

BUILDINGS & OUTDOOR STORAGE FOR LEASE
907 S CHARLES RICHARD BEALL BLVD
DEBARY, FL 32713



PROPERTY HIGHLIGHTS

AVAILABLE: ±23,900 SF Building & Outdoor Storage
± 1 Acre

FEATURES: Heavy Power & Cranes

BLDG. 1 OFFICE: 15,500 SF Building (9,500 SF office at 10' clear)
6,000 SF warehouse with 2 garage doors at 12'x12'
16' clear height

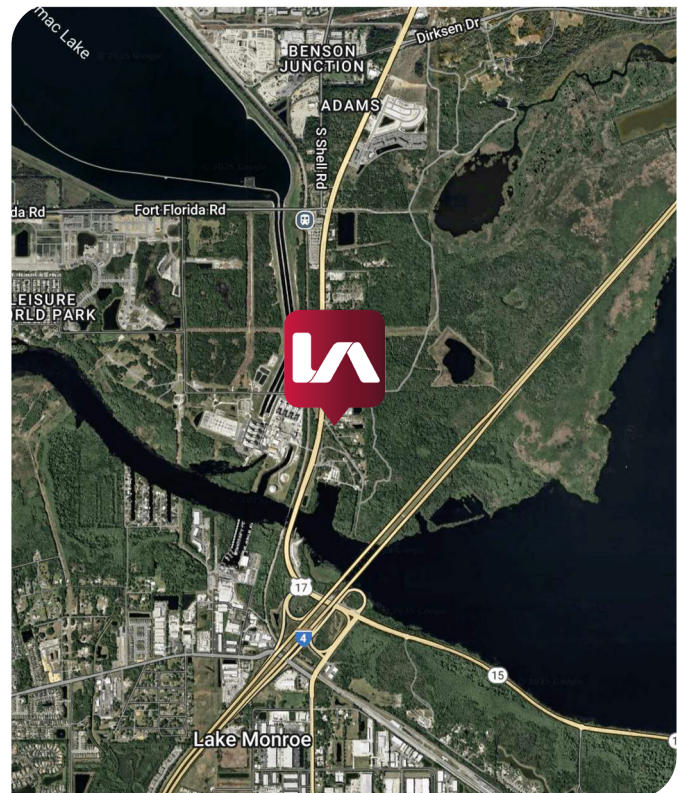
BLDG. 2 WAREHOUSE: 8,400 SF Warehouse (100% warehouse)
Cross dock functionality with straight pass through doors Two (2) 24'x24' garage doors;
30' clear height

IDEAL USE: Ideal for heavy manufacturing, storage, laydown yard, outdoor storage equipment, truck storage, etc.

LOCATION: This prime location sits directly on U.S. Highway 17-92 (Charles Richard Beall Blvd), a major north-south thoroughfare that connects DeBary to neighboring cities such as Sanford to the south and Orange City and DeLand to the north. The property benefits from high visibility and convenient access, just minutes from Interstate 4 (I-4) via the nearby Exit 108, providing seamless regional connectivity to Orlando and Daytona Beach.

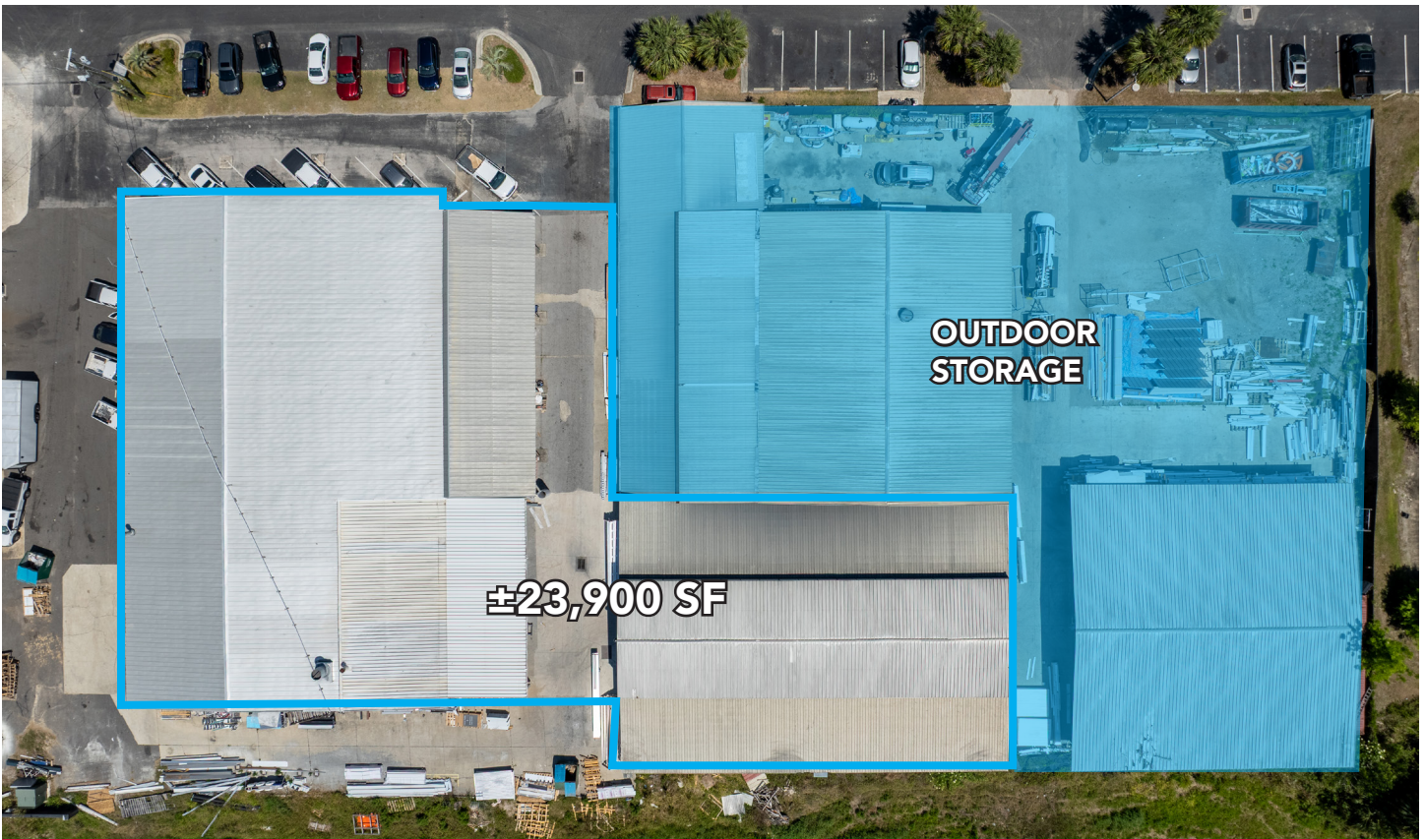
LEASE RATE: \$32,000/month NNN

CAM: \$1.65/SF Insurance
\$2.34/SF Taxes
\$0.48/SF Management



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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