



**Kyle Selby, MSRE**  
**Realtor**  
 kselby@SelbyRealty.com  
 (386) 295-3313

**29,280 SF**

**WAREHOUSE / OFFICE SPACE  
 FOR LEASE**



**SELBY  
 REALTY**

200 E. Granada Blvd., Suite 207  
 Ormond Beach, FL 32176  
 www.SelbyRealty.com



**Ridgewood Industrial Building**

3100 S. Ridgewood Ave, Unit 180, South Daytona, FL

**Property Highlights**

- 29,280 SF available in Unit 180
- 24' - 26' ceiling height in warehouse space with man door & 17' x 20' electric roll-up door
- 2,000 SF of office space offers separate customer entrance that includes lobby, built-in counter area, 3 offices, storage and restroom.
- Employee break room
- 2 total restrooms
- Unit 180 is located on the South side of the multi-tenant building.
- Grade level – drive in space.
- Ample parking (200+ spaces) and FEC Rail Spur on site
- Conveniently located 4.5 miles from I-95 and Dunlawton Ave.

**Property Details**

For Lease At: **\$6.50/SF** NNN + (\$1.52/SF) plus sales tax.  
 water & sewer included. Tenant pays electric.

Zoning: PCD zoning allows virtually all permitted uses in  
 The City of South Daytona.

Location: Located in South Daytona, this property offers convenient  
 access to Beville Road, Dunlawton Ave., I-95 and I-4.

1 Block West of Ridgewood Ave (U.S. Hwy. 1), 3/4 mile North of  
 Dunlawton Ave or 3.5 miles South of Beville Rd.

Turn West onto Venture Drive. The Ridgewood Industrial Building  
 is 1 block West of Ridgewood Ave. (U.S. Hwy. 1).

# PROPERTY PHOTOS

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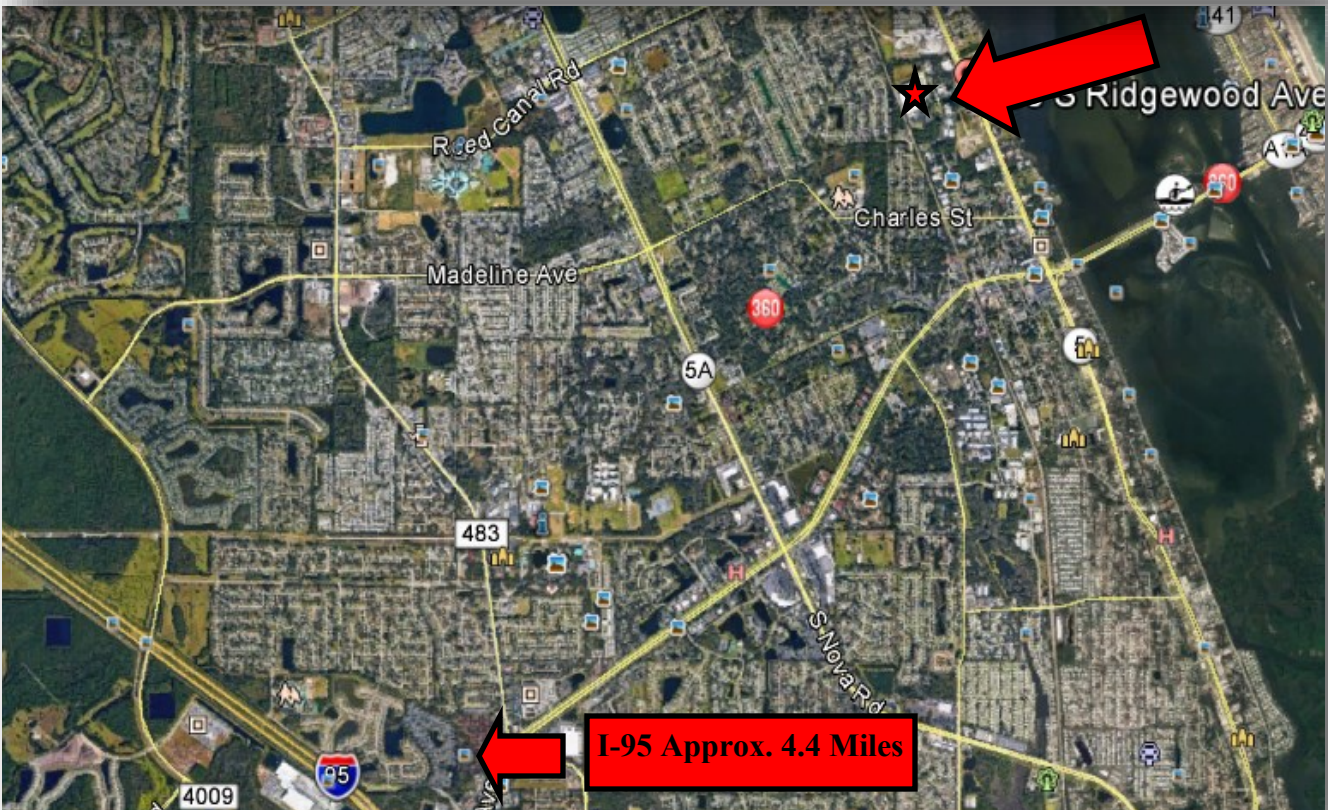


# AERIAL PHOTO/MAP



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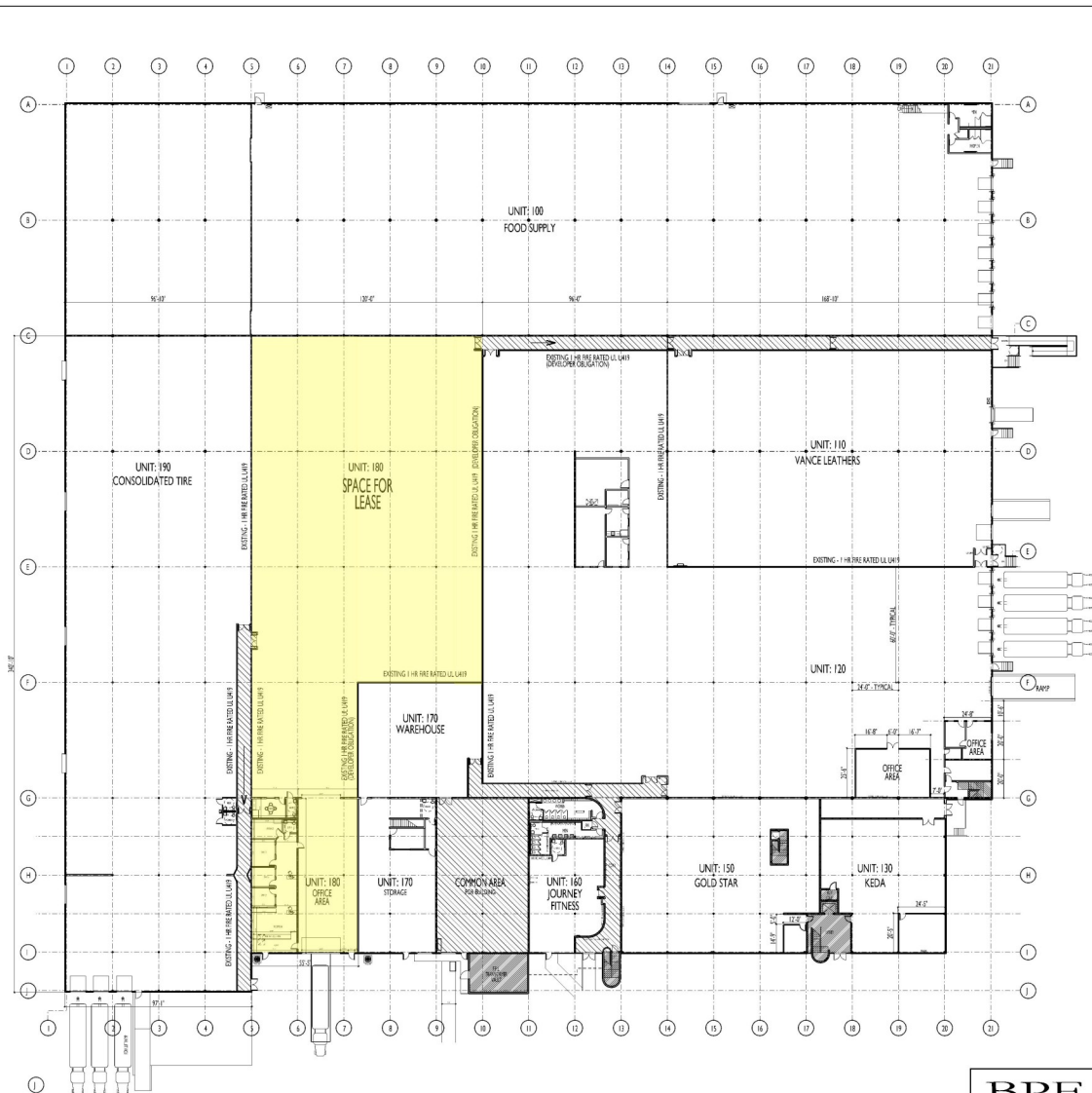


# PROPERTY FLOOR PLAN



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**A FLOOR PLAN EXHIBIT**  
UPDATE: 6/21/18 NOT TO SCALE



**BPF**  
DESIGN INCORPORATED  
REGISTERED ARCHITECT & PLANNING SERVICES  
#14 2017-03  
BRUNN & HEDDER ASSOCIATES, ARCHITECT  
SULLIVAN REYNOLDS, ARCHITECT  
#14 2008-01  
OFFICE: 1000 W. UNIVERSITY BLVD., SUITE 207  
ORMOND BEACH, FL 32176  
EPLAN: 321.766.2222 FAX: 321.766.2222

# OFFICE FLOOR PLAN



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