

# INDUSTRIAL LEASE SPACE-DAYTONA BEACH 45,000 SQUARE FEET

440 FENTRESS BLVD  
DAYTONA BEACH, FL 32114

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# Property Summary



## OFFERING SUMMARY

Available SF:	45,000 SF
Lease Rate:	\$6.00 SF/yr (NNN)
Lot Size:	8.51 Acres
Building Size:	92,500 SF
Zoning:	M-4 Daytona Beach
Market:	Daytona Beach

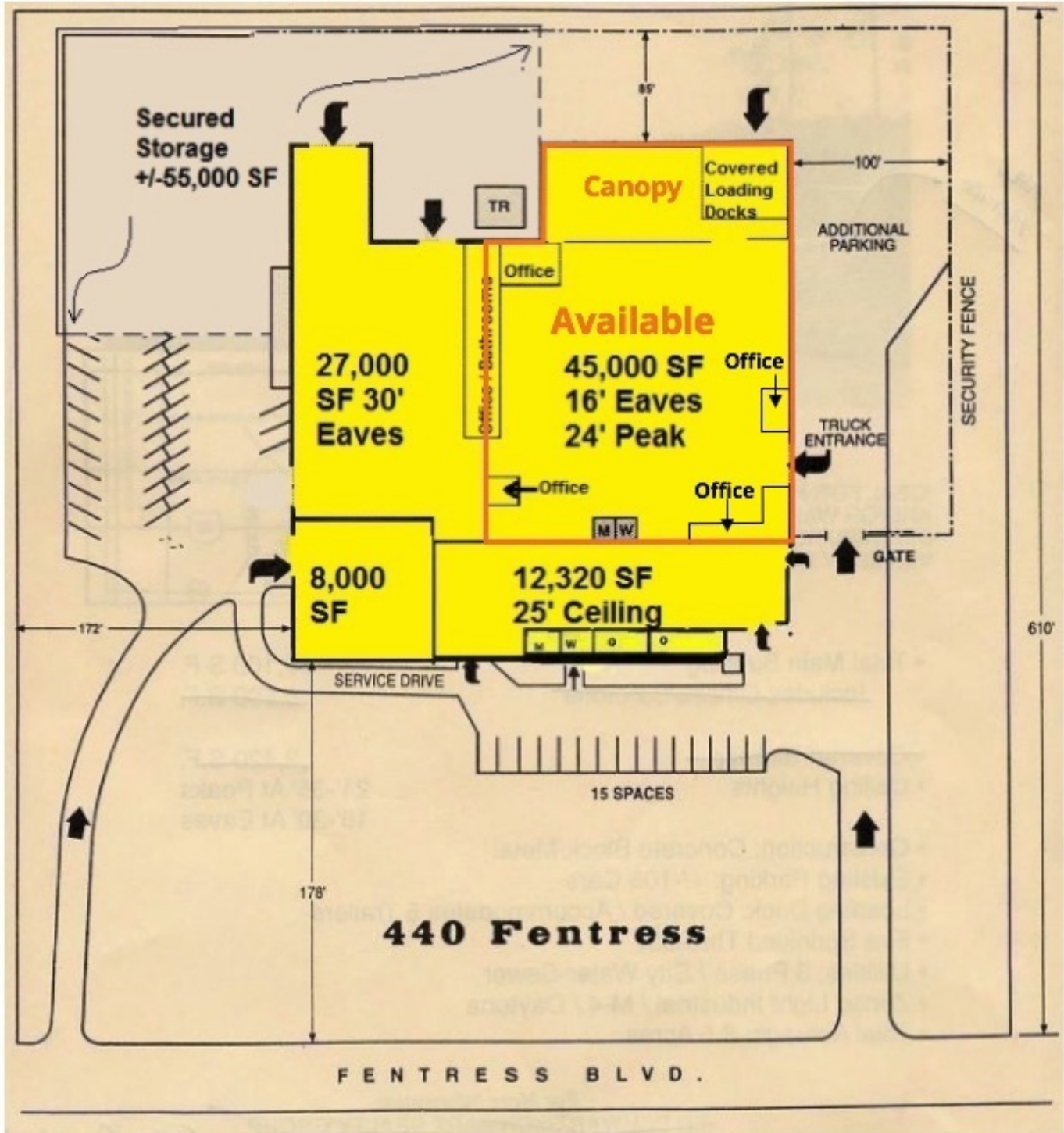
## PROPERTY HIGHLIGHTS

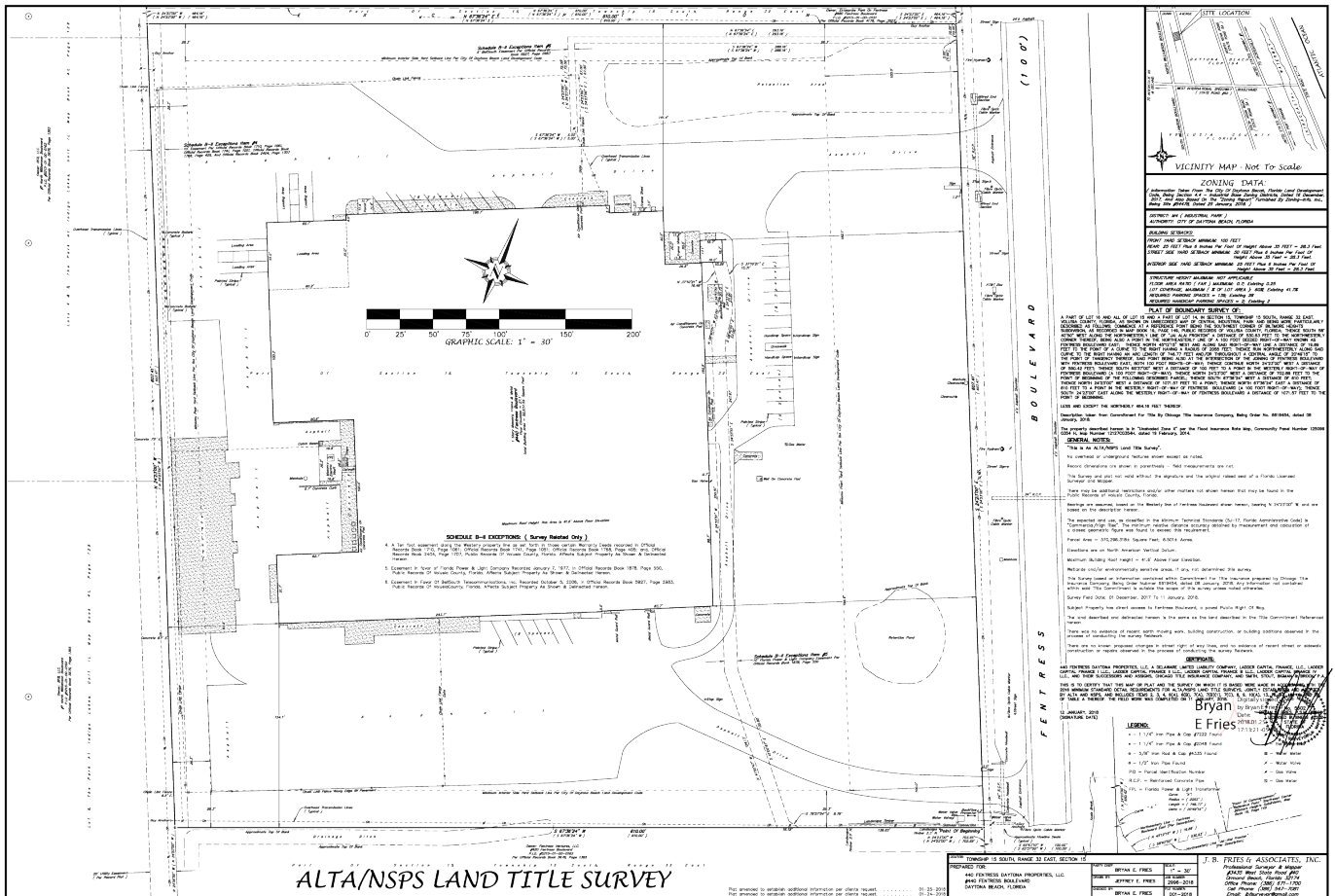
- 45,000 Square Feet Manufacturing & Distribution Space
- Close Proximity to I-4 & I-95 on Fentress Boulevard
- 16' Eaves & 24' Peak Height
- Dock High & Grade Level Access
- Outside Storage Area
- Roof Replaced in 2017
- Separately Metered for Electric
- Office Space Available
- Heavy Power-8,000 Amps/408-440V 3 Phase
- City Water and Sewer
- M-4 Zoning-Industrial, Light & Heavy Manufacturing
- Fully Sprinkled
- Fenced Lot
- NNN Expenses=\$1.60/SF/Year

# Additional Photos



# Floor Plan

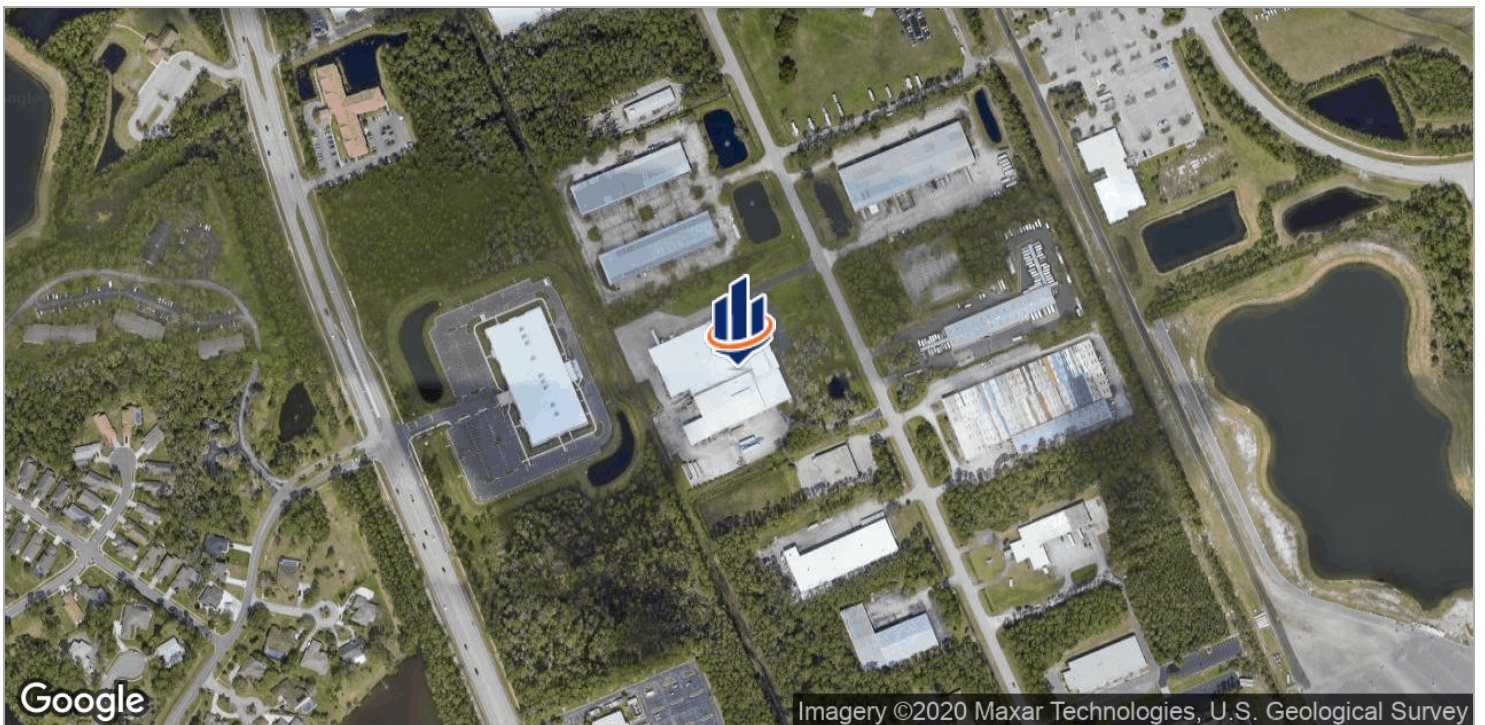
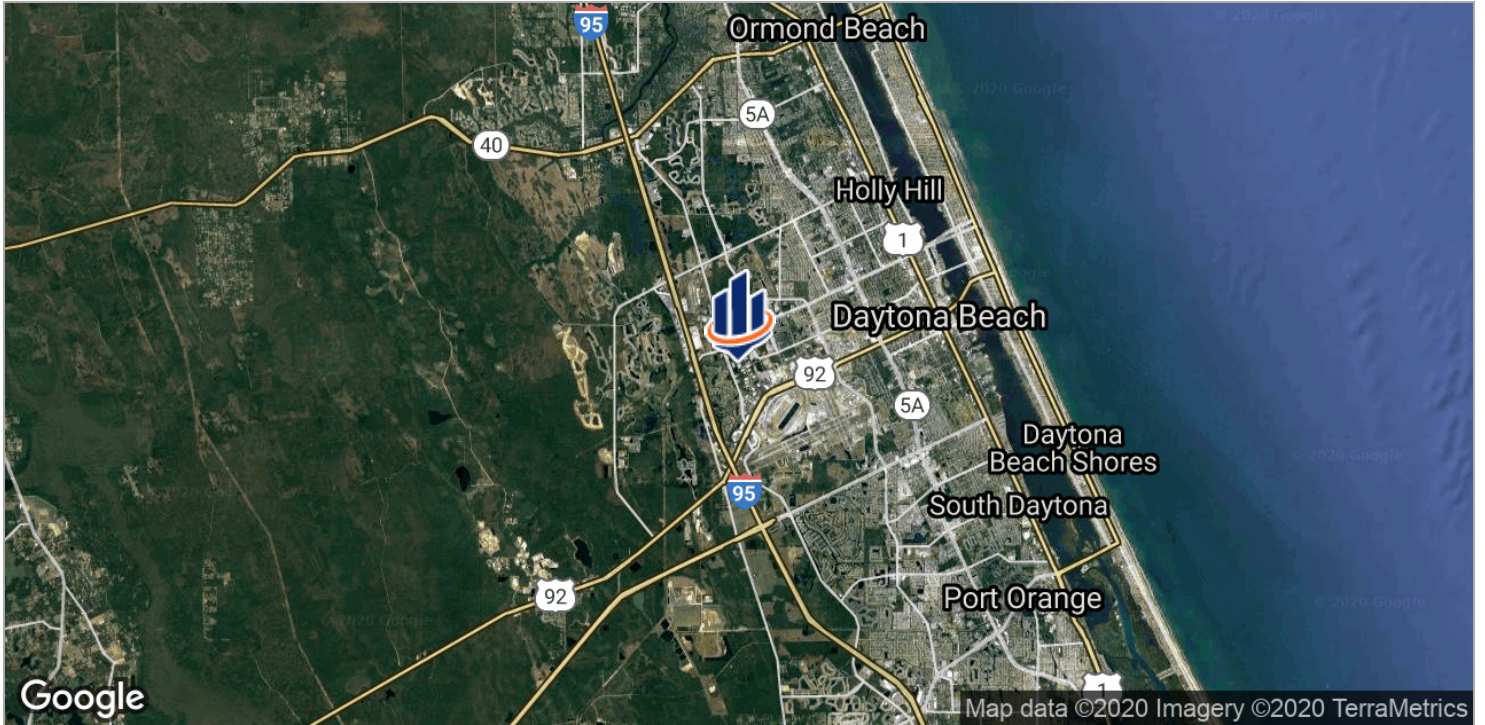




# Industrial Map



# Location Map



# Advisor Bio



## CARL W. LENTZ IV, MBA, CCIM

Managing Director

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### PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20 years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 15 years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

### EDUCATION

MBA- University of Central Florida- 2008

BA- Emory University- 1997

Phillips Exeter Academy- 1993

### MEMBERSHIPS

CCIM- Certified Commercial Investment Member

ICSC- International Council of Shopping Centers

CFCAR- Central Florida Commercial Association of Realtors

### SVN | Alliance Commercial Real Estate Advisors

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