

# WAREHOUSE SPACE FOR LEASE | DAYTONA BEACH



## PROPERTY DESCRIPTION

Warehouse Space for Lease in Daytona Beach.

6,037 - 24,062 SF Available.

Freshly painted and move-in ready, these warehouse units offer spacious layouts with office space equipped with HVAC for optimal comfort and efficiency.

**Unit 110A:** 6,037 SF with an overhead door.

**Unit 110B:** 6,575 SF with an overhead door.

**Unit 130:** 11,450 SF with four overhead doors.

Ideal for storage, repair shops, or light manufacturing, these units offer convenient access and competitive rates.

Estimated CAM, real estate taxes, and insurance are \$3.85 per SF.

Contact us today to secure your space.

## LOCATION DESCRIPTION

Located the corner of N. Charles Street and George W. Engram Blvd, near Downtown Daytona Beach.

Approximately 5 miles to Interstate 95, 0.6 miles to International Speedway Blvd, and 1.6 miles to the beach.

## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$11.50 NNN
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<b>AVAILABLE SF:</b>	Unit 110A: 6,037 SF Unit 110B: 6,575 SF Unit 130: 11,450 SF
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<b>YEAR BUILT:</b>	1970
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<b>TRAFFIC COUNT:</b>	8,900 AADT
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<b>ZONING:</b>	RDD-7
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	3,803	30,058	57,399
<b>TOTAL POPULATION</b>	10,688	70,320	127,691
<b>AVERAGE HH INCOME</b>	\$45,191	\$57,840	\$62,196

## LOCATION ADDRESS

405 N. Charles Street, Daytona Beach, FL 32114

**JOHN W. TROST, CCIM**

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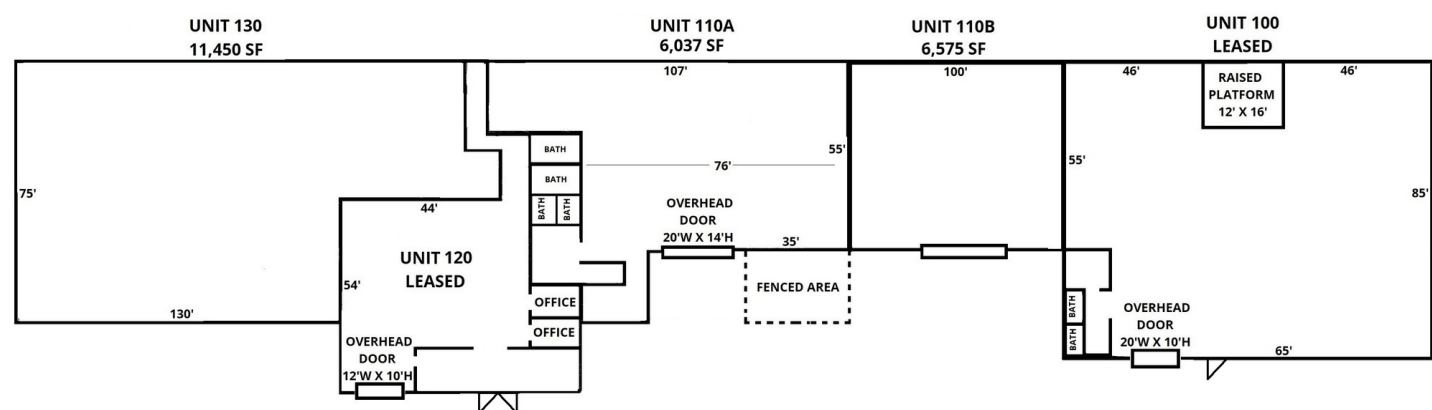
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FLOOR PLAN



THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES AND IS NOT TO SCALE

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## LOCATION MAPS



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