



Industrial Buildings Outdoor space **170 W Mansfield St.** DELAND, FL 32720



### ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



### ADVISOR

#### **FELIPE ESCOBAR**

COMMERCIAL ADVISOR (305) 985-9295 FELIPE@APEXCAPITALREALTY.COM

## OFFERING SUMMARY

#### **170 W MANSFIELD ST, DELAND, FLORIDA 32720**

170 W Mansfield is a versatile industrial property featuring two well-maintained buildings, each offering 3,200 square feet with 3,000 square feet of warehouse space and 200 square feet of office space, situated on a spacious 45,000-square-foot lot. Both buildings are currently occupied by tenants on month-tomonth leases, providing immediate income with the flexibility to restructure leases or transition to owner-occupancy. The property's prime location offers excellent access to major transportation routes, making it ideal for logistics, light manufacturing, or distribution.

### **PROPERTY OVERVIEW**

| Lot Size          | 45, 000 SF (1.03 acres) |
|-------------------|-------------------------|
| Building Size     | 6,400 SF                |
| Zoning            | B-5 Heavy Commercial    |
| Ceiling Height    | 18 FT                   |
| Leases            | Month to Month          |
| Tenants           | Two (2)                 |
| Year Built        | 1988                    |
| Construction Type | C-CONCRETE/MASONRY      |
| Asking Price      | \$1,000,000             |





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# **EXTERIOR PICTURES**

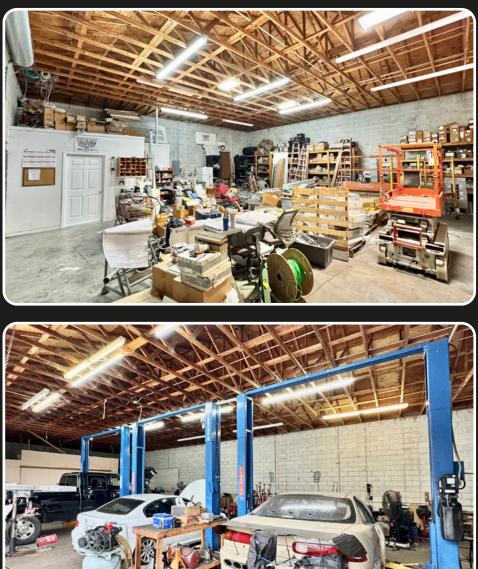




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# **INTERIOR PICTURES**







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## BIRD'S EYE VIEW





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## **RETAIL MAP**





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