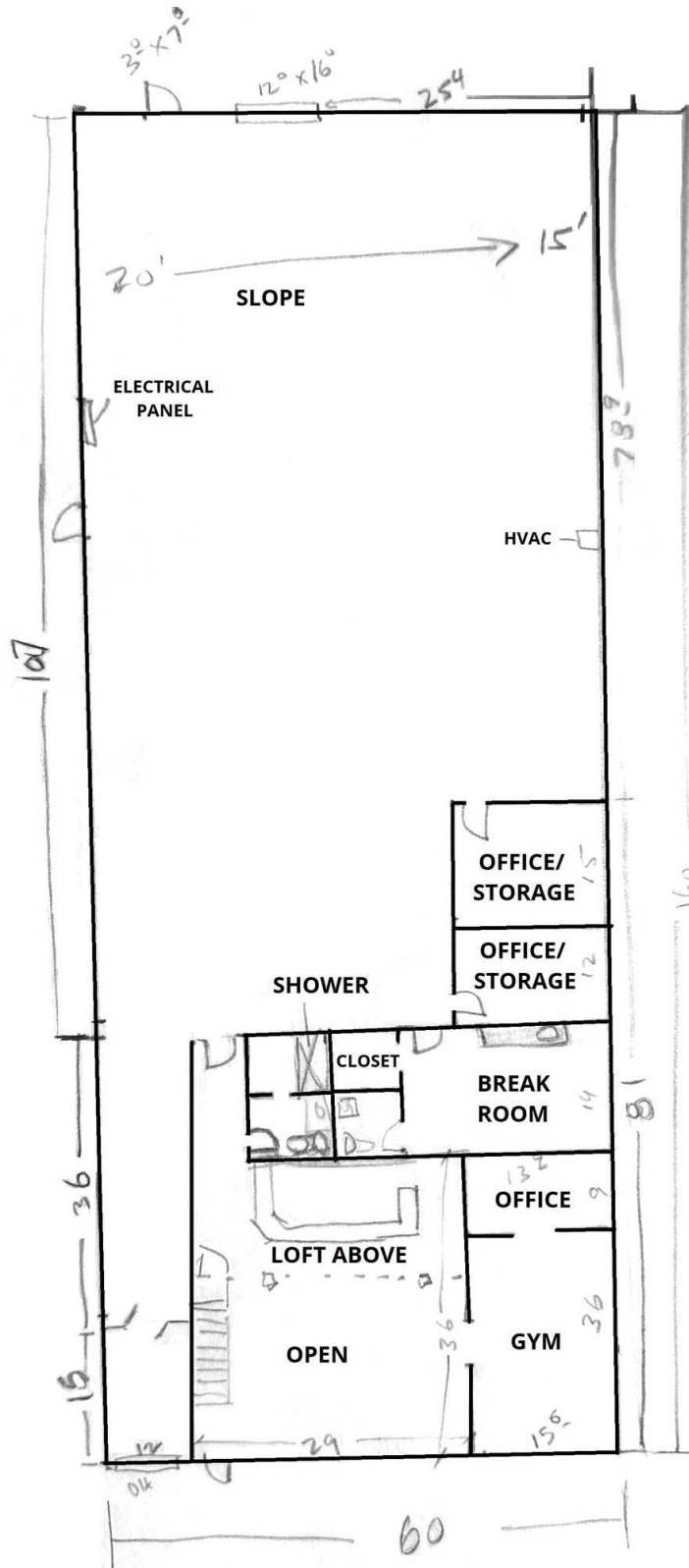
**JOHN W. TROST, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581 | C: 386.295.5723  
john.trost@svn.com

**9,600 SF WAREHOUSE CONDO FOR LEASE** | 1620 Mason Avenue, Unit 2 Daytona Beach, 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.



# FLOOR PLAN



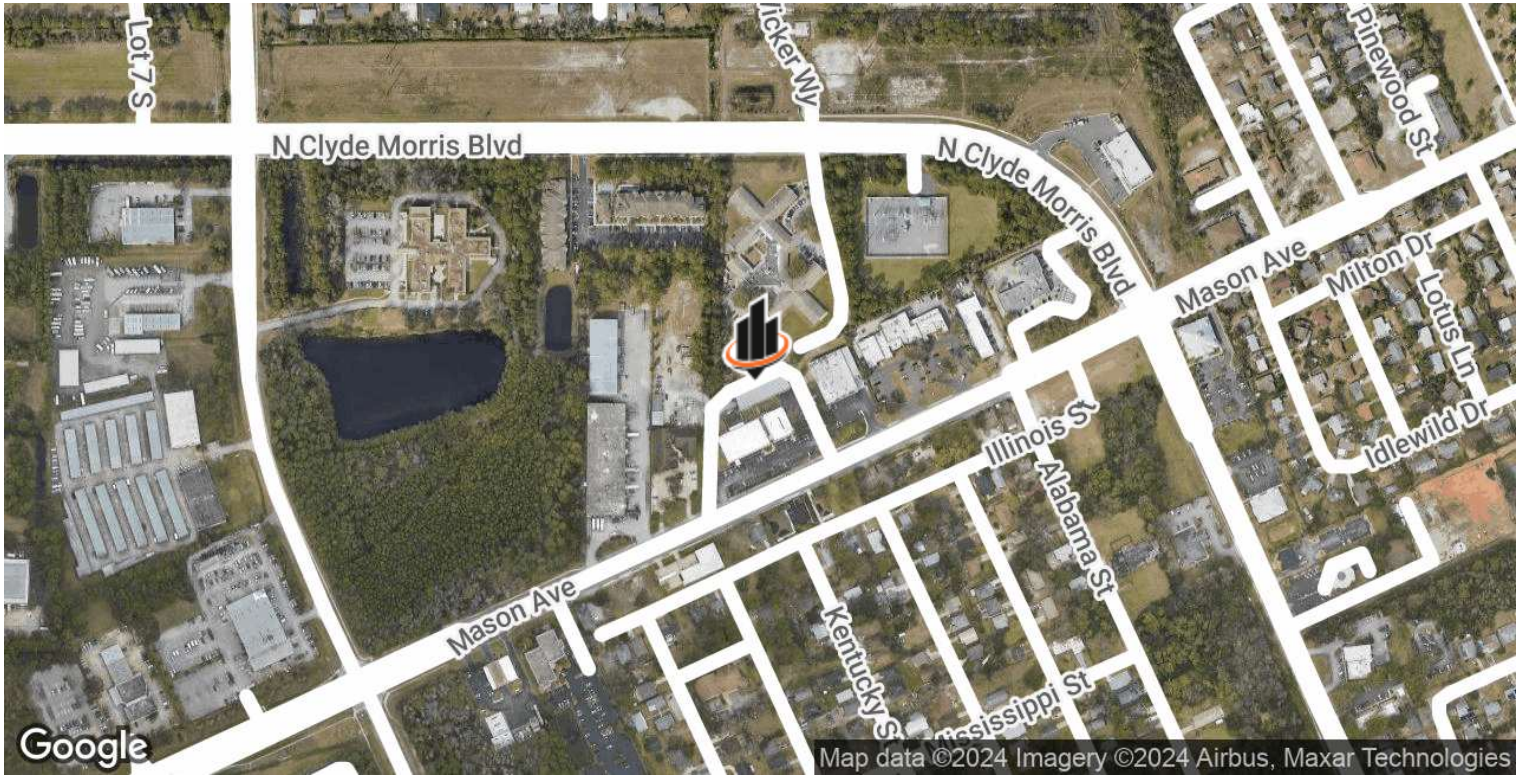
**JOHN W. TROST, CCIM**  
 Principal | Senior Advisor  
 O: 386.301.4581 | C: 386.295.5723  
 john.trost@svn.com

**9,600 SF WAREHOUSE CONDO FOR LEASE** | 1620 Mason Avenue, Unit 2 Daytona Beach, 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 MAPS



**JOHN W. TROST, CCIM**

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

**9,600 SF WAREHOUSE CONDO FOR LEASE** | 1620 Mason Avenue, Unit 2 Daytona Beach, 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.

