

2,000 SQ FT FLEX WAREHOUSE UNIT FOR SALE

1725 S Nova Road, South Daytona, FL 32119



PROPERTY SPECIFICATIONS

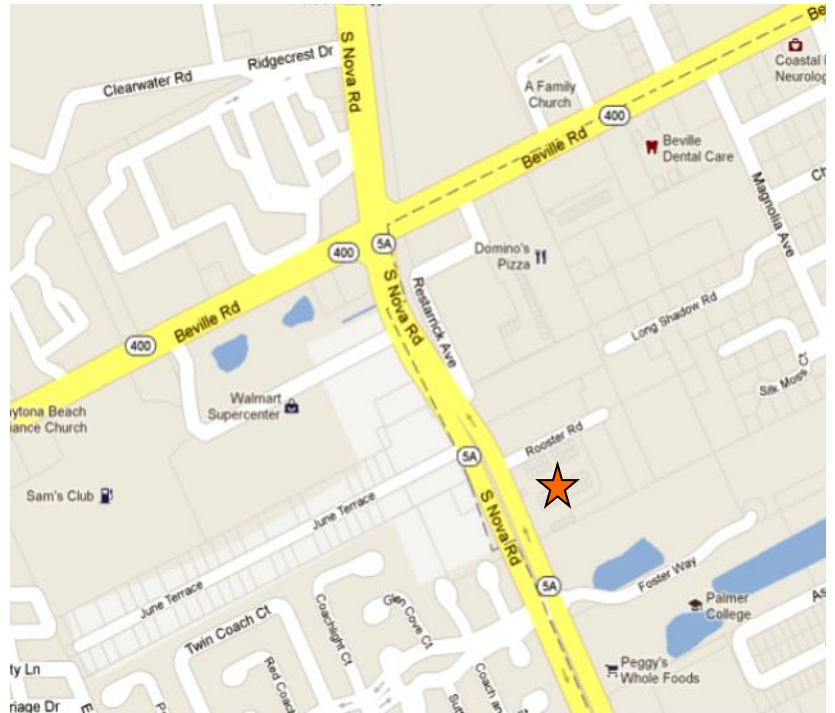
Unit B3 & B4	Warehouse, Small Office & Bathroom
2,000 Sq Ft	One 14'x10' Ground Level Overhead Door
\$190,000	16' Eave Height
Avail. Now	2020 Real Estate Tax: \$1,145

Parking: Common

Zoning: LI - Light Industrial

Traffic Count: 28,415 AADT

* Sizes are approximate



REMARKS

Flex warehouse condo units available in Stonework Business Park. Units feature warehouse space with small office, bathroom and grade level overhead doors. Great for wholesale distribution, warehouse, light manufacturing. High traffic count 28,415 AADT. Centrally located with easy access to I-95 and area major routes. No Automotive Allowed.



140 S Atlantic Ave, Suite 102
Ormond Beach, FL 32176

www.buddyandron.com



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All information believed to be from accurate sources, but cannot be warranted

ZONING

LI - Light Industrial Permitted Uses

Link to zoning info: https://www.municode.com/library/fl/south_daytona/codes/land_development_code?nodeId=SUHITA_ARTVZORE_S5.5SCZODIRE

Automobile repair facility

Automotive paint and body shop

Bakery products

Bicycle repair and assembly

Boot manufacturing and repair

Bus garage

Cable TV company

Candy manufacturing

Carpet cleaning

Concrete products

Contractor's yards and shops

Distribution and delivery

Exterminators

Furniture manufacturing, distribution,

Storage and sales

Glass and mirror products

Heating, air conditioning, ventilating

Ice cream manufacturing

Ice

Knitting, weaving, printing, finishing of textiles and fibers into fabric goods

Lumber yards

Machinery manufacturing and machine shop

Metal fabrication

Moving and storage

Painting and coating application only

Petroleum products (storage)

Planning and millwork

Plumbing and plumbing supplies

Printing, publishing and engraving

Radio and television broadcasting station, studios, tower

Roofing

Sheet metal products

Sign manufacturing, sign painter, shop

Tattoo establishment and body piercing establishment

Tool, die, gauge and machine shop

Trade show/exposition

Truck and freight transfer terminal

U-Haul type trailer rental agency

Upholstery

Warehousing (including mini-warehouses)

Welding

3. *Accessory uses:* Those uses associated with, incidental to and dependent on, the principal use, including caretaker's residence.

4. *Special exceptions:* Laboratories - scientific and industrial.

5. *Development plan review:* Prior to the issuance of a Building permit, a development plan approval shall be Required under the provisions of this code.

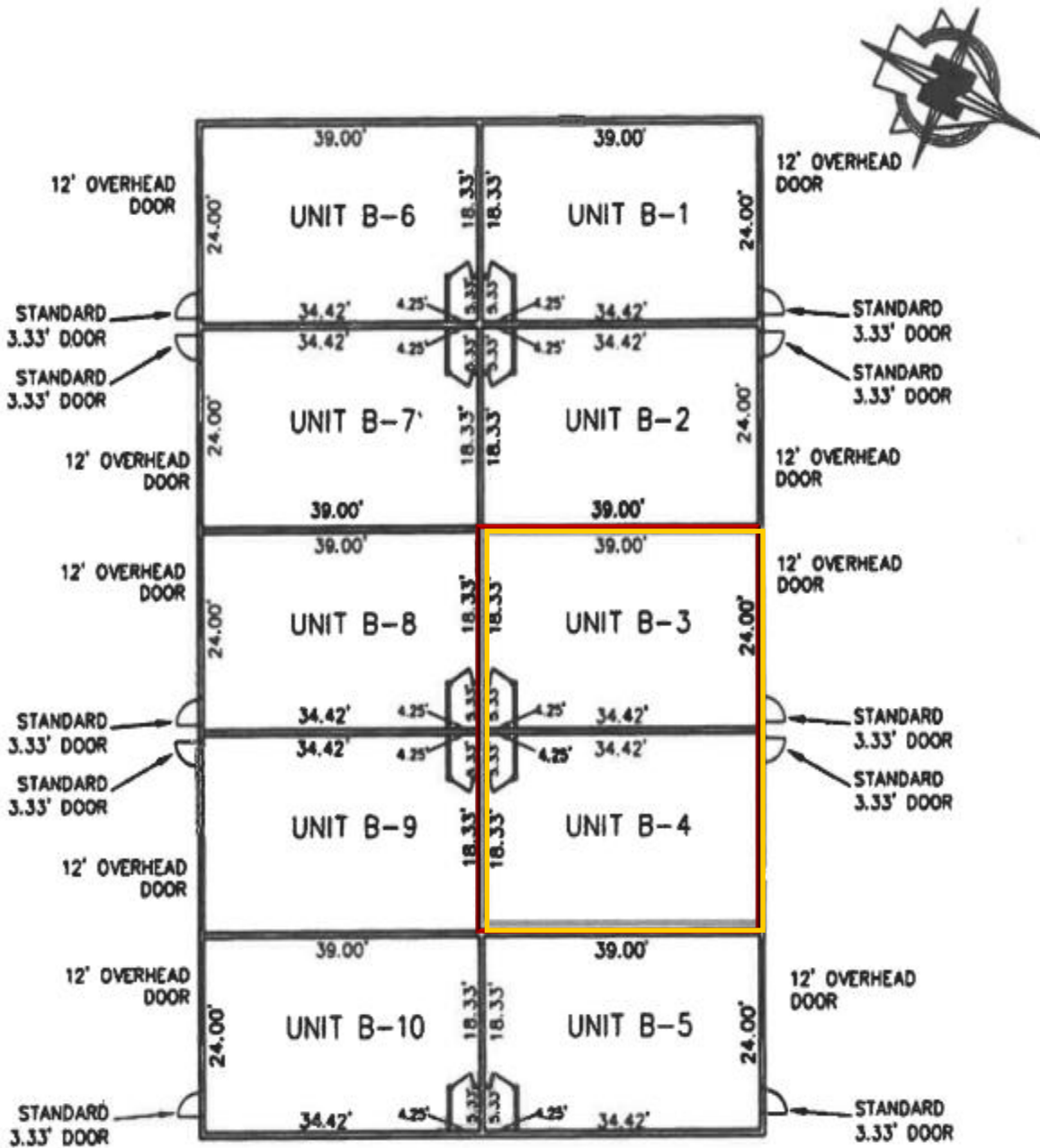


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S NOVA ROAD



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AERIAL PHOTO



AERIAL MAP



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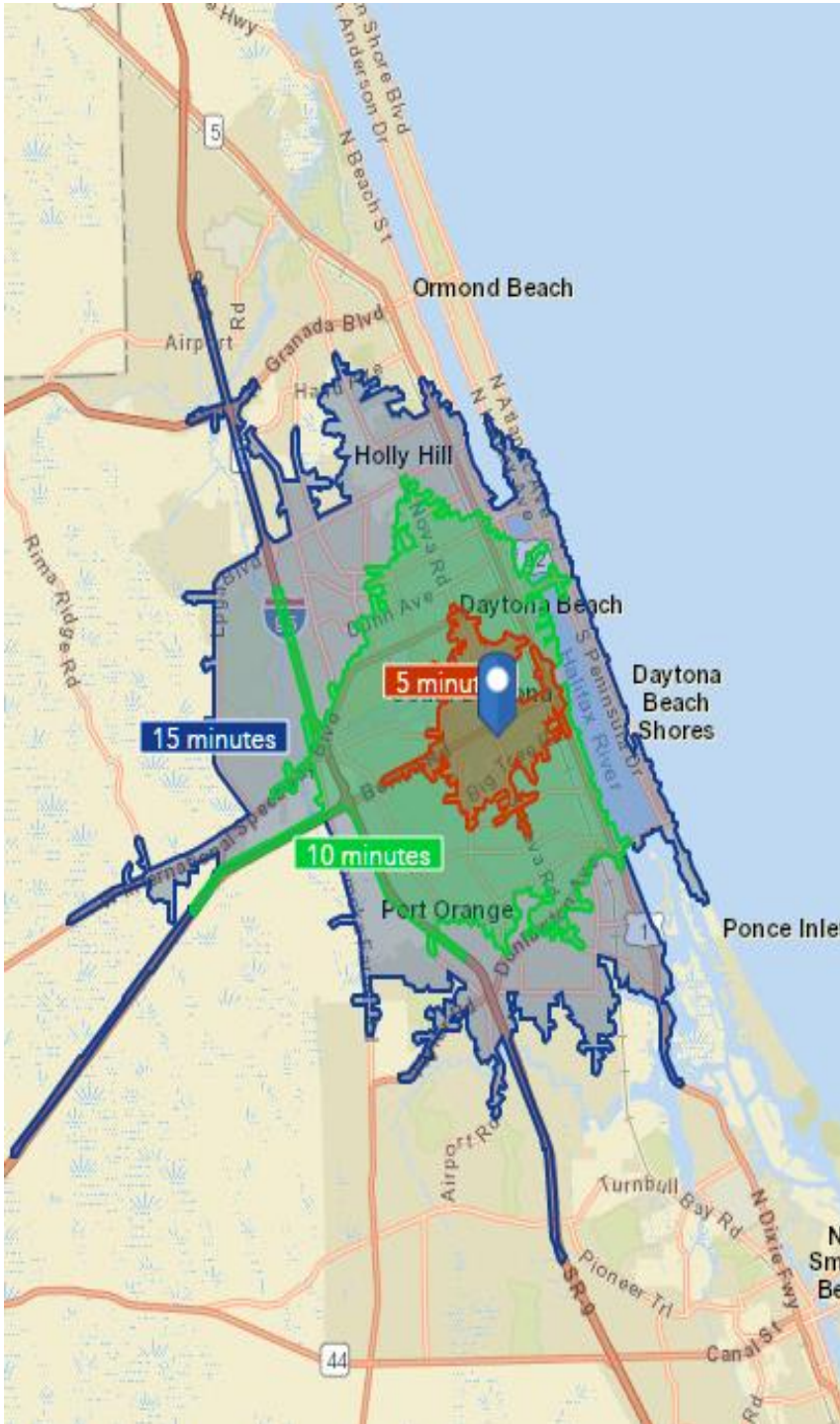
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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



5 MINUTE DRIVE TIME

KEY FACTS

21,791

Population

45.0

Median Age



2.0

Average Household Size

\$36,030

Median Household Income

BUSINESS



1,141

Total Businesses



9,924

Total Employees

10 MINUTE DRIVE TIME

KEY FACTS

83,125

Population

42.9

Median Age



2.1

Average Household Size

\$38,549

Median Household Income

BUSINESS



4,846

Total Businesses



53,732

Total Employees



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