



Kyle Selby, MSRE
Realtor ®
 kselby@selbyrealty.com
 386-295-3313 cell

5,800 SF WAREHOUSE SPACE FOR LEASE



**SELBY
REALTY**

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



Dock High Warehouse Space

414 Live Oak Ave Daytona Beach, FL 32114

Property Highlights

- **5,800 SF Warehouse** space is the back portion of an 8,084 SF building. The remainder will continue to be occupied by LL
- New LED lighting is being installed
- Outside areas— driveways and parking will be shared with LL
- Available space is denoted by the yellow box in 3rd picture to the left
- 3 dock-high roll up doors— LL is replacing with new doors
- Concrete slab is at least 6" thick
- Secure, fenced and gated property
- Private restroom
- Some room for outside storage
- Conveniently located 1 block west of Ridgewood and 0.5 miles south of ISB

Property Details

For Lease At: **\$5.00/SF** Modified Gross plus sales tax. Tenant will contribute towards their prorata share of utilities including: water/sewer, trash, and electric.

Zoning: Light Industrial. LL prefers a storage user.

Term: 3—5 years

Located across the street from ABC Supply Co.



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PROPERTY PHOTOS

414 Live Oak Ave.



AERIAL PHOTO / MAP

3100 S. RIDGEWOOD AVE., SOUTH DAYTONA



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Volusia County Florida Property Appraiser Larry Bartlett, JD, CFA

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Summary
Land & Agriculture
Bldg(s) - Residential
Bldg(s) - Commercial
Misc Improvements
Bldg(s) - Sketch
Values
Permits
Map
Pictometry

Altkey: 3510623
LOUIS LAND INC

Parcel ID: 533001250081
414 LIVE OAK AV, DAYTONA BEACH

01/08/2019 1 of 15 Select Date

