



FOR SALE | INDUSTRIAL

19,352+/- SF INDUSTRIAL BUILDING

301 Mango Tree Drive, Edgewater, FL 32132



SALE OVERVIEW

SALE PRICE: \$749,900

LOT SIZE: 3.52+/- Acres

BUILDING SIZE: 19,352 SF

YEAR BUILT: 1979 Per Tax Records

PARCEL NO:
7452-01-00-0440
7452-01-00-0380
7452-01-00-0383

ZONING: I-1 'Light Industrial'

PROPERTY DESCRIPTION

19,352 SF Industrial Building For Sale on 3.52+/- Acres. Approximately 3,500 SF of Offices. Approximately 2,450 SF of Air Conditioned Assembly Area. Approximately 13,400 SF of Warehouse with 20 foot Ceiling Height. Six Overhead Doors. 1.48+/- Acres of vacant land for potential future expansion. Property could be divided into three buildings or flex space. Zoning Permitted Uses include: Aluminum Can Transfer Facility, Distribution Facilities, Garden & Yard Supplies, Manufacturing - General, Wholesale & Distribution, etc. Located just west of Ridgewood Avenue in Edgewater Industrial District. Approximately 0.7 miles to Ridgewood Avenue and 4.4 miles to Interstate 95.

LOCATION OVERVIEW

Travel west on W. Park Avenue from Ridgewood Avenue and turn left on Mango Tree Drive.



JOHN W. TROST, CCIM
Principal | Senior Advisor
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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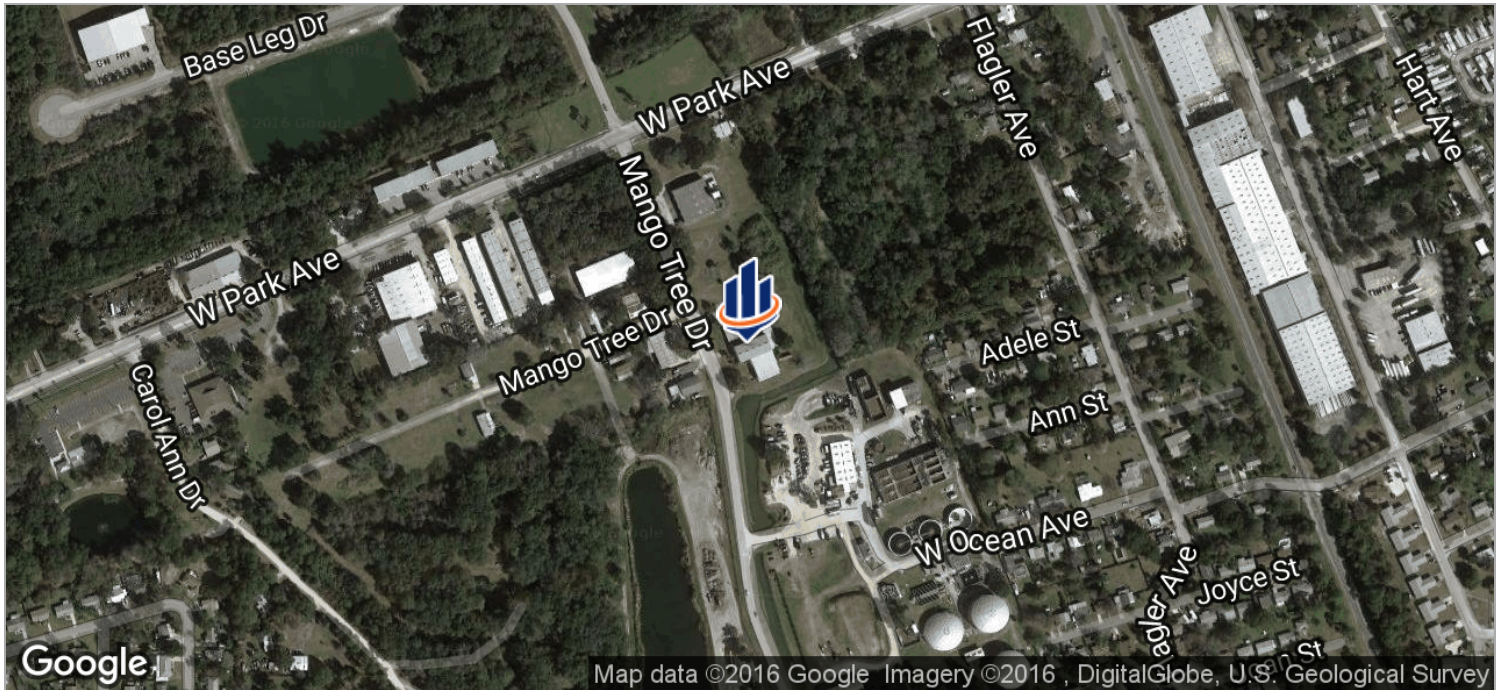
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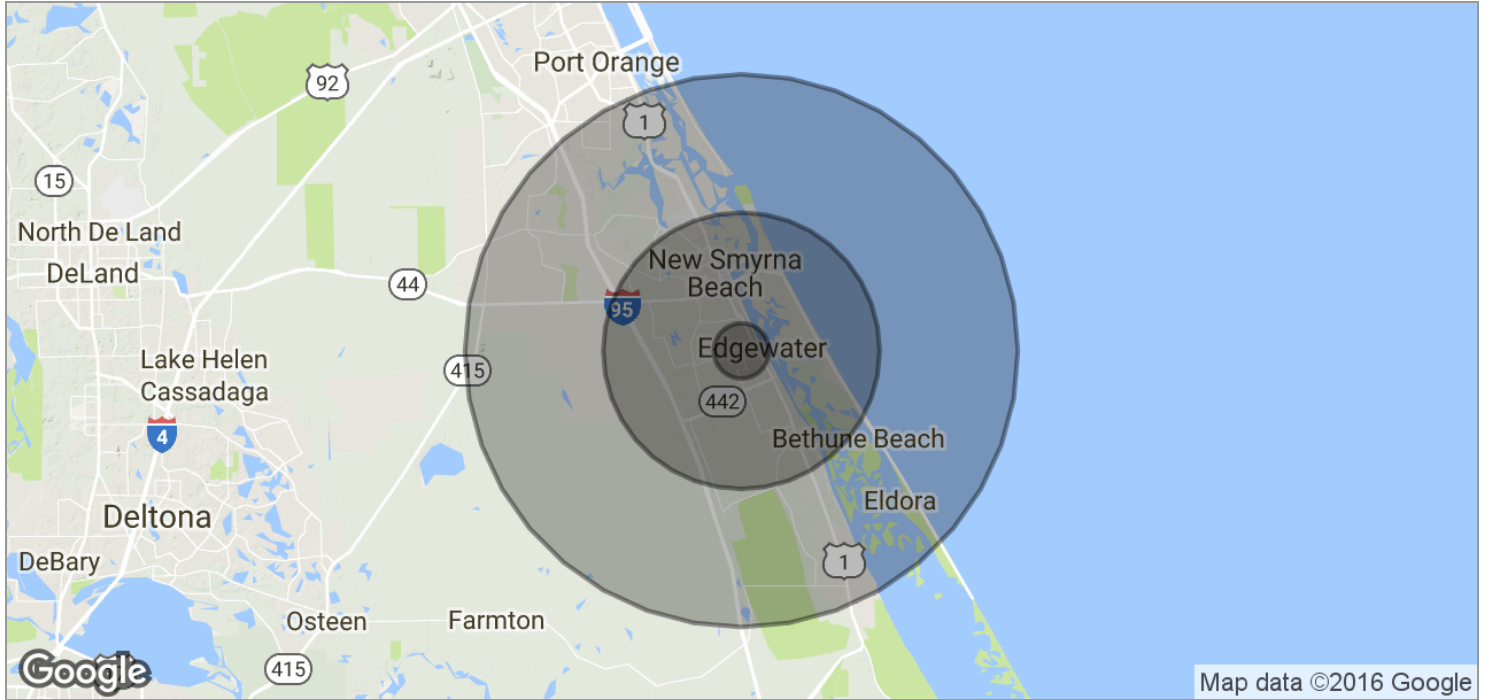
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,327	29,641	49,232
MEDIAN AGE	45.5	48.4	49.8
MEDIAN AGE (MALE)	45.5	47.3	49.1
MEDIAN AGE (FEMALE)	46.1	48.6	50.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,588	19,618	35,066
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$51,786	\$57,991	\$62,314
AVERAGE HOUSE VALUE		\$215,842	\$257,336



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