

LEASE

MULTI-SPACE FLEX WAREHOUSE ON LPGA

1111 Enterprise Court Holly Hill, FL 32117



OFFERING SUMMARY

Lease Rate:	\$10.50 - 12 SF/yr (NNN)
Building Size:	103,500 SF
Available SF:	1,750 - 5,250 SF
Year Built:	1986

PROPERTY OVERVIEW

Position your business in the center of Holly Hill's growing industrial corridor at 1111 Enterprise Ct. This flex warehouse property offers functional industrial space ideal for manufacturing, contractor operations, storage, distribution, automotive, service-related businesses, and light industrial users. All units delivered with new floor coating, new paint and new LED lighting. Available suites range from approximately 1,000 SF to 5,250 SF with lease rates from \$10.50 – \$12.50 PSF annually. The property features heavy industrial zoning, multiple drive-in bays, ample parking, and convenient truck access within the well-known Decker Center industrial park. NNN estimated at \$4.58.

LOCATION OVERVIEW

Located just off LPGA Boulevard with quick access to US-1, Nova Road, and Interstate 95, the property provides excellent connectivity throughout Daytona Beach, Volusia County, and Central Florida. Surrounding industrial and service businesses create a strong business environment for warehouse, logistics, fabrication, and trade users.

PROPERTY HIGHLIGHTS

- Flexible Floor Plan Options
- Ample Parking for Employees and Clients
- Close Proximity to Major Roadways

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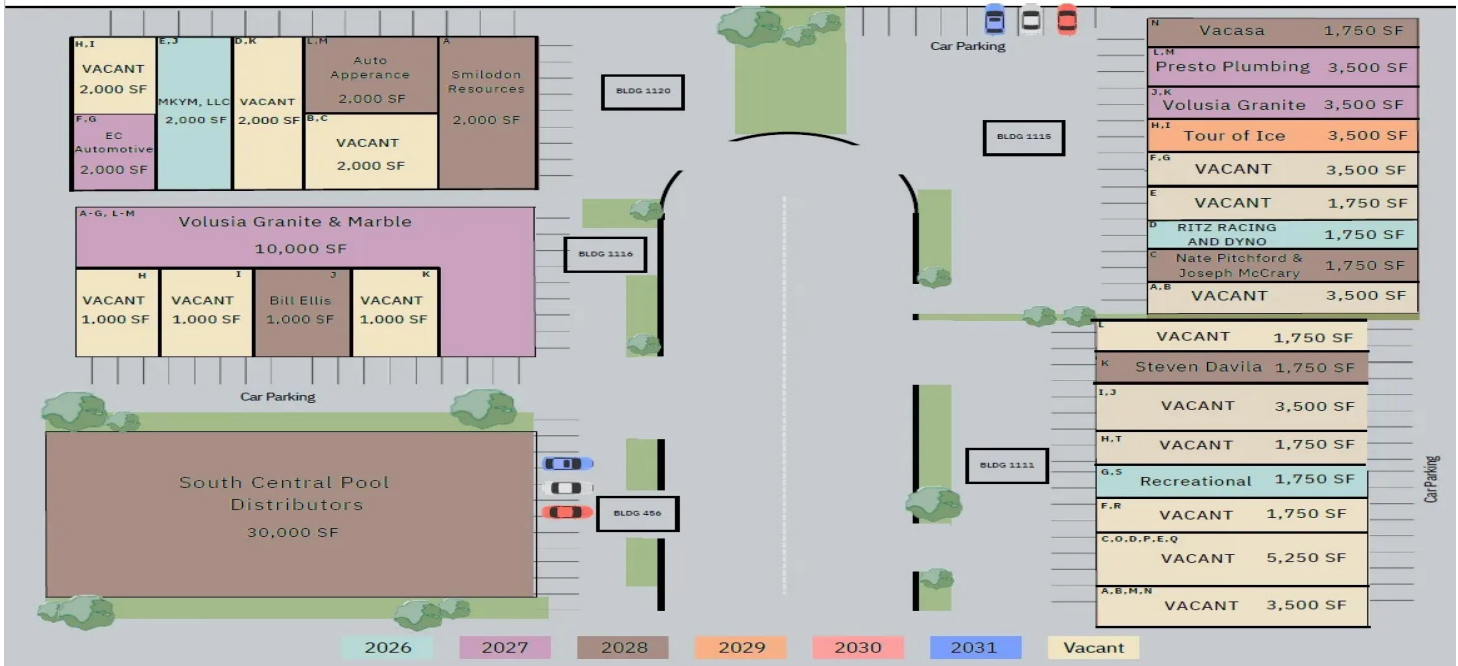


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LPGA WAREHOUSE SPACE
1111 Enterprise Court Holly Hill, FL 32117

SITE PLAN - DAYTONA 2 - LPGA - 103,500 SF



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,750 - 5,250 SF	Lease Rate:	\$10.50 - \$12 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1120 BC	Available	2,000 SF	NNN	\$12.00 SF/yr	-
1115 AB	Available	3,500 SF	NNN	\$11.50 SF/yr	-
1115 E	Available	1,750 SF	NNN	\$11.00 SF/yr	-
1111	Available	5,250 SF	NNN	\$10.50 SF/yr	-

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