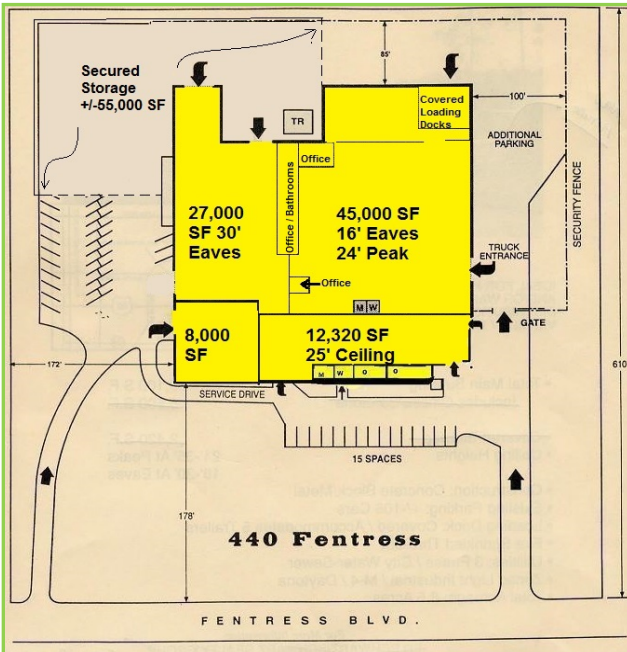


# FOR SALE

## Manufacturing / Distribution



BENCHMARK



## 440 Fentress Boulevard, Daytona Beach, FL 32114

### DAYTONA BEACH INDUSTRIAL INVESTMENT

### Property Information

#### FEATURES

- Gross Sq. Feet - 92,500
- 2017 Entire Roof Replacement with Carlisle TPO Roof Membrane System / 20 Year Warranty
- Both On Grade and Dock High Doors
- High Ceiling Heights
- Well Maintained Facilities and Grounds

#### DESCRIPTION

Rare Industrial Investment Opportunity. Long term lease commitment with steady credit tenant in place. 9%+ CAP rate. 92,500 SF multi-tenant industrial space on 8.5 acres. Includes 35' ceiling with 10 ton crane and climate controlled. Ample employee parking and secured truck courts and storage. Heavy power and sprinklers throughout. Most areas include separate offices and restrooms.

**AREA DESCRIPTION:** East Central Florida with easy access to I-4 / I-95 interchanges. Tanger Outlet Mall, Active Business Area

#### PRICE

**\$3,977,500**

#### BUILDING SIZE

**+/- 92,500 SF TOTAL**

**27,000 SF Offices/Crane**

**45,000 SF Office/Dock High**

**12,500 SF Office/Storefront**

**8,000 SF On Grade Storage/Roll-up**

#### LOT SIZE

**8.5 Acres**

#### ZONING

M-4 with light manufacturing and general warehouse uses.

#### MLS #

1026677

**Ed Schwarz**

**386-405-7388**

[eschwarz@cbcbenchmark.com](mailto:eschwarz@cbcbenchmark.com)

**BENCHMARKDAYTONA.COM**

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial  
Benchmark

570 Memorial Circle #300,  
Ormond Beach, FL 32174

386-672-8530