

SALE

Warehouse and Office on 1.83 Acres

480 OLD DAYTONA ROAD

DeLand, FL 32724

PRESENTED BY:

MARK ASCIK

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PROPERTY SUMMARY



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PROPERTY DESCRIPTION

Investment Opportunity | Income-Producing Industrial Property

Presenting a fully leased, income-generating industrial asset offering immediate cash flow and significant upside potential. Situated on 1.83 acres, this versatile property features 5,685 square feet of combined office and industrial space currently occupied by two established tenants.

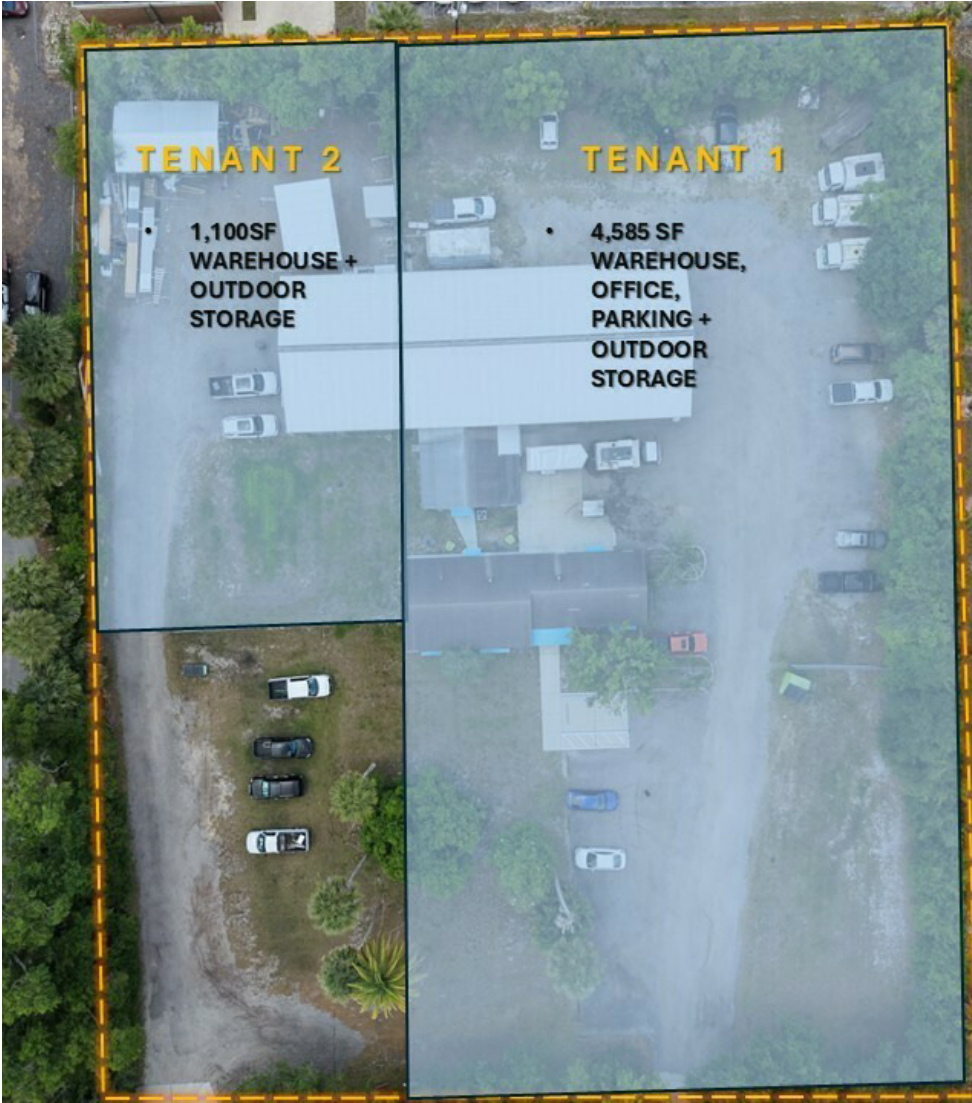
The larger suite is home to a regional pest control operator, utilizing 3,052 SF of warehouse space and 1,532 SF of dedicated office space, complemented by a functional laydown yard — an ideal configuration for a service-based industrial user. The second tenant, a welding company, occupies 1,100 SF of warehouse and laydown space, reflecting the property's flexibility to accommodate a variety of industrial uses.

With both tenants in place, this offering provides a stabilized income stream from day one — an attractive proposition for investors seeking a turnkey industrial asset in a growing market. The generous lot size affords room for future expansion, whether through additional buildings, increased laydown yard capacity, or phased development to meet tenant demand or attract new occupants.

PROPERTY HIGHLIGHTS

- 1.83 Acres | Ample outdoor storage and laydown area
- 5,685 SF Total office and industrial space
- 100% Occupied | Two tenants in place
- Diverse tenant mix — pest control and welding/fabrication
- Expansion potential on remaining land
- Ideal for the owner-investor or portfolio addition

ADDITIONAL PHOTOS



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FINANCIALS - 480 OLD DAYTONA

| | |
|------------------------|-------------------------|
| Address: | Deland, FL 32724 |
| Parcel ID: | 603300000170 |
| Acreage: | 1.83 |
| Total SF: | 5,685 |
| Building 1- Office | 1,533 |
| Building 2 - Warehouse | 4,152 |

| Monthly Rent | Base Lease Rate | CAM Charges | Total | Approx. SF Occupied | Price/SF | Lease Start | Lease End |
|----------------------|---------------------|---------------------|---------------------|---------------------|----------|-------------|--------------------------|
| Tenant 1 | \$ 4,584.00 | \$ 1,054.33 | \$ 5,638.33 | 4,585 | \$ 12.00 | 4/29/2026 | 4/28/2027 (+1-yr option) |
| Tenant 2 | \$ 1,485.00 | | \$ 1,485.00 | 1,100 | \$ 16.20 | 9/1/2025 | 8/31/2028 |
| Total Monthly | \$ 6,069.00 | \$ 1,054.33 | \$ 7,123.33 | 5,685 | | | |
| Annual | \$ 72,828.00 | \$ 12,651.96 | \$ 85,479.96 | | | | |

| | |
|-------------------------------|------------------|
| Operating Expenses | \$ 15,736 |
| 2026 Est. Taxes | \$ 6,830.00 |
| Insurance @ \$1.25/sf | \$ 7,106.25 |
| Maintenance @ \$150/mo | \$ 1,800.00 |

| | |
|-----------------------------|---------------------|
| Net Operating Income | \$ 69,743.71 |
|-----------------------------|---------------------|

Cap Rate

| | | |
|-------------------|-------------------|--------------|
| Sale Price | \$ 925,000 | 7.54% |
|-------------------|-------------------|--------------|

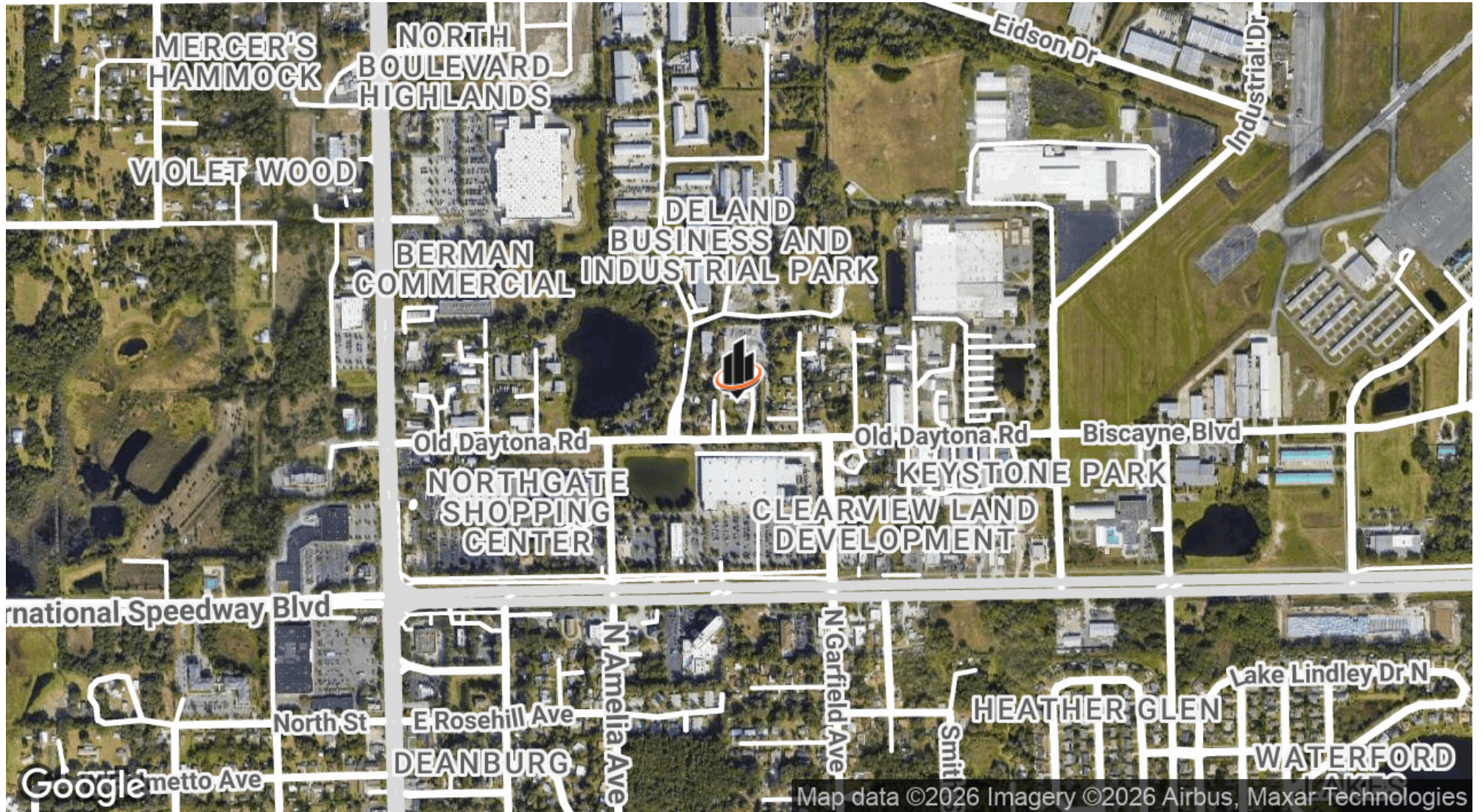
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AERIAL MAP



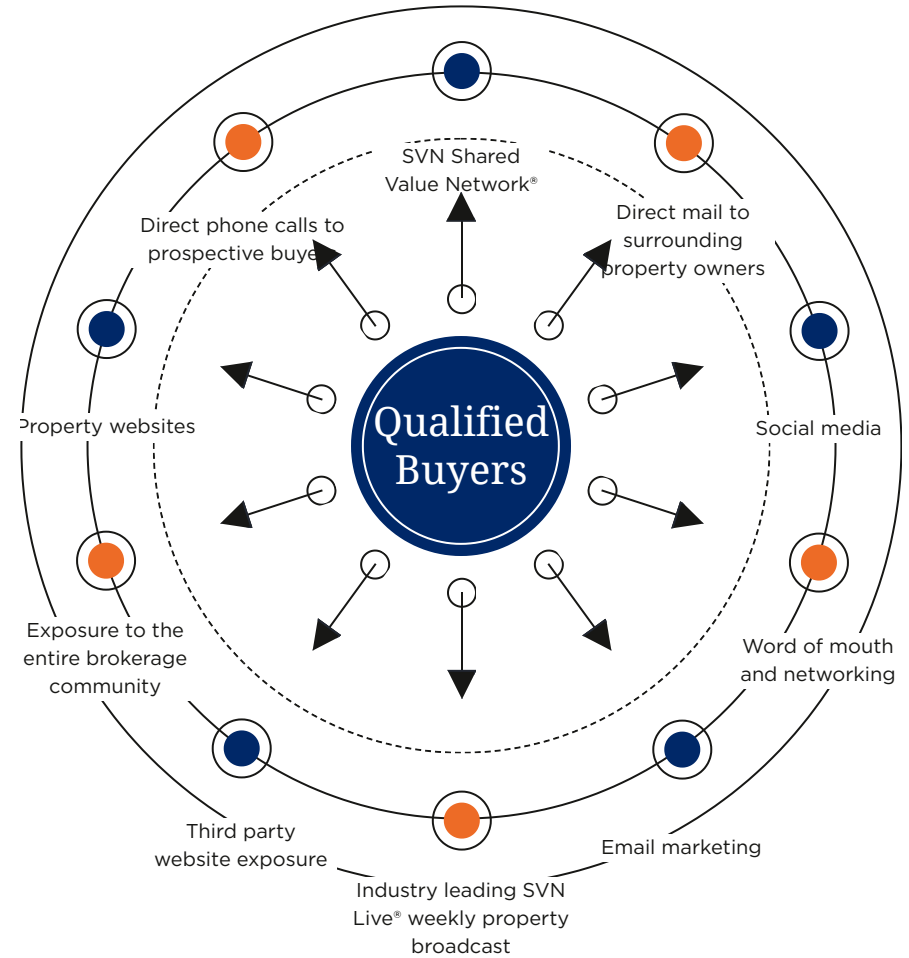
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ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Mark Ascik is an award-winning real estate broker specializing in industrial and retail sales and leasing. With decades of experience spanning wholesale distribution, retail management, and commercial real estate, he brings a deeply strategic and multifaceted approach to deal-making and property optimization. He was recently awarded CoStar's 2025 PowerBroker status for his efforts in Industrial warehousing.

Distribution & Retail Foundation:

He began his career climbing through B2B wholesale and retail channels, working with Fortune 500 companies in New York. There, he developed core expertise in full product lifecycles—from production and distribution to marketing, planning, and analysis.

Cannabis & Executive Leadership:

In 2017, Mark leveraged this experience to help co-found VidaCann LLC, a vertically integrated cannabis company in Florida. He initially navigated the pre-licensing phase and later served as Executive Vice President, guiding operations from cultivation through retail and is a 2024 Marijuana Venture "40 Under 40" honoree. During his tenure, Mark led the retail expansion of the company in Florida, and served as the real estate and development lead for the company's 27 stores statewide. In 2024, VidaCann completed its sale to publicly-traded Planet 13 Holdings, Inc.

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