

**BUILDINGS & OUTDOOR STORAGE FOR LEASE**  
**907 S CHARLES RICHARD BEALL BLVD**  
DEBARY, FL 32713



## PROPERTY HIGHLIGHTS

**AVAILABLE:** ±23,900 SF Building & Outdoor Storage  
± 1 Acre

**FEATURES:** Heavy Power & Cranes

**BLDG. 1 OFFICE:** 15,500 SF Building (9,500 SF office at 10' clear)  
6,000 SF warehouse with 2 garage doors at 12'x12'  
16' clear height

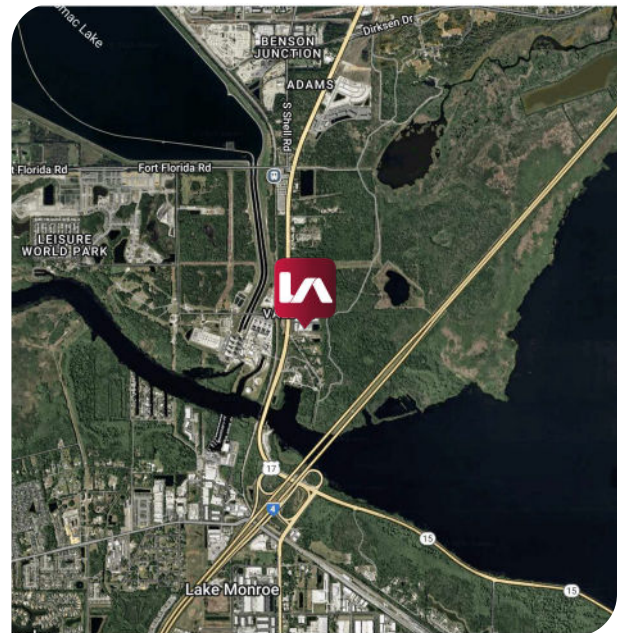
**BLDG. 2 WAREHOUSE:** 8,400 SF Warehouse (100% warehouse)  
Cross dock functionality with straight pass through doors Two (2) 24'x24' garage doors;  
30' clear height

**IDEAL USE:** Ideal for heavy manufacturing, storage, laydown yard, outdoor storage equipment, truck storage, etc.

**LOCATION:** This prime location sits directly on U.S. Highway 17-92 (Charles Richard Beall Blvd), a major north-south thoroughfare that connects DeBary to neighboring cities such as Sanford to the south and Orange City and DeLand to the north. The property benefits from high visibility and convenient access, just minutes from Interstate 4 (I-4) via the nearby Exit 108, providing seamless regional connectivity to Orlando and Daytona Beach.

**LEASE RATE:** \$32,000/month NNN

**CAM:** \$1.65/SF Insurance  
\$2.34/SF Taxes  
\$0.48/SF Management



### Contact:

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