WAREHOUSE WITH LARGE FENCED YARD FOR LEASE

1077 Derbyshire Dr, Daytona Beach, FL 32117

PROPERTY SPECIFICATIONS

Lease Price: $16.00 PSF NNN
Parcel ID: 424401050026
Property Taxes: $8,621.56
Land Size: 1.86 Acres
Building Size: 3,900 Sq Ft
  Warehouse: 2,847 Sq Ft
  Office: 1,053 Sq Ft
Year Built: 2005
Eave Height: 14'
Overhead Doors: Two 20'x12' Doors
Electric: Three Phase
Zoning: B-5 Heavy Commercial

REMARKS

RARE FIND! Perfect location for automotive/marine sales and repair, trucks, contractors, underground utilities, lumber yard - outside storage nearly 2 Acres of yard!! Plenty of parking in front and huge fenced rear yard. Access from LPGA Blvd and Derbyshire Dr. Three minutes to I-95 and all the new commercial and residential development - Latitude Margaretville, Tanger Outlets, Tomoka Town Center.

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All information believed to be from accurate sources, but cannot be warranted
PHOTOS
**B-5 HEAVY COMMERCIAL CLASSIFICATION**

**Purpose and intent:** The purpose and intent of the B-5 Heavy Commercial Classification is to provide areas for commercial uses and structures that are not generally compatible with B-4 uses and structures.

**Permitted principal uses and structures:** In the B-5 Heavy Commercial Classification, no premises shall be used except for the following uses and their customary accessory uses or structures:

- Art, dance, modeling and music schools.
- Auction parlors.
- Automobile, bicycle, boat, mobile home, motorcycle, recreational vehicle, trailer, light and heavy truck sales, rental, storage (not including salvage or junkyards) or service establishments. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)
- Automobile body shops.
- Automobile driving schools.
- Automobile service stations, types A, B and C.
- Bars and liquor stores.
- Beauty and barber shops.
- Bowling alleys.
- Building material sales and storage.
- Car washes.
- Catering services.
- Communication towers not exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)
- Contractor's shop, storage and equipment yard. (Ord. No. 82-20, § IX, 12-9-82)
- Convenience stores with more than eight vehicular service positions per fuel dispenser island. (Ord. No. 2004-20, § V, 12-16-04)
- Cultural art centers. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Day care centers (refer to subsection 72-293(6)). (Ord. No. 2004-20, § V, 12-16-04)
- Dental laboratories. (Ord. No. 90-34, § 34, 9-27-90)
- Employment agencies.
- Essential utility services. (Ord. No. 84-1, § III, 3-8-84)
- Exempt excavations (refer to subsection 72-293(15)) and/or those which comply with division 8 of the Land Development Code of Volusia County [article III] and/or final site plan review procedures of this article. (Ord. No. 84-1, § III, 3-8-84; Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 34, 9-27-90)
- Exempt landfills (refer to subsection 72-293(16)). (Ord. No. 89-20, § VI, 6-20-89; Ord. No. 90-34, § 34, 9-27-90)
- Financial institutions.
- Fire stations. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Flex office/warehouse facility. (Ord. No. 2004-20, § V, 12-16-04)
- Funeral homes.
- Game rooms or arcades for pool, billiards, pinball machines, jukeboxes or other coin-operated amusements.
- General offices. (Ord. No. 82-20, § VIII, 12-9-82)
- Government-sponsored civic centers. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Hardware/home improvement retail center. (Ord. No. 98-25, § VII, 12-17-98; Ord. No. 2004-20, § V, 12-16-04)
- Health clubs or spas.
- Home occupations, class A (refer to section 72-283). (Ord. No. 86-16, § X, 10-23-86)
- Houses of worship. (Ord. No. 2004-20, § V, 12-16-04)
- Laundry and dry-cleaning establishments.
- Libraries. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Marine engine repair and service.
- Medical and dental clinics. (Ord. No. 2004-20, § V, 12-16-04)
- Mini-warehouses which meet the requirements of subsection 72-293(5). (Ord. No. 82-20, § IX, 12-9-82)
- Museums. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Nightclubs.
- Outdoor entertainment event (refer to section 10-31 et seq., article II, Code of Ordinances of the County of Volusia). (Ord. No. 94-4, § XXXIX, 5-5-94; Ord. No. 2002-22, § X, 11-7-02)
- Pawnshops.
- Pest exterminators.
- Printing and engraving, including photostating and publishing.
- Private clubs. (Ord. No. 84-1, § XXXII, 3-8-84)
- Public schools. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Publicly owned parks and recreational areas. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Publicly owned or regulated water supply wells. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Radio and television broadcasting stations.
- Recycling collection center. (Ord. No. 90-34, § 34, 9-27-90)
- Restaurants, types A and B. (Ord. No. 84-1, § XXXI, 3-8-84)
- Retail sales and services.
- Retail specialty shops.
- Rug cleaning establishments.
- Sweepstakes centers (refer to subsection 72-290(12)). (Ord. No. 2011-06, § II, 3-17-11)
- Tailors.
- Taxicab stands.
- Theaters.
- Travel agencies.
- Veterinary clinics.
- Welding and soldering shops.
- Wholesale-retail nursery.
- Additional regulations/requirements governing permitted special exceptions are located in sections 72-293 and 72-415 of this article. (Ord. No. 90-34, § 34, 9-27-90)

**Permitted special exceptions:**

- Communication towers exceeding 70 feet in height above ground level. (Ord. No. 97-19, § II, 8-7-97)
- Bus garages and repair shops.
- Bus stations.
- Campgrounds. (Ord. No. 2004-20, § V, 12-16-04)
- Cemeteries (refer to subsection 72-293(4)). (Ord. No. 2004-20, § V, 12-16-04)
- Curb markets. (Ord. No. 84-1, § XXXII, 3-8-84)
- Drive-in theaters.
- Excavations only for stormwater retention ponds for which a permit is required by this article. (Ord. No. 84-1, § VII, 3-8-84; Ord. No. 89-20, § VII, 6-20-89)
- Flea markets (refer to subsection 72-293(7)).
- Moving and storage companies.
- Outdoor entertainment and recreational uses and structures. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Professional or trade schools related to permitted uses (refer to subsection 72-293(2)).
- Public use not listed as a permitted principal use. (Ord. No. 92-6, § XXXVII, 6-4-92)
- Public utility uses and structures (refer to subsection 72-293(1)). (Ord. No. 84-1, § III, 3-8-84)
- Railroad yards, sidings and terminals.
- Schools, parochial or private (refer to subsection 72-293(4)).
- Only one single-family dwelling for the owner or manager of an existing permitted principal use. (Ord. No. 84-1, §§ XXX, XXXII, 3-8-84)
- Temporary asphalt batching plants (refer to subsection 72-293(9)).
- Truck and freight transfer terminals.
- Truck stops.
- Truck storage.
- Warehouses.

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AERIAL PHOTO

AERIAL PARCEL MAP