



For Sale

Flex Warehouse Condo Building For Sale

1101 Reed Canal Road, Building 12, Port Orange, FL 32129



OFFERING SUMMARY

SALE PRICE:	BUILDING 12: \$995,000
BUILDING SIZE:	BUILDING 12: 4,252 SF
CONDO FEES:	\$208.05 per Month
YEAR BUILT:	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 Condo Building For Sale in Crystal Lake Business Park.

Building 12 - 4,252 SF comprised of 4 units (1,063 SF / 40' x 28'). Single-Phase, 150-Amp Service.

Each unit includes a front 12' x 12' roll-up door with walkthrough door, 14' ceilings, finished drywall, and one restroom.

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.

John W. Trost, CCIM
Principal | Senior Advisor
O: 386.301.4581
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Michael Baxter
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Additional Photos

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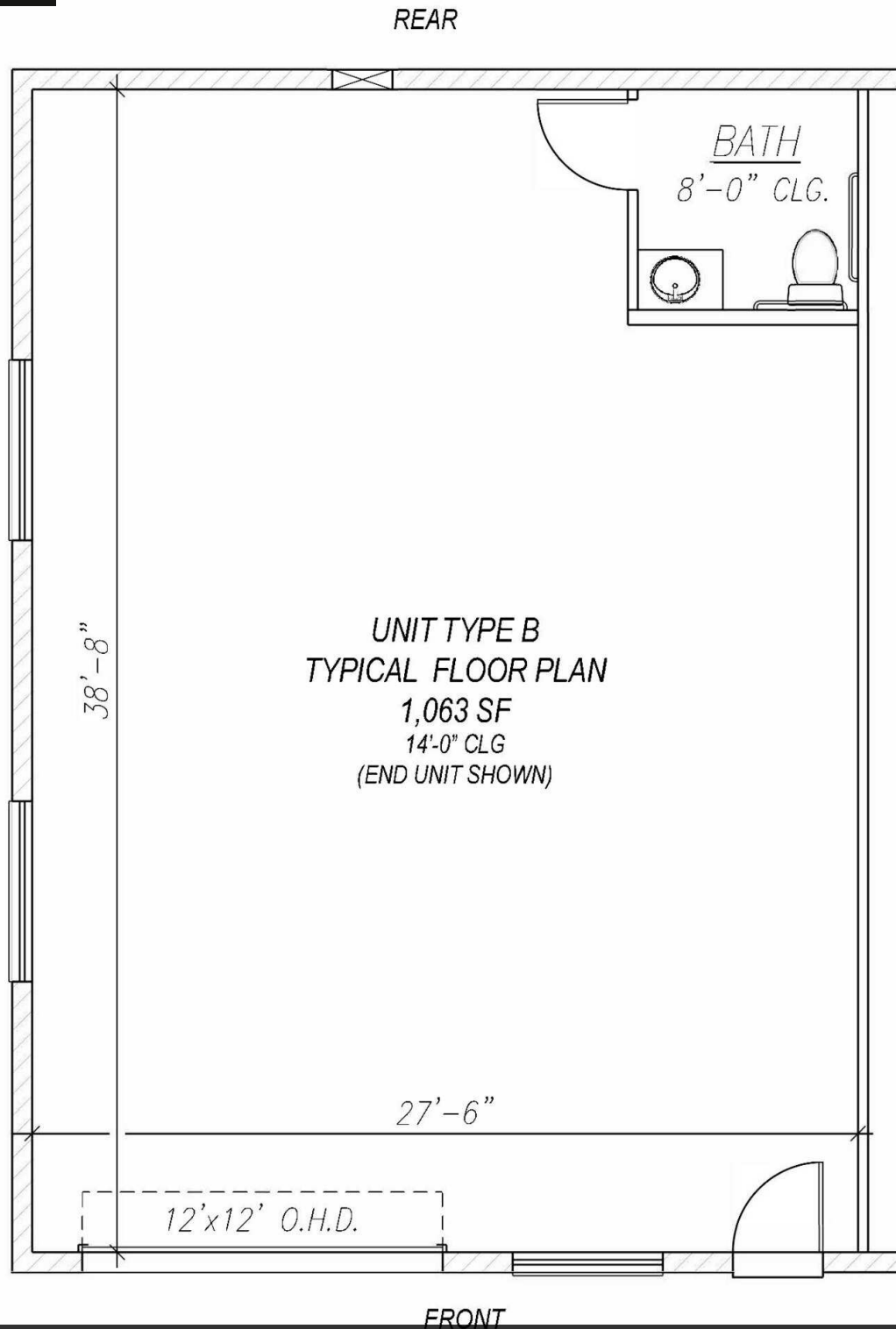
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Typical Unit Floor Plan

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Interior

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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



X = RESERVED/SOLD UNIT

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Location Maps

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