



Diane Larsen
VP of Leasing & Sales
dlarsen@selbyrealty.com
(386) 451-1988



200 E. Granada Blvd., Suite 207
Ormond Beach, FL 32176
(386) 238-4456



FLEX OFFICE/WAREHOUSE FOR SALE

1096 N. U.S. Hwy 1, Suite 113, Ormond Beach, FL 32174

Property Highlights

- Located at Coastal Business Park of Ormond Beach. Monument entryway signage and unit signage
- 2,016 SF Unit with 1,388 SF Office and 628 SF Warehouse Space
- Easy access with great visibility from U.S. Hwy 1
- Three + offices with large office/conference room. Restroom with shower, breakroom/kitchen area
- Warehouse has 14 ft. ceiling height
- 12 ft. x 10 ft. overhead door
- 2 parking spaces for owners & 24 additional parking spaces
- I-1 light industrial zoning allows for many uses, including business/professional office, flex office/warehouse facility, light manufacturing

Property Details

Unit Size: 2,016 SF Total (1,388 SF A/C Office Space, 628 SF Warehouse Space)
Zoning: I-1 Light Industrial, City of Ormond Beach.
Year Built: 1989
Parcel ID: 38-14-32-13-00-0113
Traffic Count: 22,500 (AADT 2015)
Location: 900 ft. North of Airport Road on U.S. Hwy 1 in Ormond Beach
Asking Price: \$149,900

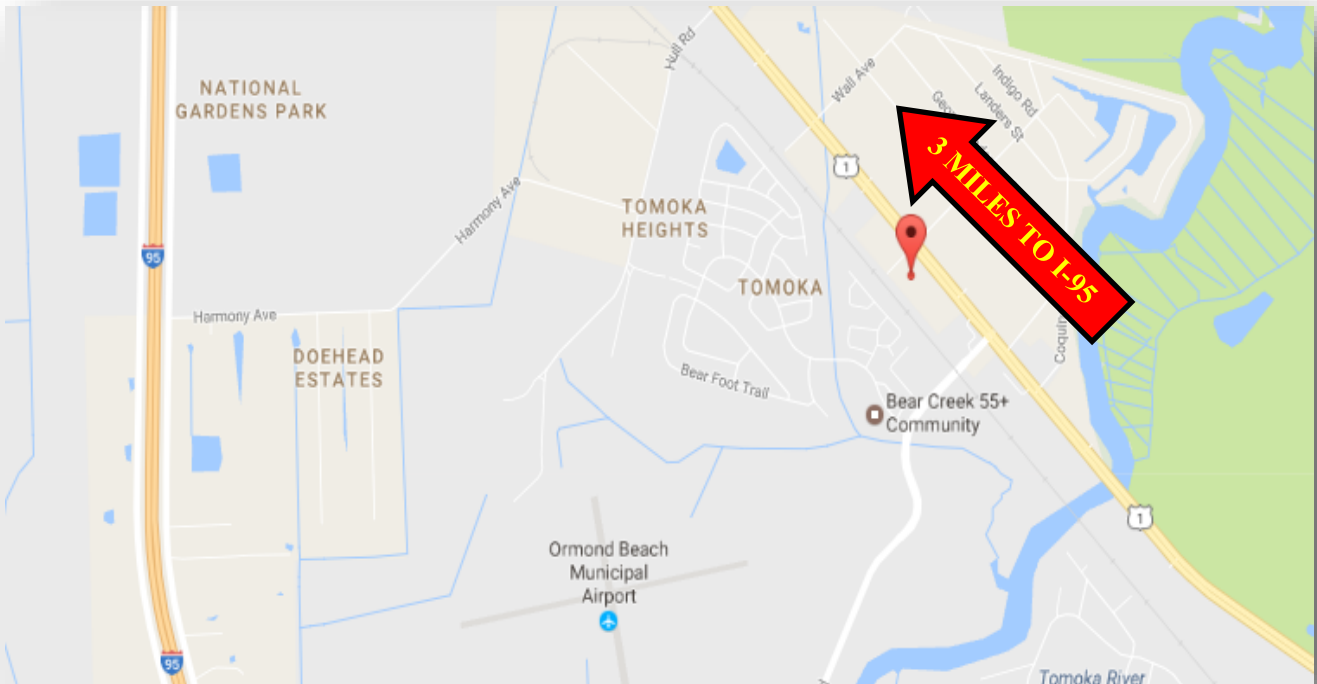
PROPERTY PHOTOS



AERIAL MAP



**SELBY
REALTY**



PROPERTY FLOOR PLAN



**SELBY
REALTY**

