



402 Chairman Ct

402 Chairman Ct, Debary, FL 32713



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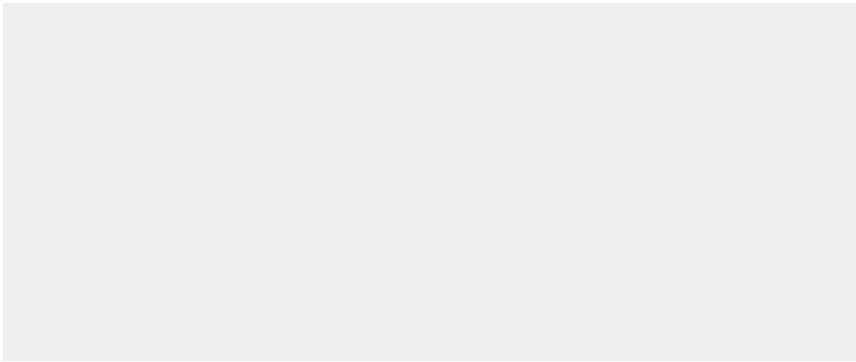
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\$11.00 /SF/YR

A modern, free-standing 12,000± SF industrial/flex building located in Springview Industrial Park, one of DeBary's most established and accessible industrial corridors. Built in 2006, the property offers a clean, functional layout with fully built-out office, open warehouse, ideal for light manufacturing, distribution, service companies. The entire building is move-in ready; 7 grade-level roll-up doors, mix of A/C and non-A/C warehouse; Clear Height: 16.5' - 21' (sloped roof); 3 suites connected internally; Each suite has offices, restrooms, and warehouse. 27 parking spaces (2.25/1,000 SF ratio) Located in a cul-de-sac . ZONING: I-1 Light Industrial Zoning in DeBary. I-1 is designed for low-impact industrial, warehouse, and flex-industrial uses that do not create excessive noise, vibration, odor, or hazards. It is the most common zoning for industrial parks like Springview. Permitted Uses (Allowed by Right) These uses are typically explicitly listed as permitted in I-1: • Warehousing and distribution • Light manufacturing and assembly • Fabrication, packaging, processing (non-hazardous) • Contractor shops (HVAC, electrical, plumbing, construction trades) • Flex industrial (office + warehouse + light production) • Research and testing labs (non-hazardous) • Equipment storage (usually indoors) • Office uses accessory to industrial operations • Wholesale trade • Printing, publishing, small fabrication shops Conditional / Special Exception Uses These uses may be allowed but require additional review, conditions, or screening: • Outdoor storage (often must be screened, fenced, and limited in height) • Contractor yards with outdoor materials • Limited commercial uses serving industrial tenants • Telecom towers or utility structures Prohibited Uses • Retail stores (unless accessory to industrial use) • Restaurants, bars, nightclubs • Schools, daycares, medical clinics • Heavy industrial (chemical plants, foundries, high-impact manufacturing) • Adult entertainment • High-traffic commercial uses The intent is to keep the district industrial, low-impact, and compatible with surrounding businesses....

- Seven (7) 12' x 14' grade-level loading roll-up doors
- 12,000± SF free-standing flex/industrial building in DeBary's Springview Industrial Park
- Clear height: 16.5' – 21' (sloped roof)
- 27 parking spaces (2.25/1,000 SF ratio)
- Excellent access to I-4, US 17-92, Orlando & Daytona markets

Rental Rate:	\$11.00 /SF/YR
Min. Divisible:	6,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	12,000 SF
Year Built:	2006
Rental Rate Mo:	\$0.92 /SF/MO



1st Floor

Space Available	6,000 - 12,000 SF
Rental Rate	\$11.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

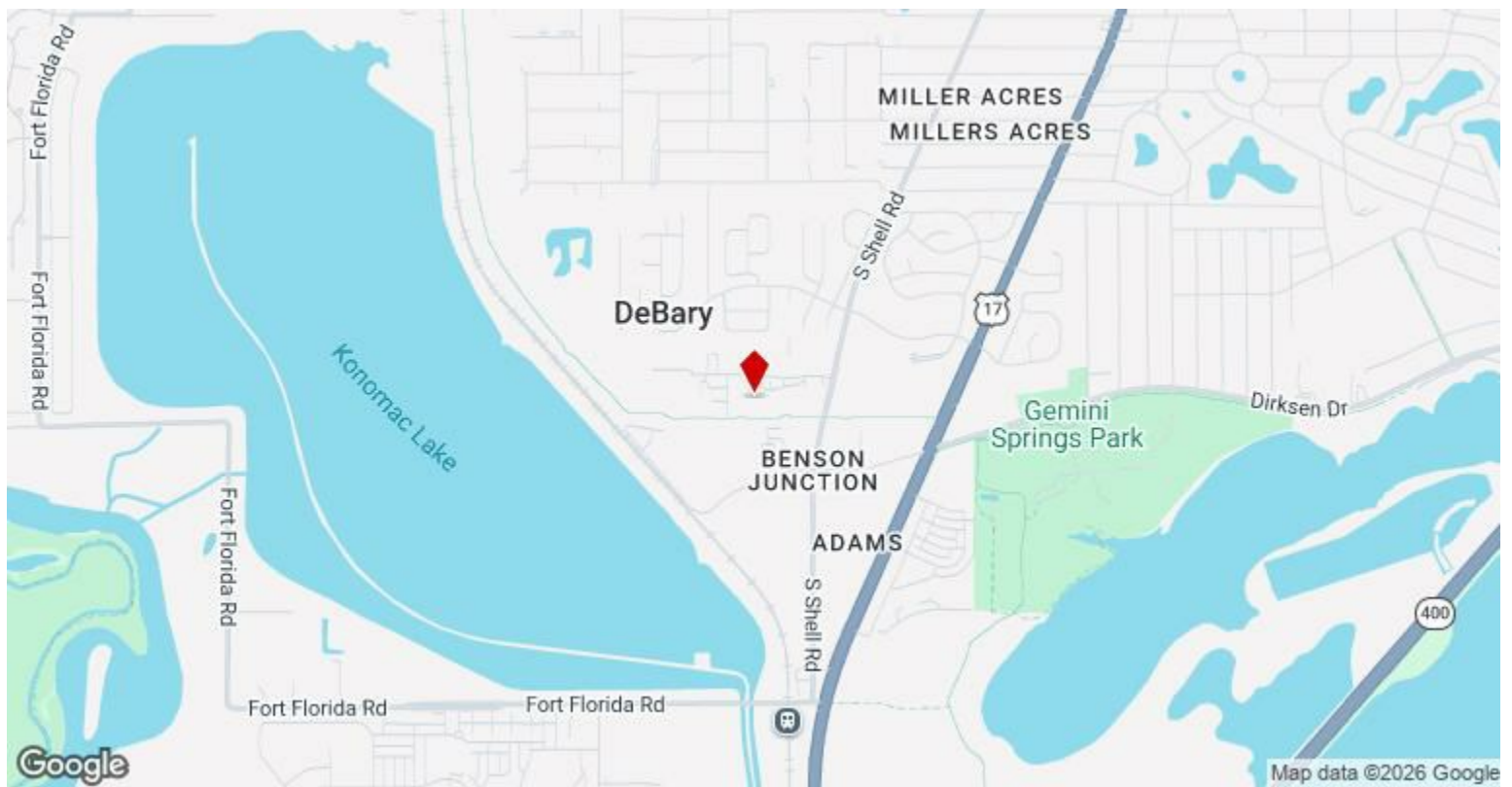
- Free-standing 12,000± SF industrial/flex building
- divisible into 6,000 sqft
- 11.00/Sqft Base Rent
- \$3.00/Sqft NNN
- Seven (7) 12' x 14' grade-level roll-up doors
- Modern office build-out + open warehouse
- Clear height: 16.5' – 21'
- 200-amp, 3-phase power per unit
- Built 2006, well-maintained, move-in ready
- 27 parking spaces
- Zoning: I-1 Light Industrial
- Excellent access to I-4, US 17-92, Orlando & Daytona
- Mix of A/C and non-A/C warehouse

Ideal Uses:

- Light manufacturing
- Distribution / logistics
- Service contractors
- Fabrication
- E-commerce fulfillment
- Trades (HVAC, plumbing, electrical, flooring, etc.)
- Automotive (non-hazardous)
- Showroom + warehouse users

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hilomast	-	
Just Installations Corp	-	
Reel Lift Systems Inc	-	



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Located in a cul-de-sac

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Property Photos



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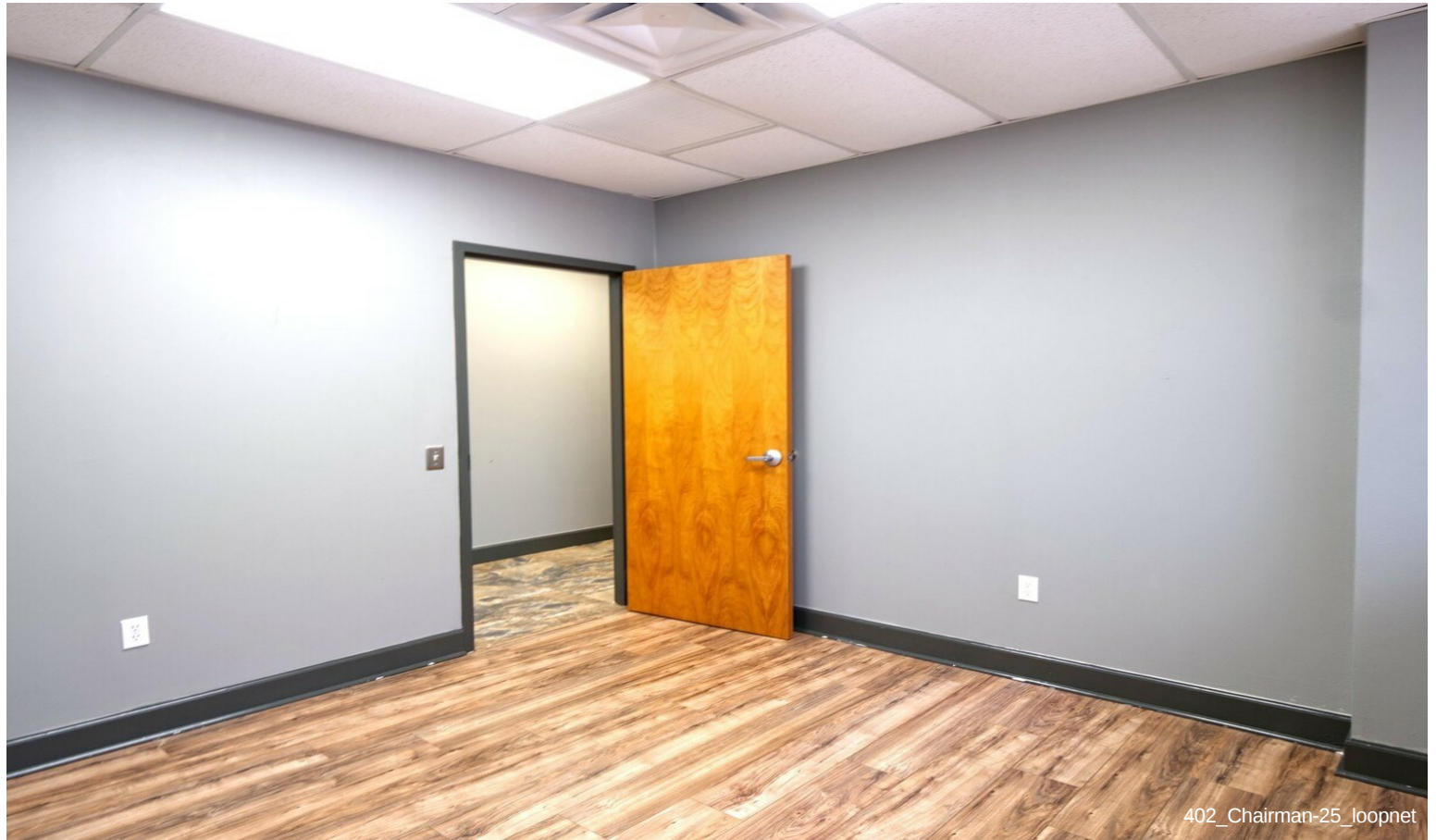
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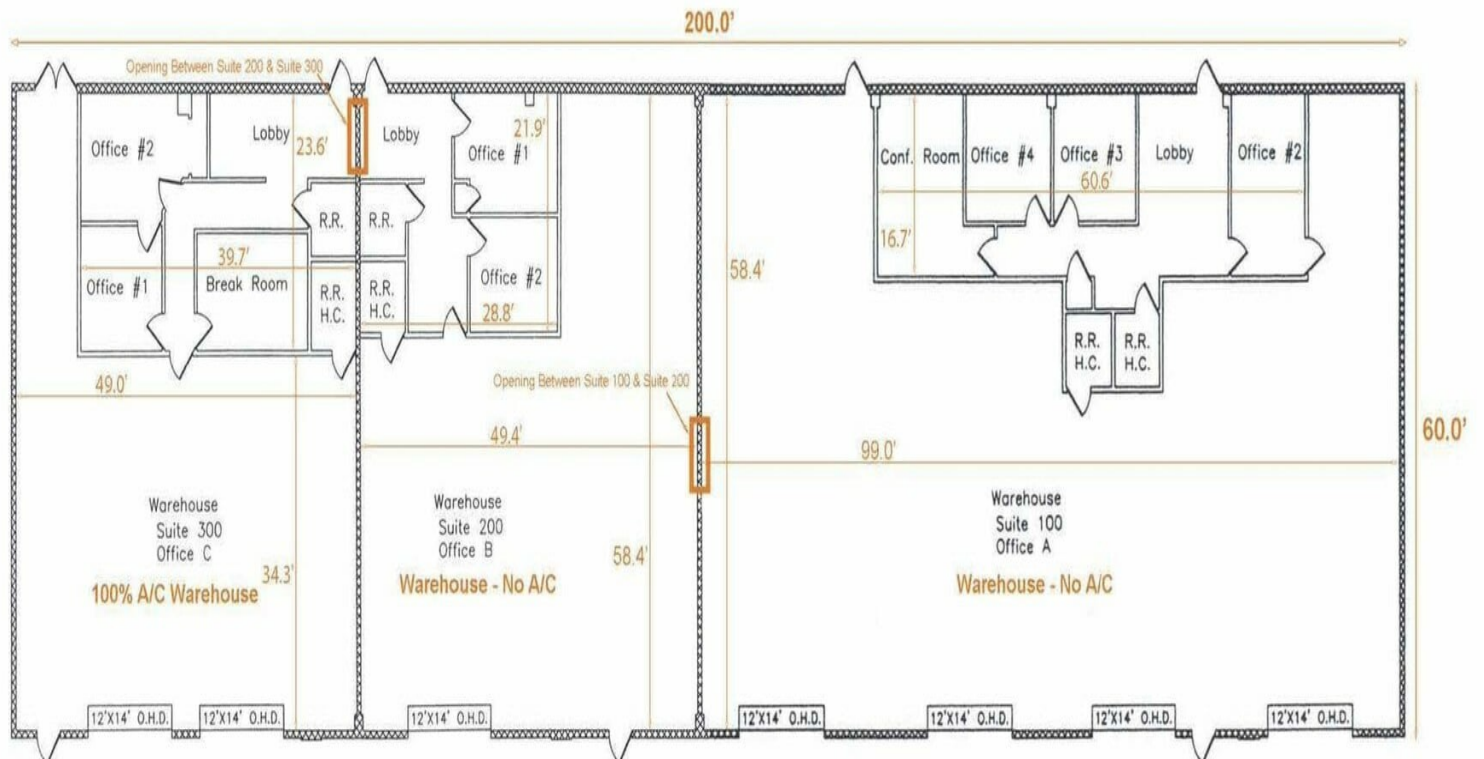
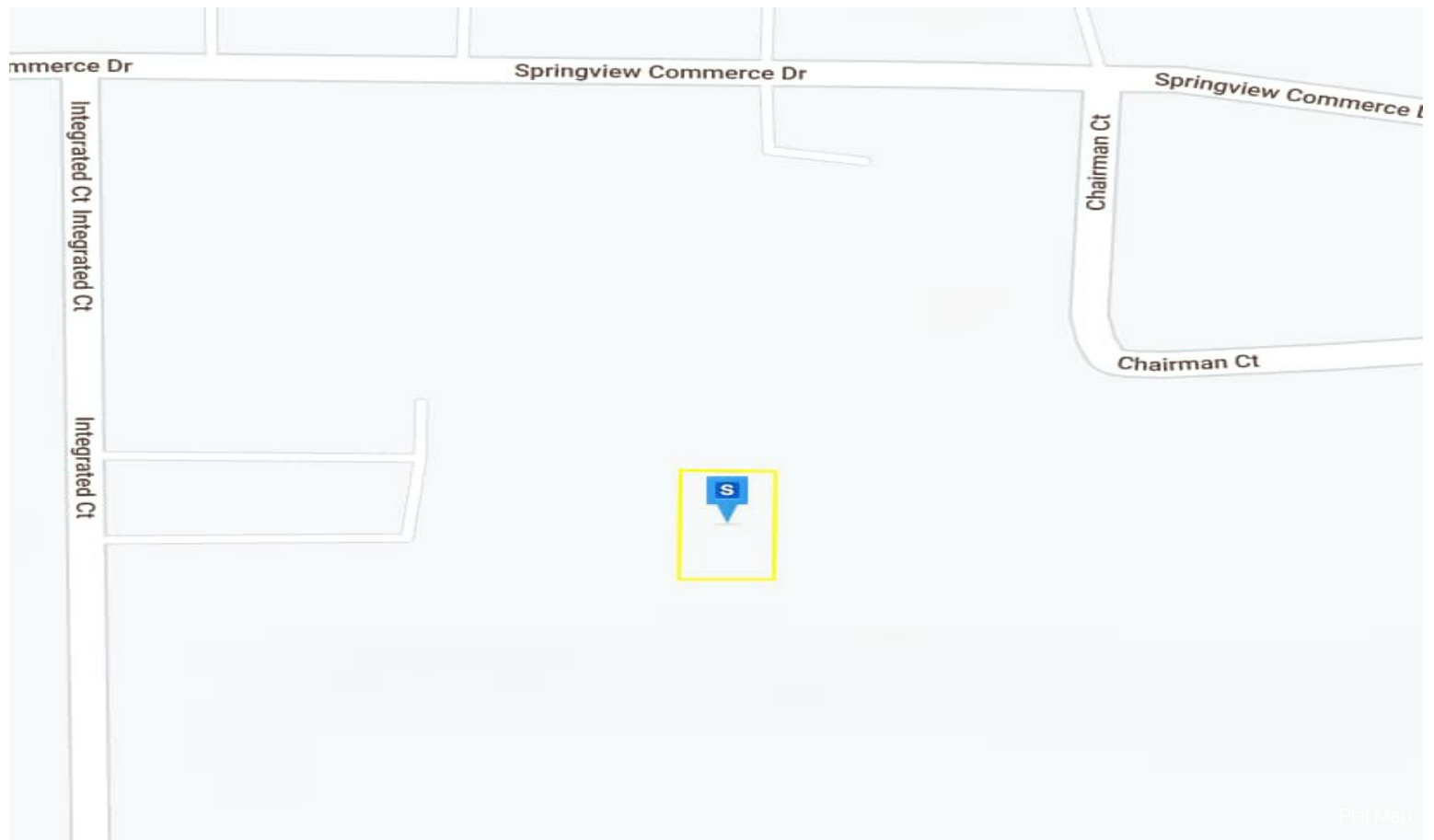


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Property Photos



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