

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.

Estimated CAM, Real Estate Taxes, and Insurance \$1.55 per SF.

JOHN W. TROST, CCIM

Principal | Senior Advisor

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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

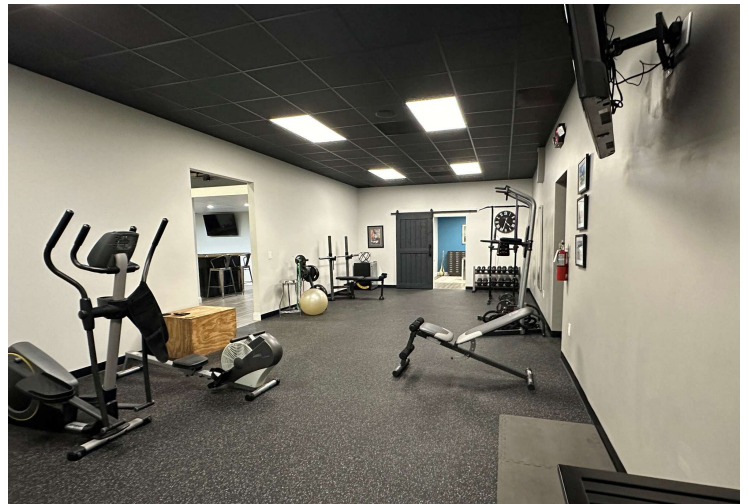
1620 Mason Avenue, Unit 2, Daytona Beach, FL 32117

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ADDITIONAL PHOTOS



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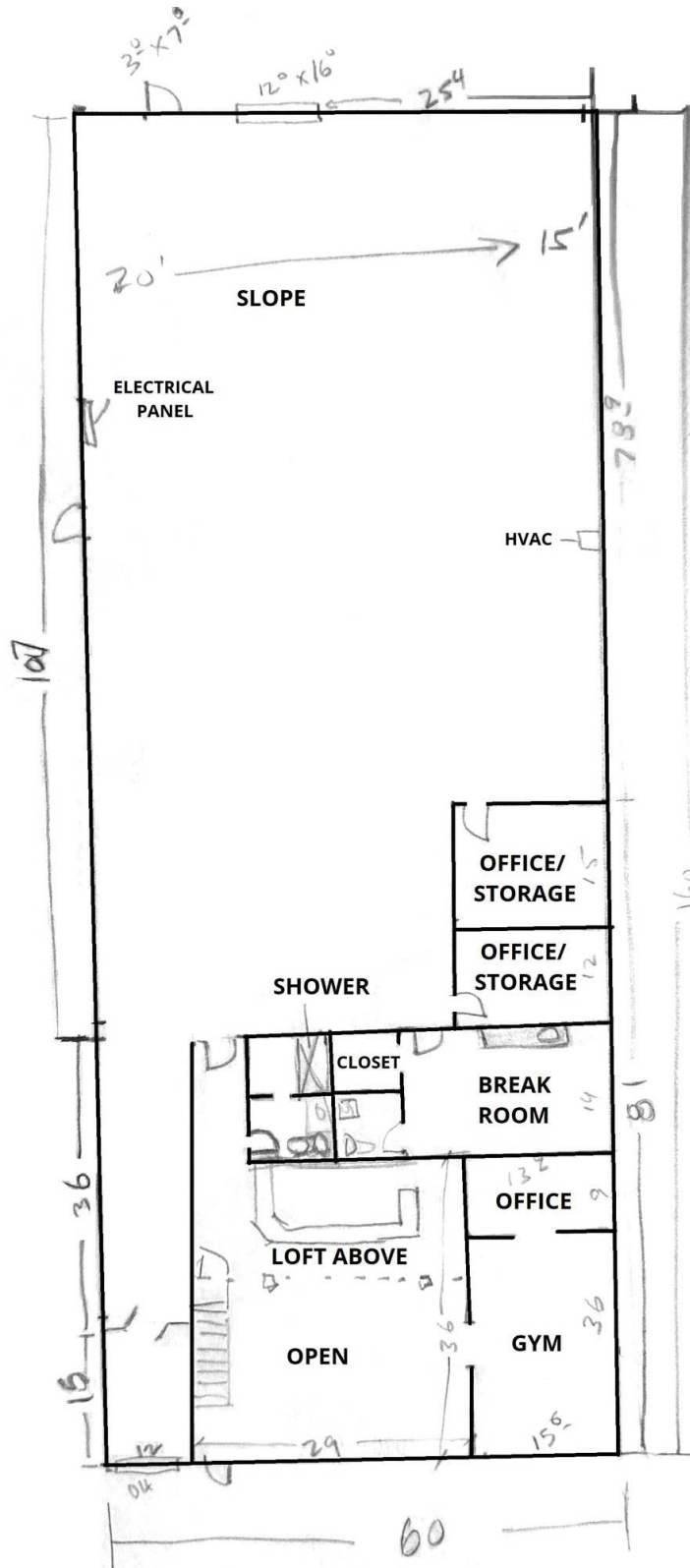
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FLOOR PLAN



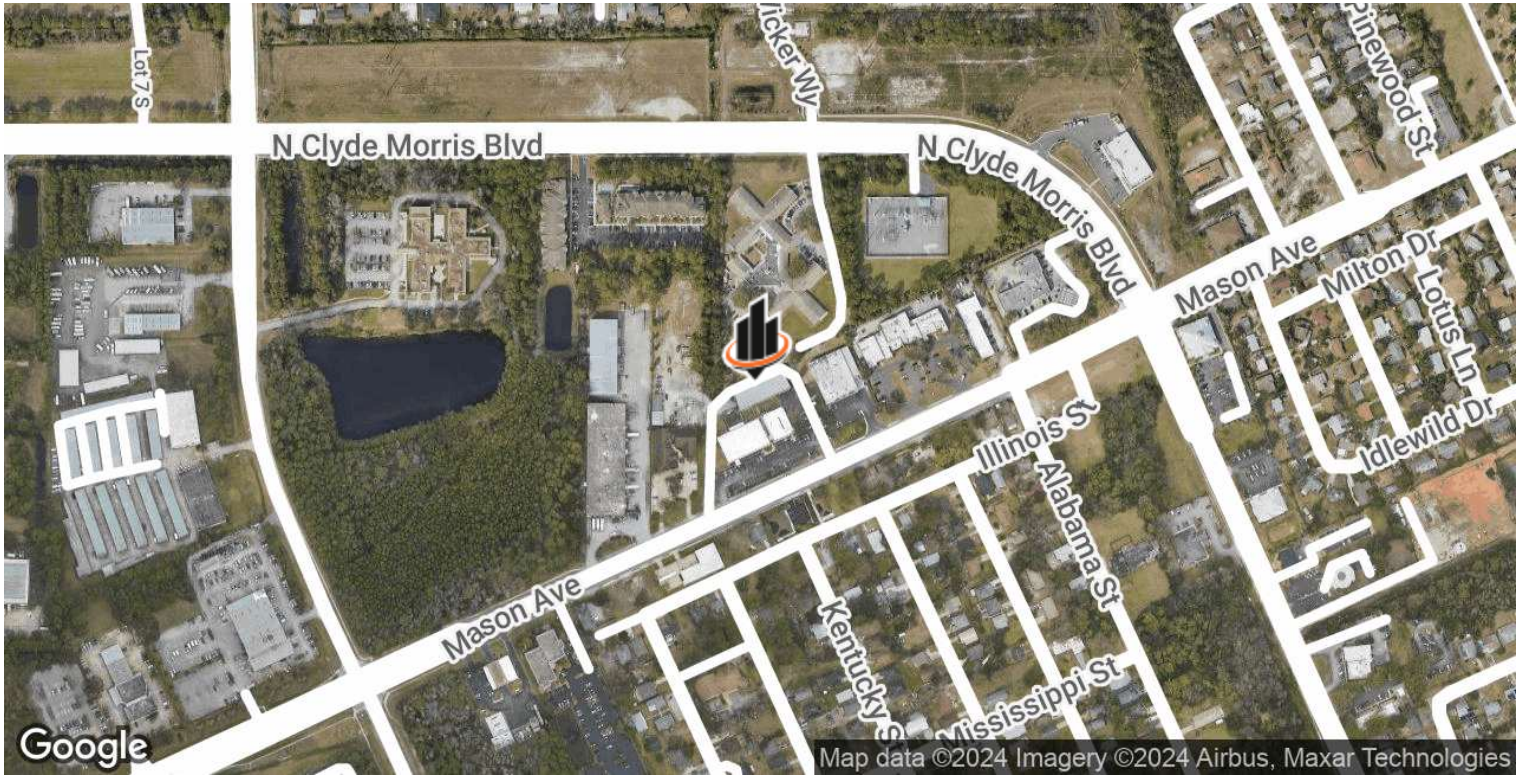
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LOCATION MAPS



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