



2451 Mason Avenue, Daytona Beach

FOR LEASE

DAYTONA

COMMERCE CENTER

Two Free Standing Buildings Totaling 70,800 SF

Building 100: 33,000SF

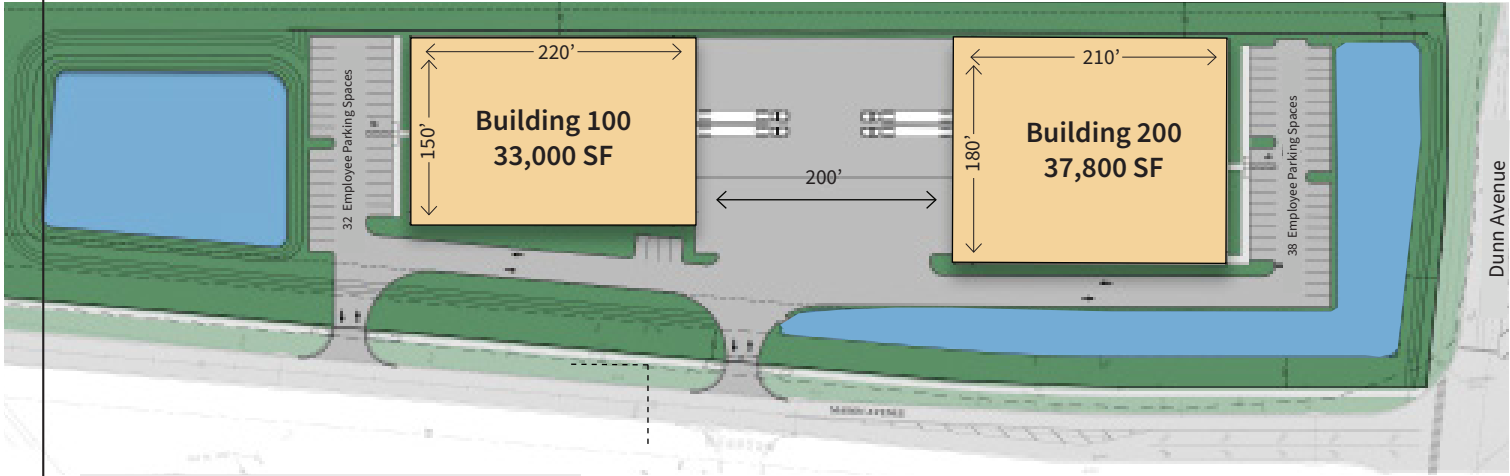
Building 200: 37,800 SF

28' Clear Height

2 Miles to I-95 (LPGA Blvd Exit 265)

Build to Suit





BUILDING SPECIFICATIONS

2

	BUILDING 100	BUILDING 200
BUILDING SIZE	33,000 SF	37,800 SF
CONSTRUCTION TYPE	Tilt Wall	Tilt Wall
BUILDING DIMENSIONS	220' X 150'	210' X 150'
OFFICE SPACE	BTS	BTS
LOADING DESIGN	Rear Load	Rear Load
CEILING HEIGHT	28'	28'
COLUMN SPACING	50' x 50'	50' x 50'
SPEED BAY	60'	60'
EMPLOYEE PARKING	32 Spaces	38 Spaces
LOADING DOORS	10 (9' x 10')	12 (9' x 10')
DRIVE IN DOOR	1 (12' x 14')	1 (12' x 14')
POWER	800 Amps, 3 Phase	800 Amps, 3 Phase
WAREHOUSE LIGHTING	LED	LED
SPRINKLER	ESFR	ESFR
SLAB	6" Reinforced (4,000 PSI)	6" Reinforced (4,000 PSI)
UTILITIES	Daytona Beach Utilities	Daytona Beach Utilities
ZONING	Industrial	Industrial

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	5 MILE	10 MILE	20 MILE
TOTAL POPULATION	89,109	209,529	365,964
TRANSPORTATION / WAREHOUSING	1,893 / 4.6%	4,265 / 4.4%	7,568 / 4.4%
CIVILIAN POPULATION AGE16+ LABOR FORCE	88,389	206,498	365,898
HOUSEHOLD INCOME	\$40,166	\$48,715	\$53,317

DAYTONA



Daytona Beach benefits from its proximity to research and development resources. Institutions such as Embry-Riddle Aeronautical University and the nearby Kennedy Space Center encourage innovation and collaboration, providing opportunities for industrial businesses to engage in high-tech research and development efforts.

Key benefits include:

Daytona Commerce Center is situated along the east coast. It provides easy access to major transportation routes, including Interstate 95, Interstate 4, and major airports such as Daytona Beach International Airport.

Daytona Beach has a diverse and educated workforce, offering a range of skilled labor across various industries. The city is home to several colleges and universities that provide specialized technical training programs to meet the needs of industrial employers.

With its beautiful beaches, recreational amenities, and a relatively low cost of living, Daytona Beach offers a desirable quality of life for employees and their families. This can help with employee recruitment and retention.



MARKET HIGHLIGHTS

Mason Avenue is conveniently located near major transportation routes, including Interstate 95 and State Road 92. This provides easy access for goods transportation and distribution, as well as for employees commuting to and from work.

Daytona Commerce Center location benefits from being in close proximity to various suppliers, vendors, and service providers. This makes it convenient for industrial businesses to source materials, equipment, and other necessary supplies for their operations.



LPGA Blvd

RaceTrac

B BRAUN
SHARING EXPERTISE

Tanger
Outlets

VITAS
Healthcare

TRADER
JOE'S

a

Dunn Ave

Shell

UPS

Dunn Ave

TopBuild

PENSKE

BEST
BUY

VOLUSIA
MALL

W. International Speedway Blvd.

600

Coca-Cola

FedEx

Target

Miller's
ALE-HOUSE

DAYTONA
INTERNATIONAL SPEEDWAY

DAYTONA
BEACH
INTERNATIONAL AIRPORT

92

INTERSTATE
95

4 MILES
TO I-4

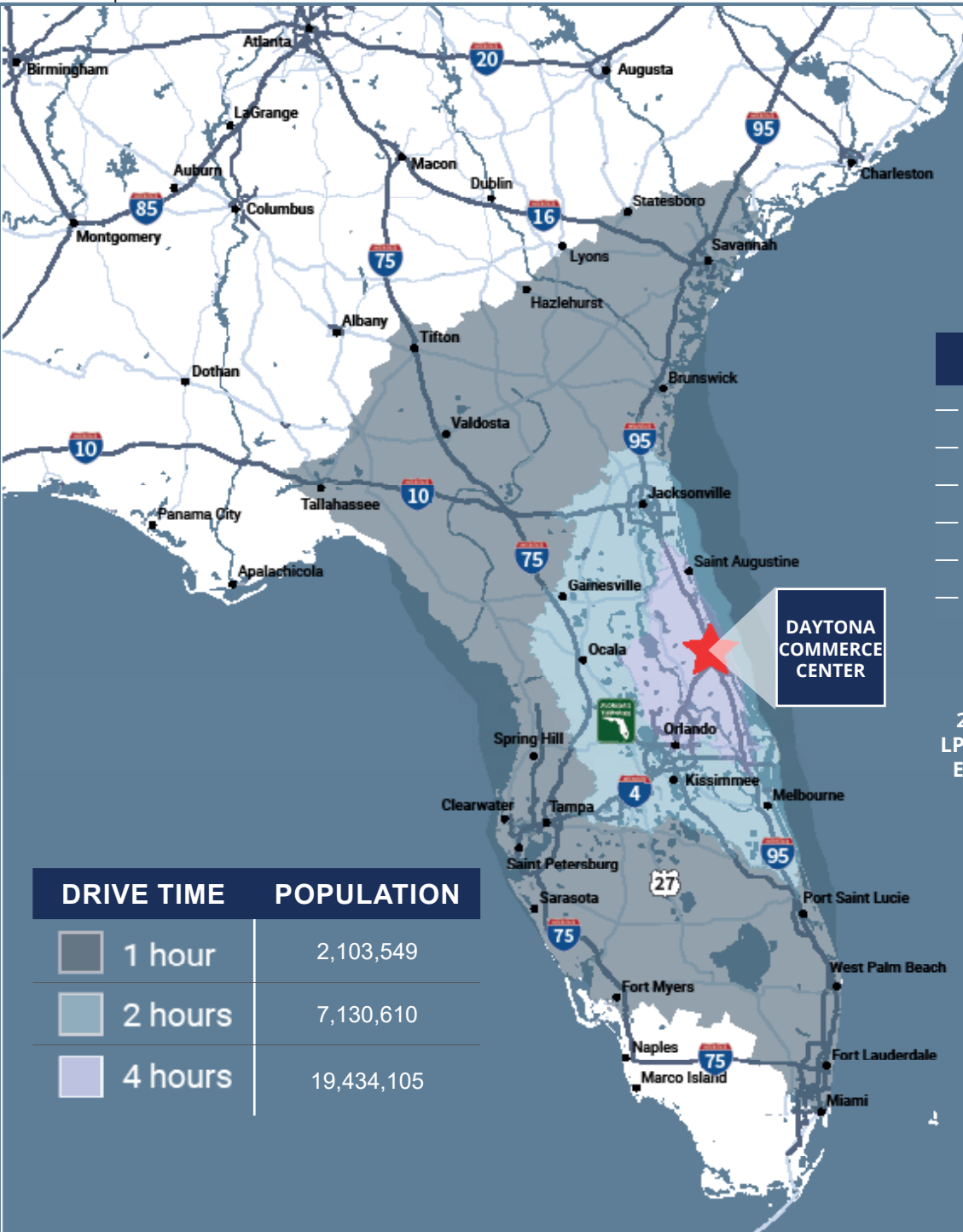
400

RaceTrac

400

Walmart

INTERSTATE
4



KEY DRIVE TIMES

- Orlando 50 miles
- Jacksonville 85 miles
- Tampa 120 miles
- West Palm Bch 197 miles
- Ft. Myers 212 miles
- Miami 250 miles



2 miles
LPGA Blvd
Exit 265



4 miles
Exit 260B



4.5 miles

**DAYTONA
COMMERCE
CENTER**

DRIVE TIME	POPULATION
1 hour	2,103,549
2 hours	7,130,610
4 hours	19,434,105

LOCATION HIGHLIGHTS

- Strategic statewide location at the intersection of I-95 & I-4
- Less than 2 miles to I-95 at LPGA Blvd (Exit 265)
- Strong Labor Base in Volusia County
- Great nearby housing & retail infrastructure
- Access to 10 Million Customers within 100 mile radius



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