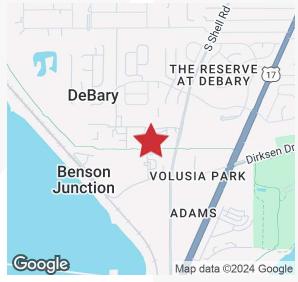


403 Chairman Court

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 offices, 2 restrooms, large meeting room and open warehouse space
- Can go up to 20-foot ceiling height
- 3 phase electric 240 volt, 225 amp service
- 1 new 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



Lease Rate: \$12.00/SF NNN (est. \$3.75/SF)

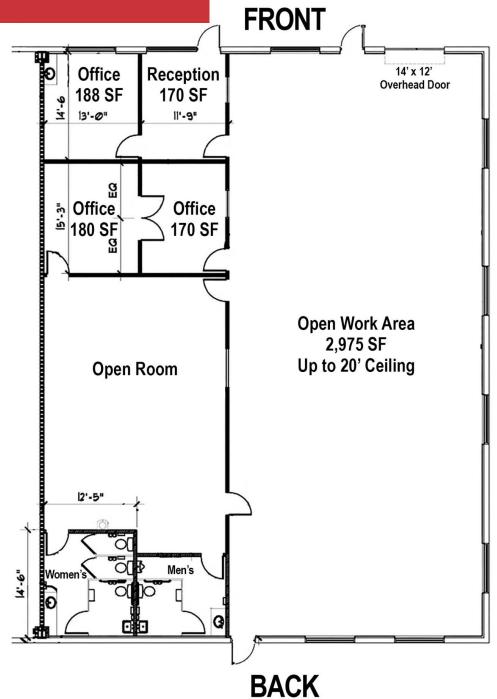
For more information

Paul P. Partyka, CCIM, MiCP, CIPS

O: 407 949 0758 ppartyka@realvest.com



Floor Plan & Photos



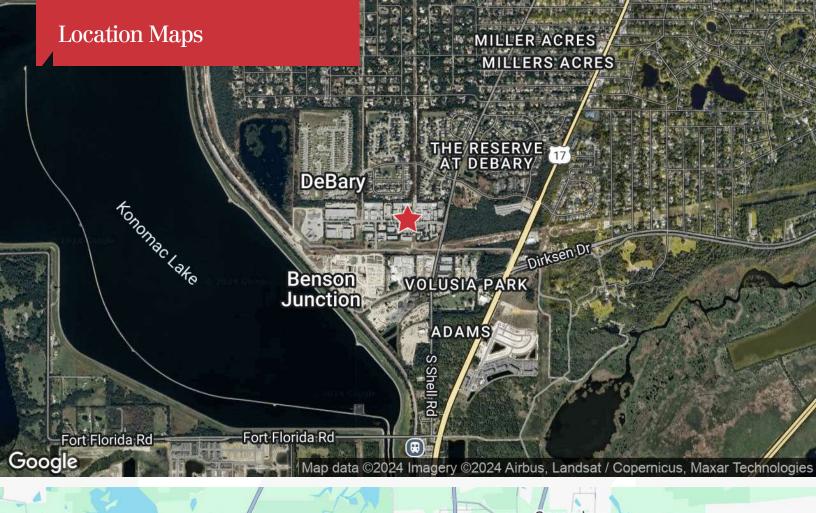


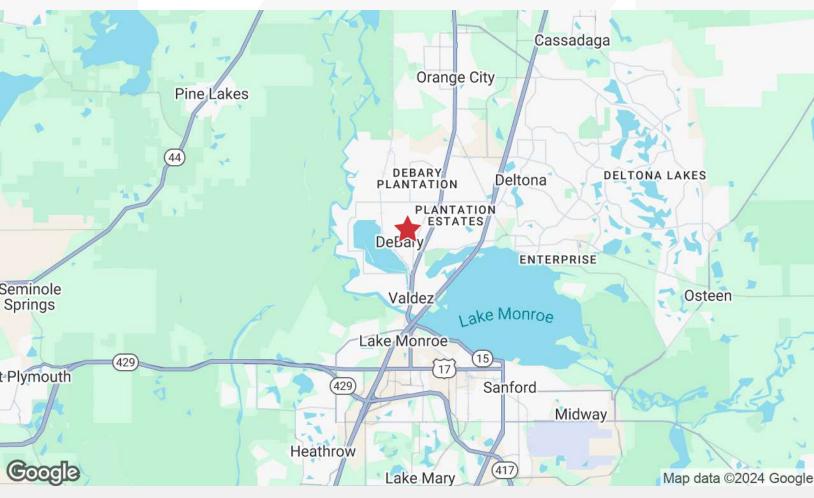






The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

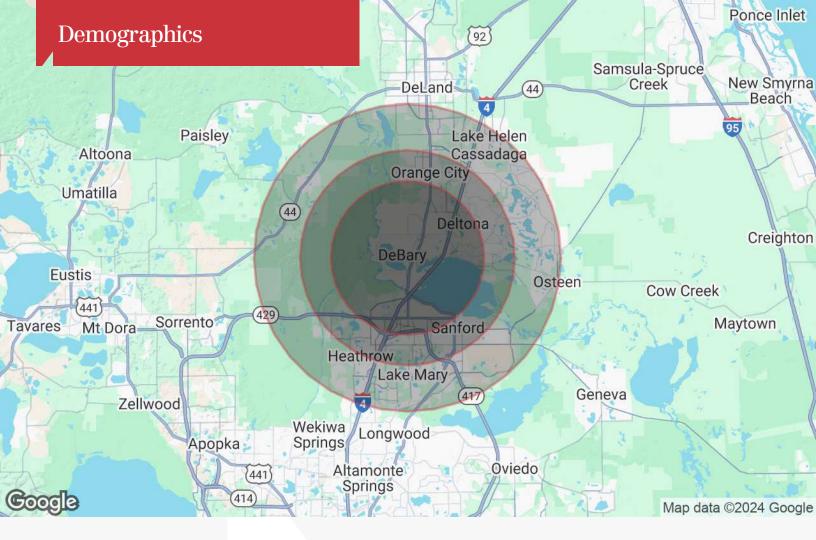






The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel



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	
Households & Income TOTAL HOUSEHOLDS	5 Miles 28,043	7 Miles 67,789	10 Miles 118,561	
TOTAL HOUSEHOLDS	28,043	67,789	118,561	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	28,043 2.5	67,789 2.5	118,561 2.5	

^{*} Demographic data derived from 2020 ACS - US Census

