

Industrial | For Lease

Benson Junction CommercCenter

475-495 S. Shell Road | Debary, FL 32713



**AVISON
YOUNG**

Sean DuPree

Senior Vice President

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Property overview



Property description

Benson Junction CommerceCenter consist of three (3) flex/warehouse buildings totaling 60,080± SF on 5.32± acres in Debary, FL. This excellent location boasts quick access to Sanford and Deltona through major thoroughfares such as US-17 and Interstate-4.

Property highlights

Total SF:	60,080± SF
SF Available:	A8 - 2,240± SF B8 & B9 - 5,600± SF
Doors:	Grade-level
Clear height:	16' - 18'
Fire:	Sprinklered
Zoning:	I-1, Light Industrial
Water:	Volusia County
Electric:	Duke Energy



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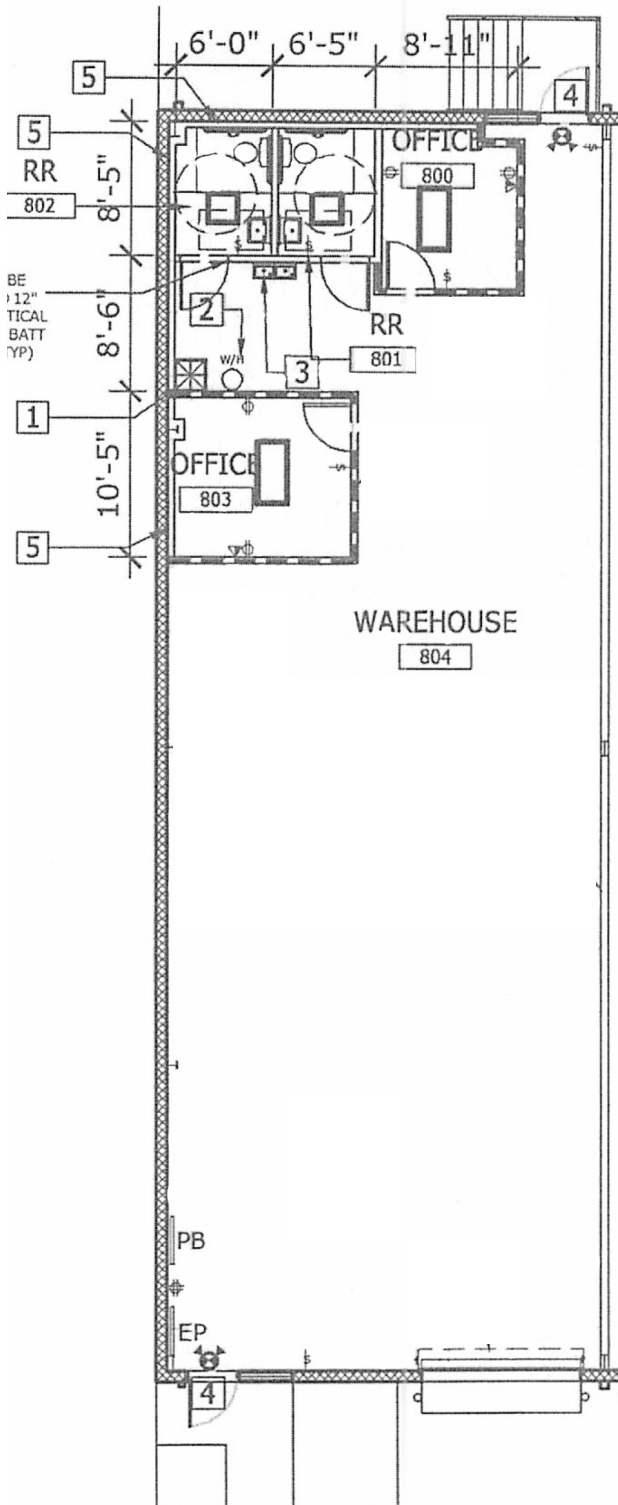
Floorplan

495 S Shell Rd - Suite A8 - 2,240± SF

For Lease

Suite A8 - 2,240± SF

SF Available:	2,240± SF
Office SF:	300± SF
Doors:	One (1) 10' x 10' grade-level door
Clear height:	16' - 18'
HVAC:	100%
Bay:	28' x 80' typical
Sprinklers:	Yes
Year built:	2007
Zoning:	I-1, Light industrial



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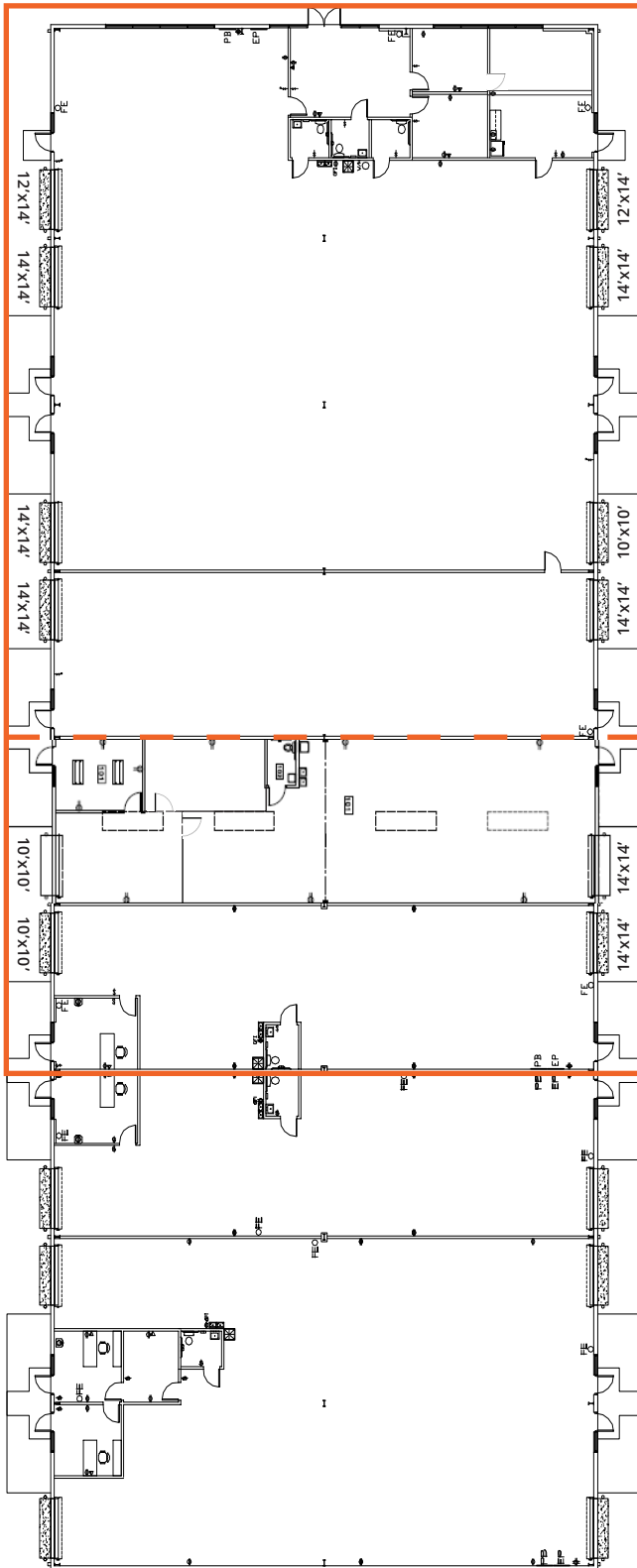
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Floorplan

485 S Shell Rd - Suite B8 & B9 - 5,600± SF

For Lease



Suite B1 - B6 - 17,600± SF

SF Available:	17,600± SF (Ability to demise to 12,000± SF) *Available October 1, 2026
Office SF:	1,600± SF
Doors:	Twelve (12) grade-level doors (Drive-thru)
Clear height:	16' - 18'
Electrical:	Three-Phase, 208V, 800+ Amps
Sprinklers:	Yes
Drop ceiling:	9'
Year built:	2007
Zoning:	I-1, Light industrial



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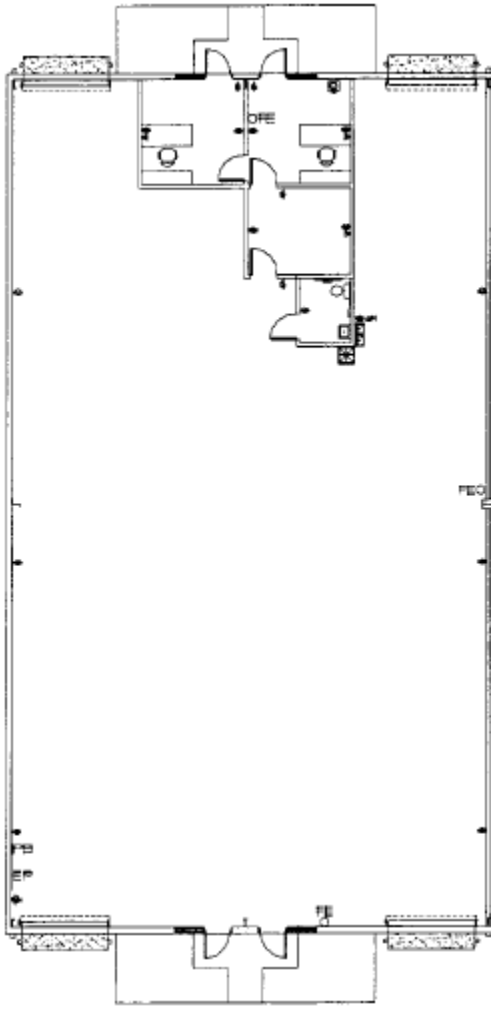
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Floorplan

485 S Shell Rd - Suite B8 & B9 - 5,600± SF

For Lease



Suite B8 & B9 - 5,600± SF

SF Available:	5,600± SF
Office SF:	400± SF
Doors:	Four (4) Doors "Drive-Thru"
Clear height:	16' - 18'
Bay:	56' x 100' Typical
Sprinklers:	Yes
Year built:	2007
Zoning:	I-1, Light Industrial



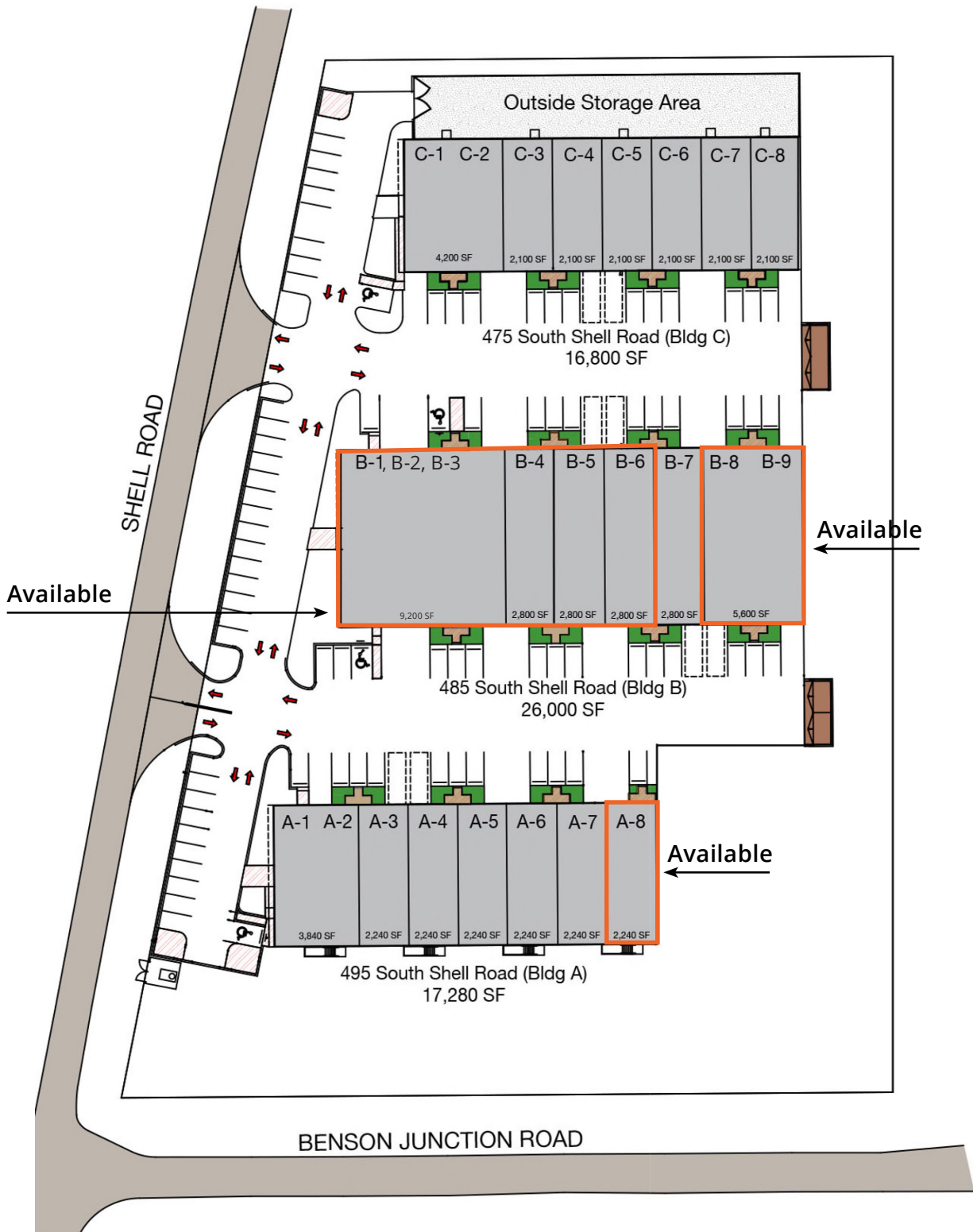
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**If you would like more information about this offering,
please get in touch.**

Leasing contacts

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