



For Sale

Flex Warehouse Condos For Sale

1101 Reed Canal Road, Port Orange, FL 32129



OFFERING SUMMARY

SALE PRICE PER UNIT:	BLDG 2: \$395,000
	BLDG 11 & 12: \$265,750
UNIT SIZES:	BLDG 2: 1,580 SF
	BLDG 11 & 12: 1,063 SF
CONDO FEES:	\$202.11 per Month
YEAR BUILT:	2025 & 2026
TRAFFIC COUNT:	10,500 AADT
ZONING:	Crystal Lake PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,490	32,434	56,119
TOTAL POPULATION	10,789	70,424	124,514
AVERAGE HH INCOME	\$62,744	\$67,561	\$70,281

PROPERTY DESCRIPTION

NEW Flex Warehouse Condos For Sale in Crystal Lake Business Park.

Type A Units - Building 2 facing Reed Canal Road - (1,580 SF / 54' x 30') available November 2025. Located in six-unit buildings with a storefront entrance, rear 14' x 14' roll-up door with walkthrough door, 16' ceilings, finished drywall, and one restroom. Units may be combined.

Type B Units - Buildings 11 & 12 - (1,063 SF / 40' x 28') available early 2026 in buildings with four, five, or six condominium units. Each includes a front 12' x 12' roll-up door with walkthrough door, 14' ceilings, finished drywall, and one restroom. Units may be combined.

For a limited time, Buildings 11 & 12 include epoxy floors plus painted ceilings and walls at no additional cost.

Zoning permitted uses include Office, Warehouse, and all other uses permitted under the Light Industrial (LI) zoning. Excellent access and regional connectivity - just 5 miles to I-95/I-4 and 6 miles to Daytona Beach International Airport. Central to major metros: 55 miles to Orlando, 96 miles to Jacksonville, and 139 miles to Tampa. Contact us to reserve your unit today.

LOCATION DESCRIPTION

Located just west of Nova Road on the south side of Reed Canal Road.

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Additional Photos

Flex Warehouse Condos For Sale

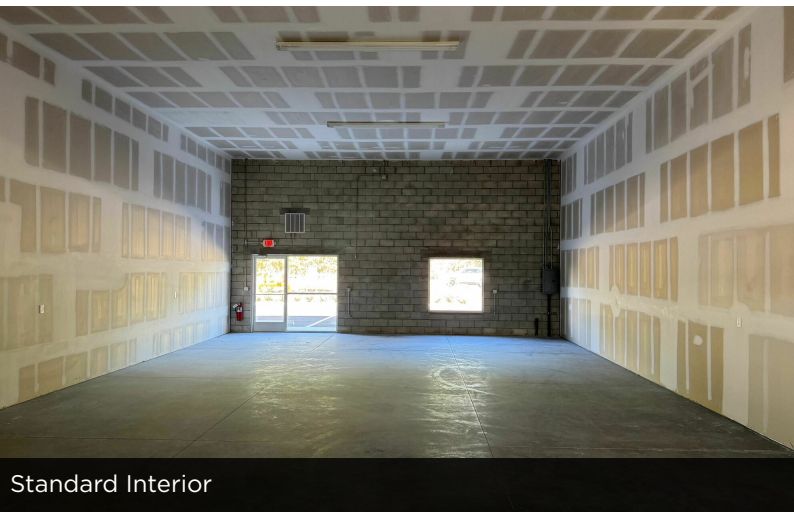
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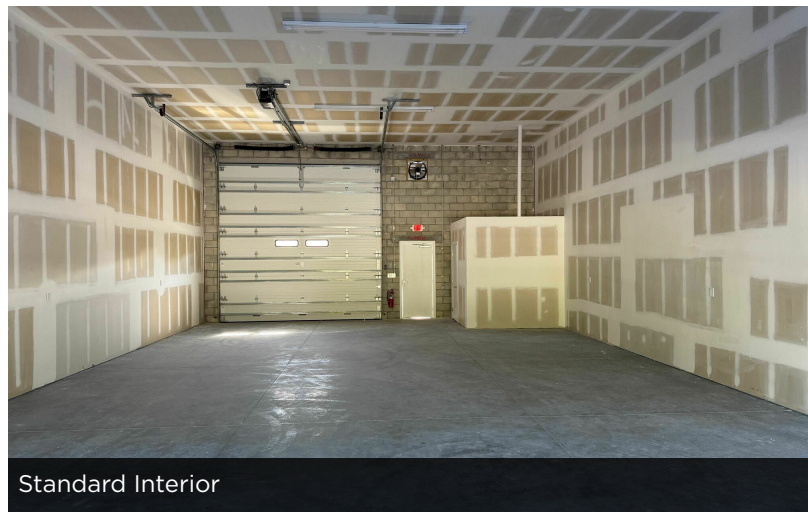
Building 2 Exterior



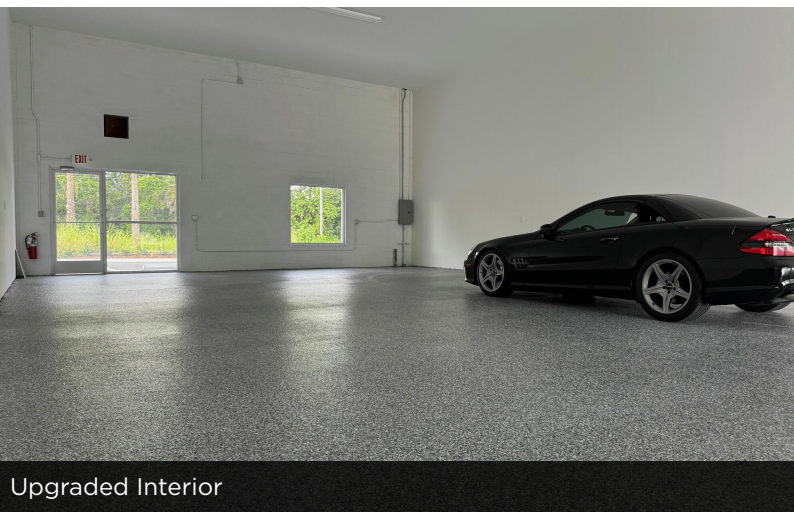
Building 2 Exterior



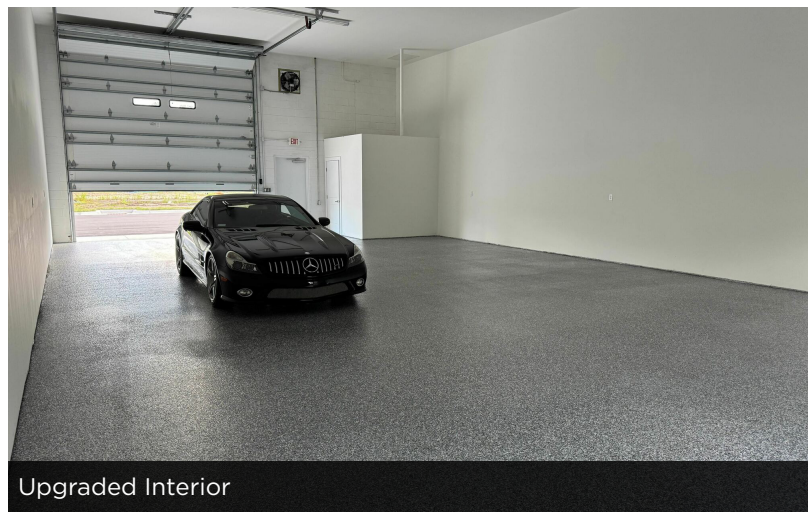
Standard Interior



Standard Interior



Upgraded Interior



Upgraded Interior

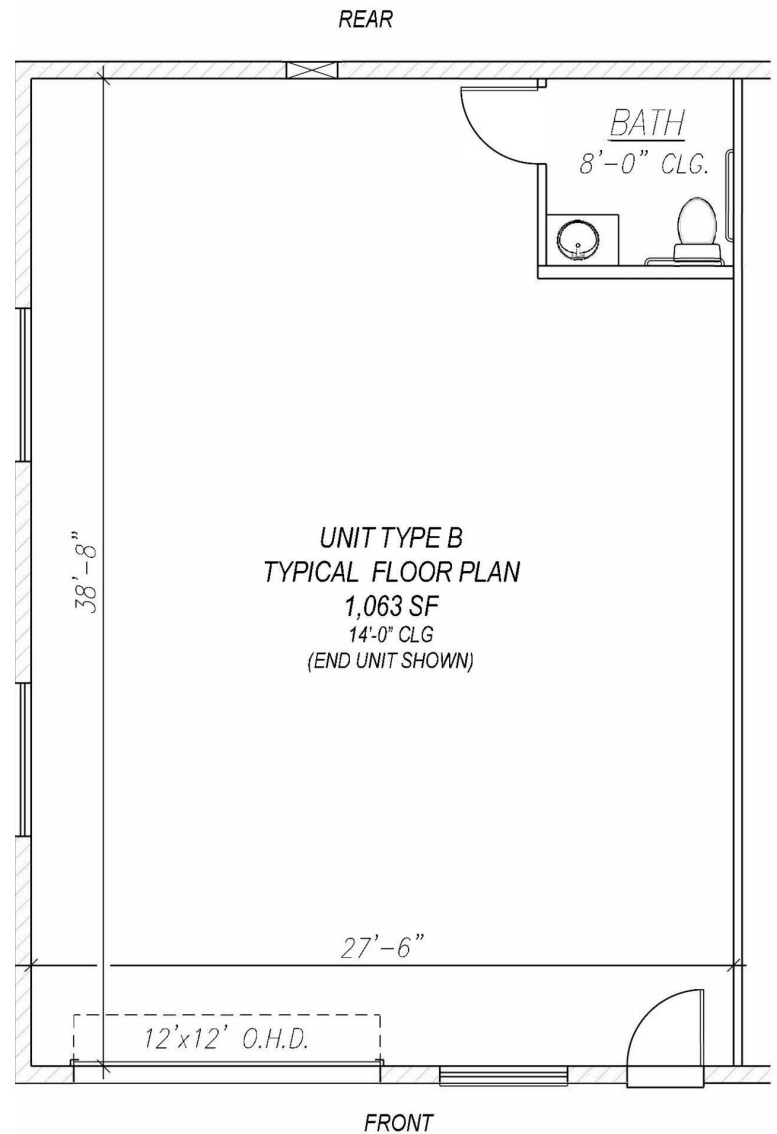
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Typical Floor Plans

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Unit Type A - Typical Floor Plan

Unit Type B - Typical Floor Plan

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Site Plan

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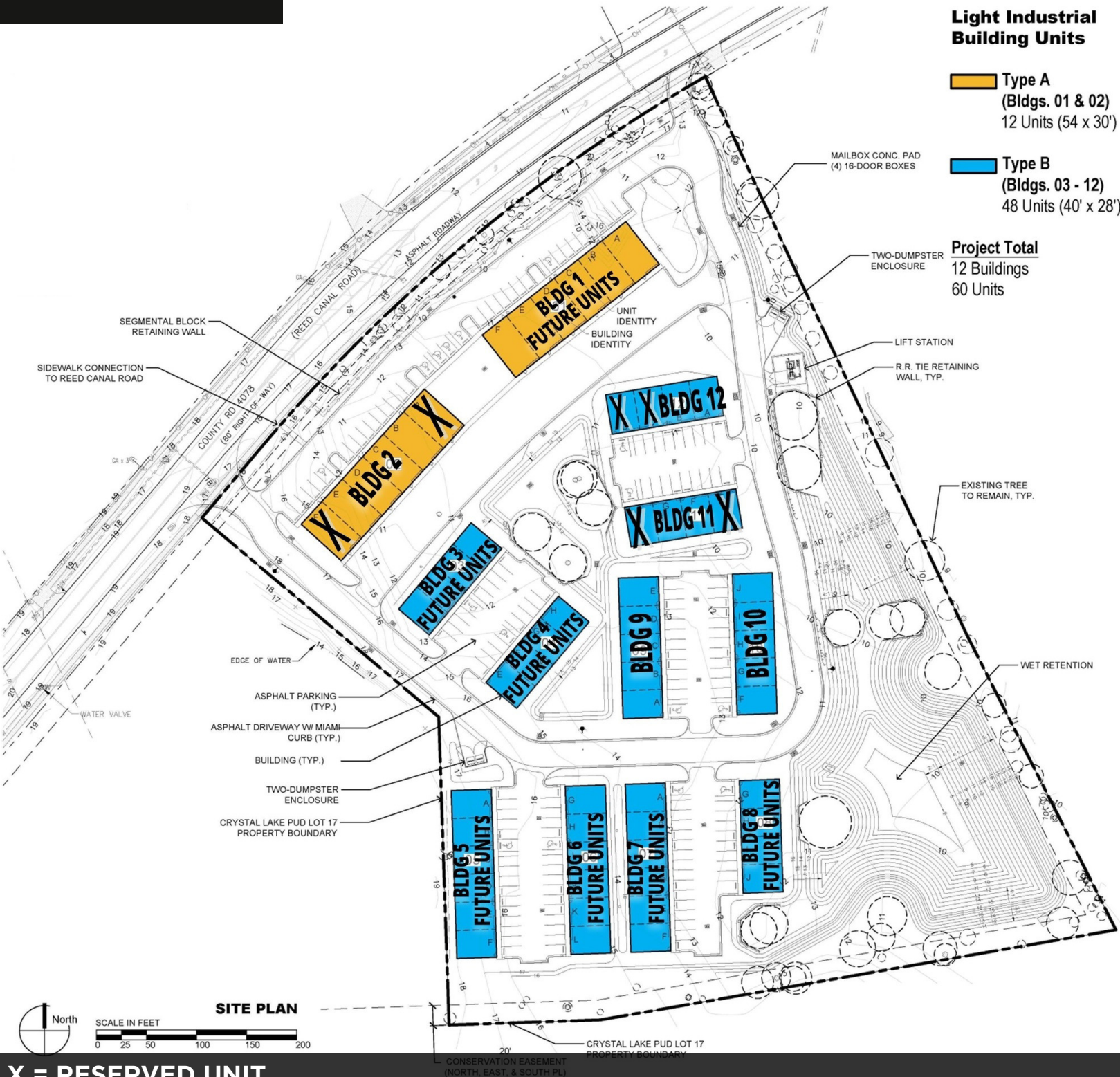
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Light Industrial Building Units

Type A
(Bldgs. 01 & 02)
12 Units (54' x 30')

Type B
(Bldgs. 03 - 12)
48 Units (40' x 28')

Project Total
12 Buildings
60 Units



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Unit Availability

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UNIT AVAILABILITY

UNIT NUMBER	SIZE	SALE PRICE	STATUS
TYPE A UNITS			
BLDG 2, UNIT A	1,580 SF (54' x 30')	\$395,000	Reserved
BLDG 2, UNIT B	1,580 SF (54' x 30')	\$395,000	Available
BLDG 2, UNIT C	1,580 SF (54' x 30')	\$415,000 Upgraded interior: painted ceilings and walls, mini-split AC, epoxy-coated floors	Available
BLDG 2, UNIT D	1,580 SF (54' x 30')	\$395,000	Available
BLDG 2, UNIT E	1,580 SF (54' x 30')	\$395,000	Available
BLDG 2, UNIT F	1,580 SF (54' x 30')	\$395,000	Reserved
TYPE B UNITS			
BLDG 12, UNIT A	1,063 SF (40' x 28')	\$265,750	Available
BLDG 12, UNIT B	1,063 SF (40' x 28')	\$265,750	Available
BLDG 12, UNIT C	1,063 SF (40' x 28')	\$265,750	Reserved
BLDG 12, UNIT D	1,063 SF (40' x 28')	\$265,750	Reserved
BLDG 11, UNIT E	1,063 SF (40' x 28')	\$265,750	Reserved
BLDG 11, UNIT F	1,063 SF (40' x 28')	\$265,750	Available
BLDG 11, UNIT G	1,063 SF (40' x 28')	\$265,750	Available
BLDG 11, UNIT H	1,063 SF (40' x 28')	\$265,750	Reserved

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Location Maps

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