



# For Sale

## Flex Warehouse Condos For Sale

1101 Reed Canal Road, Port Orange, FL 32129



### OFFERING SUMMARY

<b>SALE PRICE PER UNIT:</b>	BLDG 2: \$395,000
	BLDG 11: \$265,750
<b>UNIT SIZES:</b>	BLDG 2: 1,580 SF
	BLDG 11: 1,063 SF
<b>CONDO FEES:</b>	\$208.05 per Month
<b>YEAR BUILT:</b>	2025 & 2026
<b>TRAFFIC COUNT:</b>	10,500 AADT
<b>ZONING:</b>	Crystal Lake PUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,490	32,434	56,119
<b>TOTAL POPULATION</b>	10,789	70,424	124,514
<b>AVERAGE HH INCOME</b>	\$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 - Building 11** - (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.

Single-Phase, 150-Amp Service.

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  
C: 386.295.5723  
john.trost@svn.com

**Michael Baxter**  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
michael.baxter@svn.com







# Additional Photos

## Flex Warehouse Condos For Sale

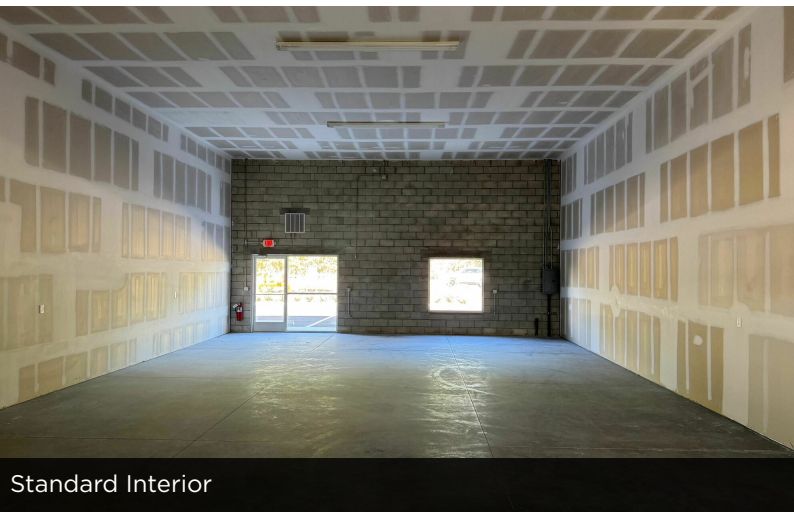
1101 Reed Canal Road, Port Orange, FL 32129



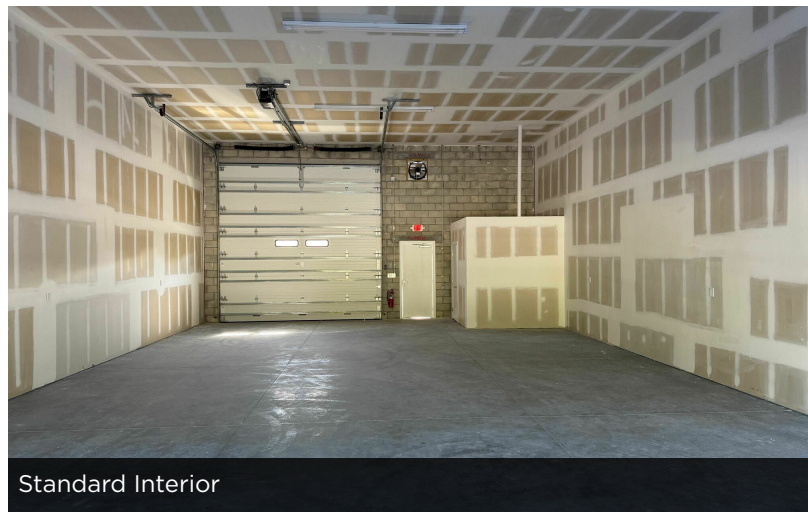
Building 2 Exterior



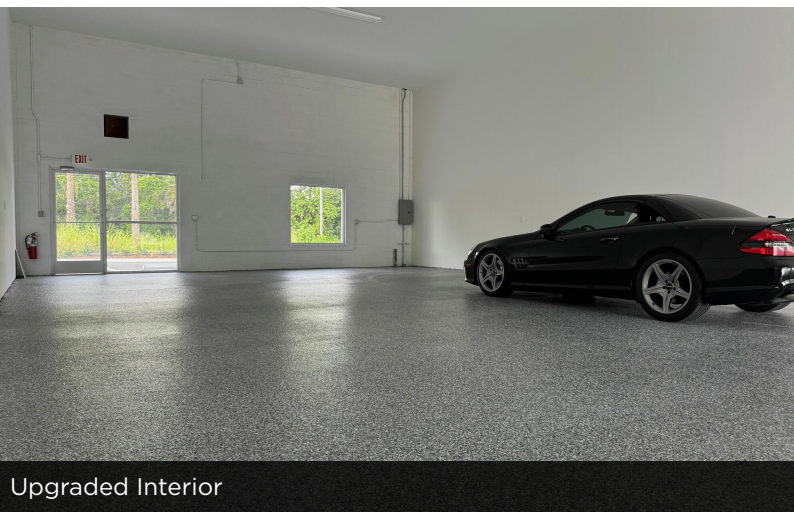
Building 2 Exterior



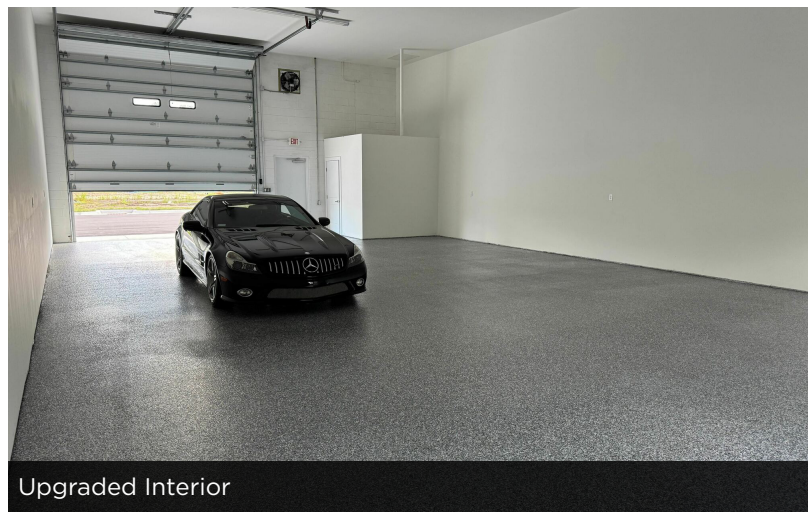
Standard Interior



Standard Interior



Upgraded Interior



Upgraded Interior

**John W. Trost, CCIM**  
Principal | Senior Advisor  
O: 386.301.4581  
C: 386.295.5723  
[john.trost@svn.com](mailto:john.trost@svn.com)

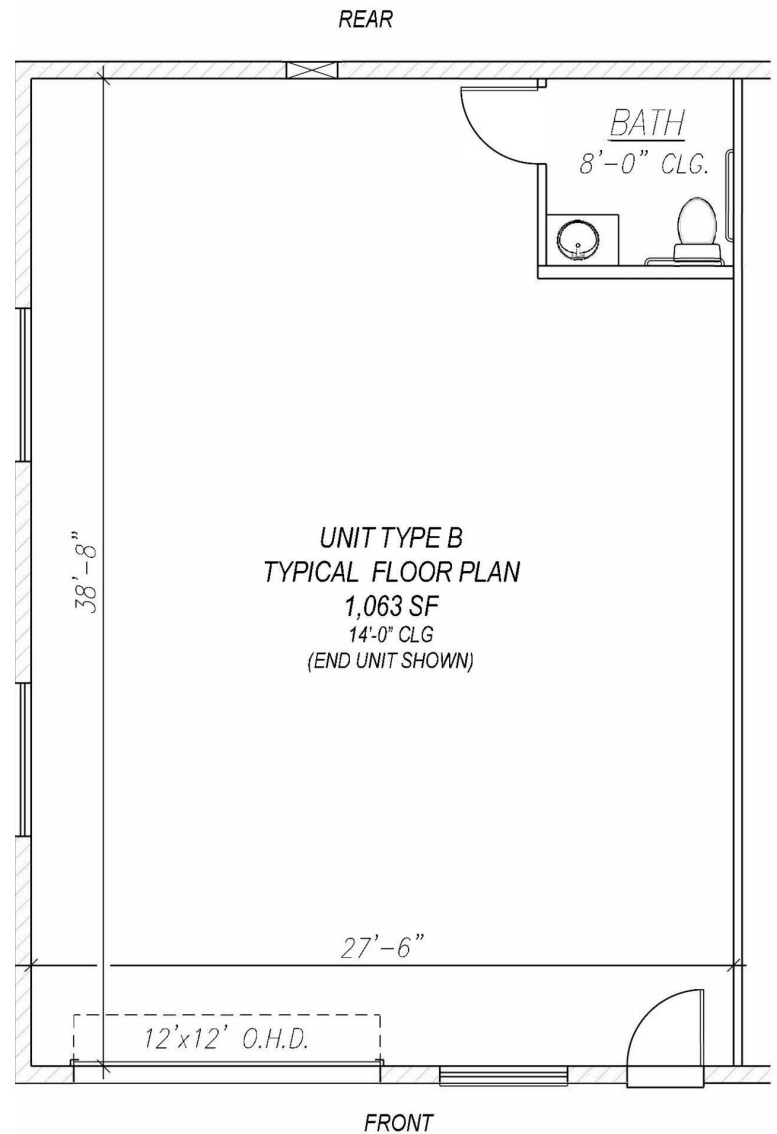
**Michael Baxter**  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
[michael.baxter@svn.com](mailto:michael.baxter@svn.com)



# Typical Floor Plans

## Flex Warehouse Condos For Sale

1101 Reed Canal Road, Port Orange, FL 32129



Unit Type A - Typical Floor Plan

Unit Type B - Typical Floor Plan

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

**Michael Baxter**  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
michael.baxter@svn.com



### 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**

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

**Michael Baxter**  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
michael.baxter@svn.com





# Unit Availability

## Flex Warehouse Condos For Sale

1101 Reed Canal Road, Port Orange, FL 32129

### 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, 4 UNITS	4,252 SF (40' x 112'-8")	Bulk Sale (Entire Building) \$995,000	Available
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	Sold

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

**Michael Baxter**  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
michael.baxter@svn.com







# Location Maps

## Flex Warehouse Condos For Sale

1101 Reed Canal Road, Port Orange, FL 32129



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

Michael Baxter  
Senior Advisor  
O: 386.999.1762  
C: 386.999.1762  
michael.baxter@svn.com

