

# LEASE

## MULTI-SPACE WAREHOUSE IN PORT ORANGE

600 Oak Place Port Orange, FL 32127



### OFFERING SUMMARY

Lease Rate:	\$10.25 - 12 SF/yr (NNN)
Building Size:	57,750 SF
Available SF:	1,000 - 7,500 SF
Zoning:	Industrial

### PROPERTY OVERVIEW

Versatile flex/warehouse space is ideally suited for contractors, distribution, light manufacturing, service businesses, and storage operations. The property features grade-level overhead door access, approximately 14-foot clear heights, ample parking, and convenient access to major transportation routes including I-95, US-1, and Dunlawton Avenue. All units delivered with new floor coating, new paint, and new LED lighting. Located within the Decker Center business park, tenants benefit from excellent connectivity, strong surrounding business activity, and proximity to restaurants, retail services, and Daytona Beach International Airport. A functional layout and strategic location make this an outstanding opportunity for businesses seeking efficient industrial space in the heart of Port Orange. NNN estimated at \$4.36.

### PROPERTY HIGHLIGHTS

- Grade-level overhead door
- Approximately 14' clear ceiling height
- Convenient access to I-95, US-1, and Dunlawton Avenue
- Ample parking and truck access
- Located in an established industrial business park

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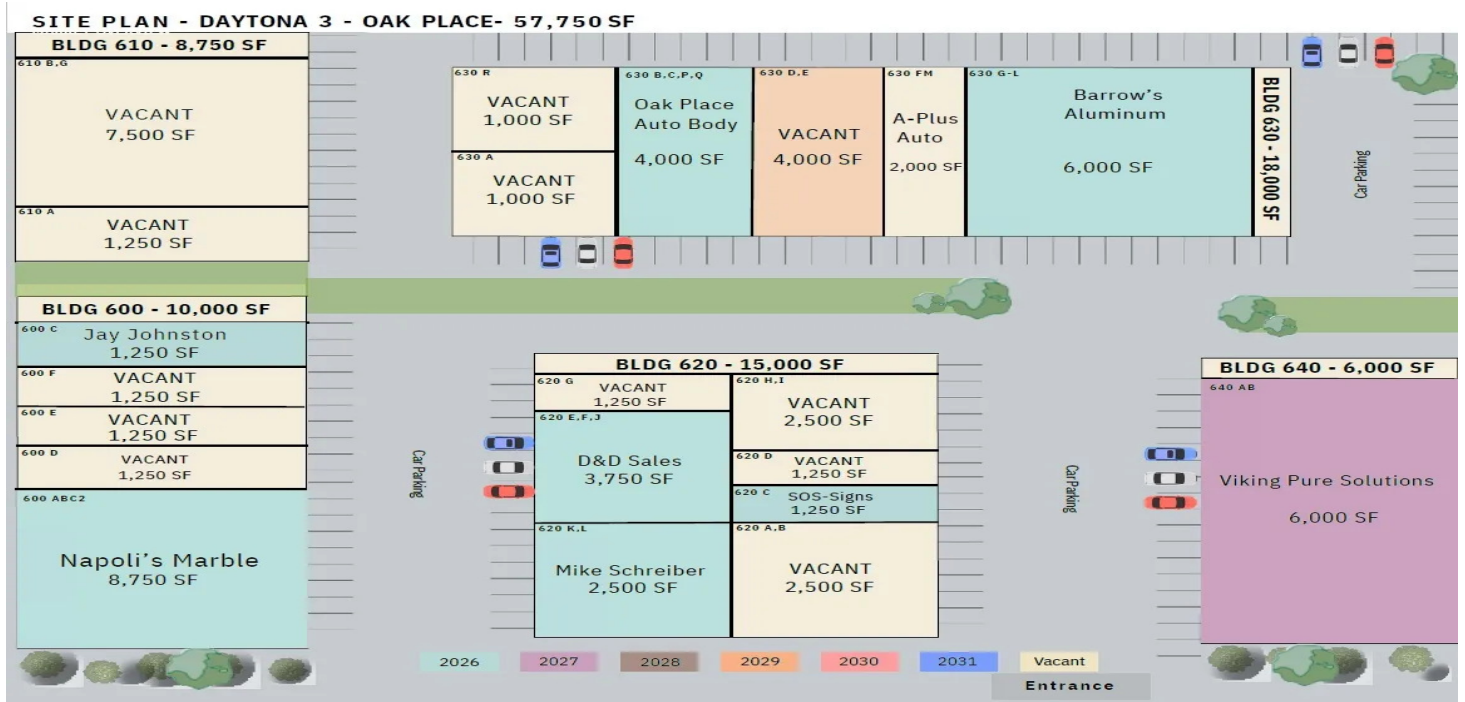


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## OAK PLACE INDUSTRIAL PARK

600 Oak Place Port Orange, FL 32127



### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 7,500 SF	Lease Rate:	\$10.25 - \$12 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
610 BG	Available	7,500 SF	NNN	\$10.25 SF/yr	-
625 AB	Available	2,500 SF	NNN	\$11.00 - \$12.00 SF/yr	-
610 A	Available	1,250 SF	NNN	\$11.00 - \$12.00 SF/yr	-
630 A	Available	1,000 SF	NNN	\$11.00 - \$12.00 SF/yr	-

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