



For Lease

Ormond Business Center | Warehouse For Lease

115 Business Center Drive, Unit 2, Ormond Beach, FL 32174



OFFERING SUMMARY

LEASE RATE:	\$10.50 NNN
AVAILABLE SF:	Unit 2: 9,000 SF
YEAR BUILT:	2001
TRAFFIC COUNT:	27,500 AADT US Highway 1
ZONING:	I-1, Light Industrial

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,194	6,386	24,650
TOTAL POPULATION	2,746	13,973	53,626
AVERAGE HH INCOME	\$98,684	\$99,398	\$96,150

PROPERTY DESCRIPTION

9,000 SF Warehouse Space For Lease in Ormond Beach.

The space features an open warehouse floor suitable for distribution, light industrial, storage, or service-based use, along with an office area, one rear 12'W x 13'H overhead door, and two restrooms.

The space is ready for immediate occupancy. Located within a well-established industrial area with quick access to I-95, US-1, and major commercial corridors.

Estimated CAM, Real Estate Taxes, and Insurance \$2.23 per SF.

LOCATION DESCRIPTION

Located east of US Highway 1 on Business Center Drive and approximately 1.5 miles from Interstate 95, 1.8 miles from Destination Daytona, 64 miles from Orlando, 148 miles from Tampa, and 79 miles from Jacksonville.

John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
C: 386.295.5723
john.trost@svn.com

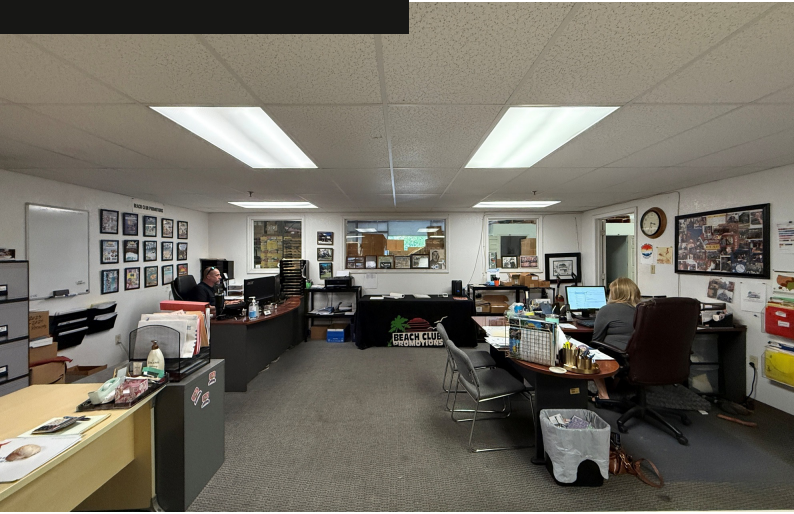




Additional Photos

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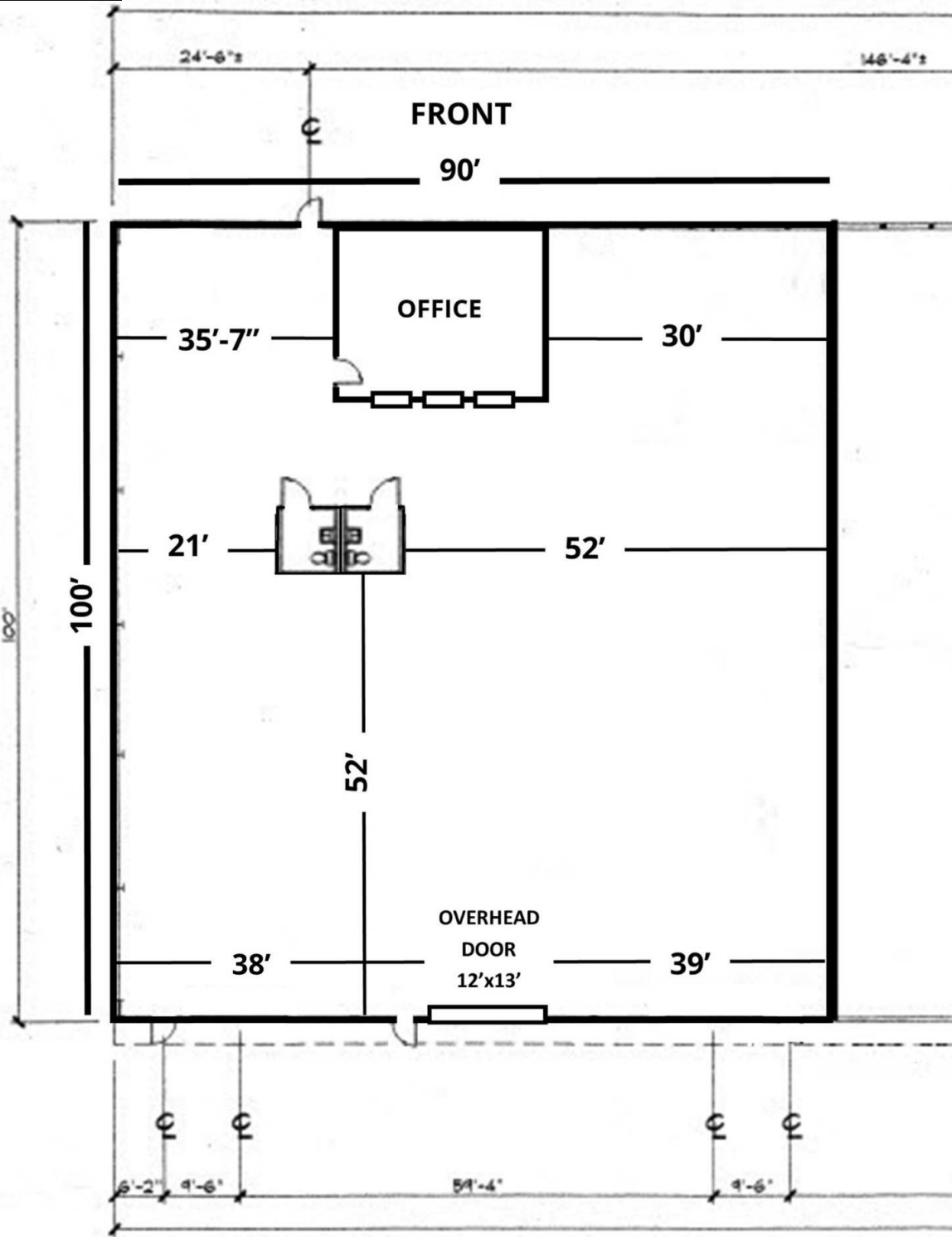


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change

Floor Plan Sketch

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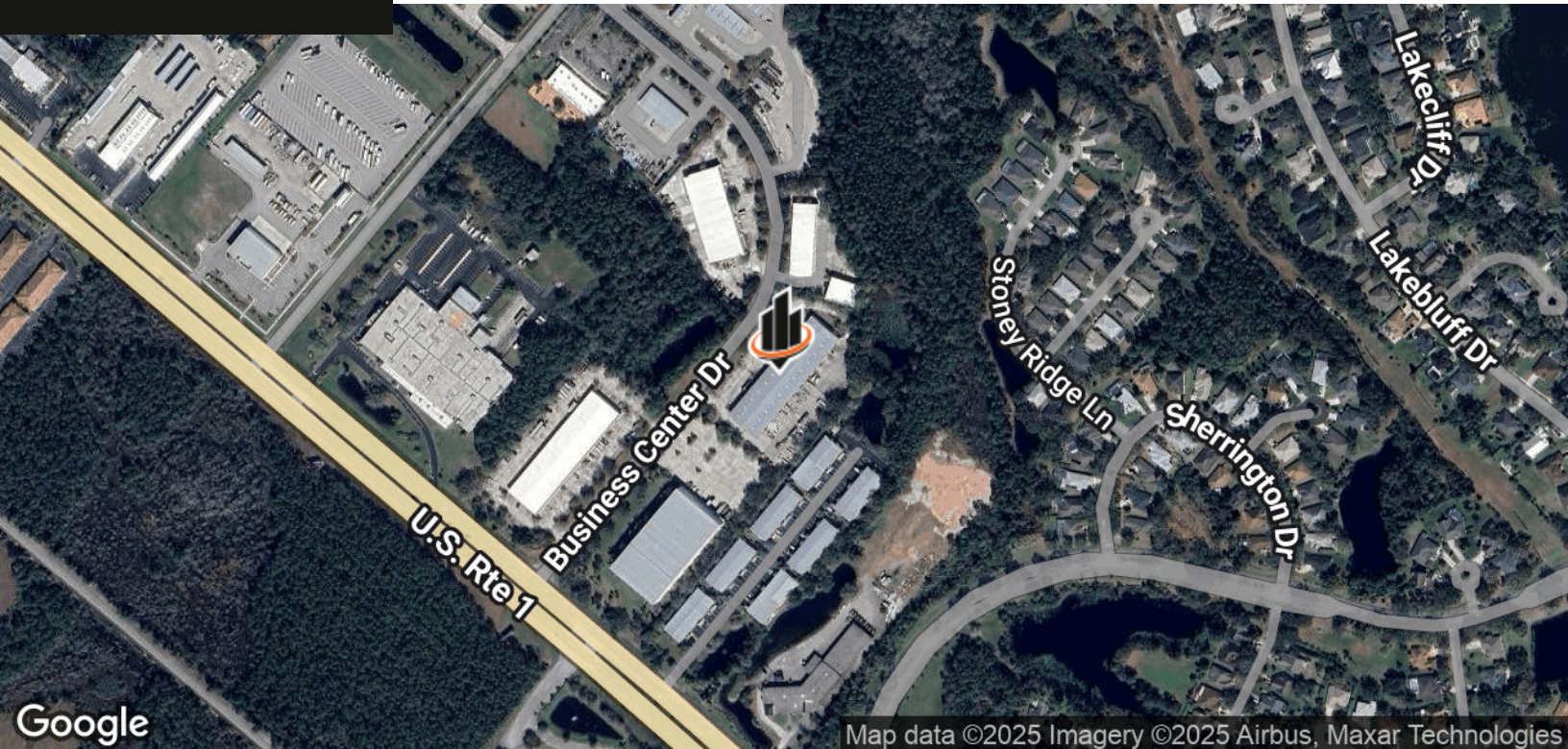
ALL SIZES APPROXIMATE

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Location Maps

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