

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: Zoning: Year Built:	2,016 SF Total (1,388 SF A/C Office Space, 628 SF Warehouse Space) I-1 Light Industrial, City of Ormond Beach. 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





Information is collected from sources deemed reliable; however, not warranted by the Seller or Selby Realty, Inc. Subject to errors, omissions, change of terms, price withdrawal, or prior sale without notice. Interested parties must conduct their own investigations to reach an investment decision, Property is being sold in " As Is, Where Is" condition with Seller making no representations or warranties.







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