



OFFERING MEMORANDUM

**Office/School/Distribution
Center For Sale**

901 E. MOODY BOULEVARD

Bunnell, FL 32110

PRESENTED BY:

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581

C: 386.295.5723

john.trost@svn.com



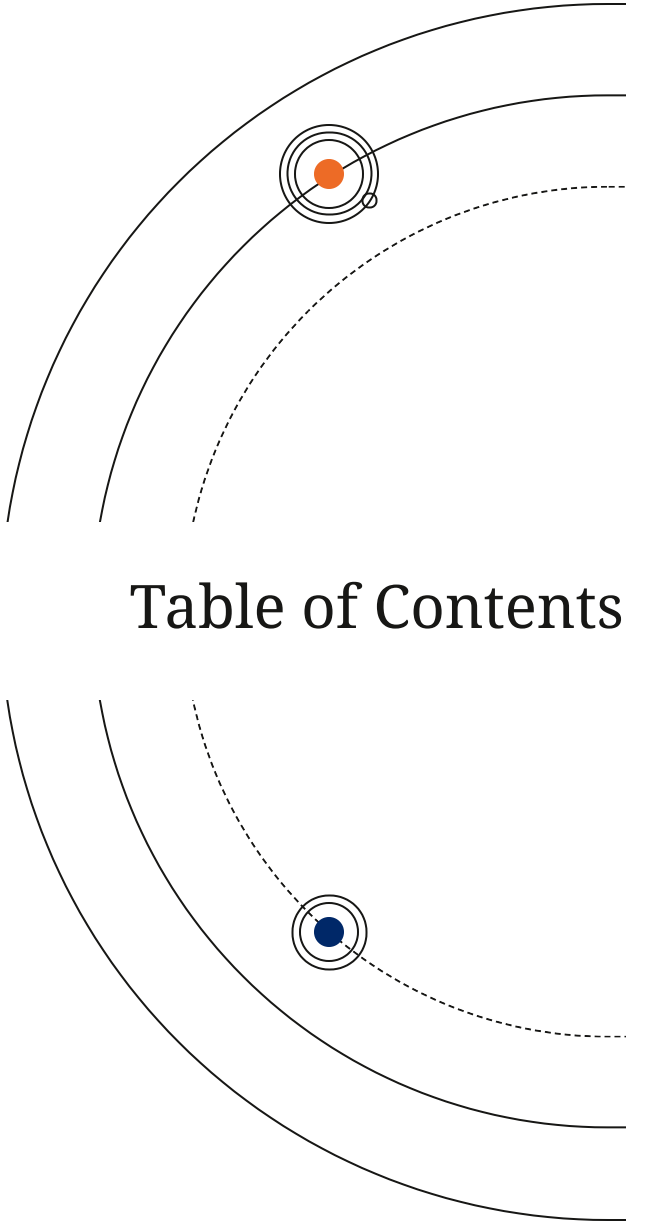


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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

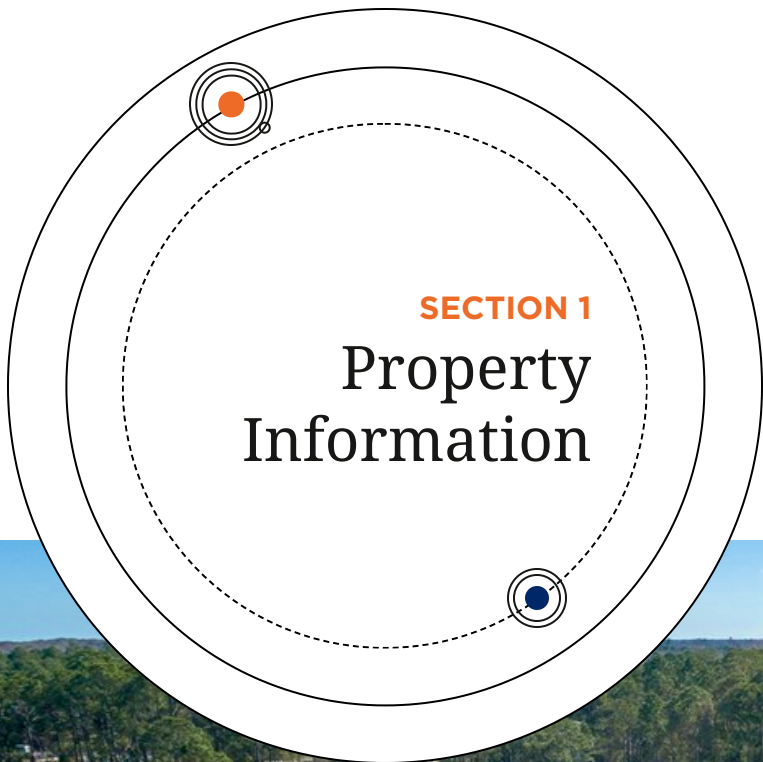
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
**Property
Information**



PROPERTY SUMMARY



PROPERTY DESCRIPTION

36,086 SF Single Story Multipurpose Building For Sale or Lease in Bunnell, FL.

Priced significantly under replacement cost.

Property offers Office, Manufacturing, Research, and Warehouse space.

Built in 1979 with extensive Exterior and Interior Renovations completed in 2015.

41 offices, 20 training/storage rooms, 4 public and 3 private restrooms, and an enclosed and open garage area.

6.73+/- Acre Site with room for building expansion.

Emergency Generator backup - 400 KW 277/480v Diesel.

Ancillary 4,176 SF building on site and Helicopter Pad.

Grand entry with large signage on Moody Boulevard (Highway 100).

Excellent location for Offices, School, Distribution Center, Call Center, Church, ALF, Medical, etc.

123 Parking Spaces - Ratio 3.4 spaces per 1000 SF.

LOCATION DESCRIPTION

Located on the south side of Moody Boulevard a half mile east of State Street (US Highway 1).

Approximately 4.5 miles to AdventHealth Palm Coast and Interstate 95, 3.3 miles to Flagler Executive Airport, 0.8 miles to Flagler County General Services Center, 67.9 miles to Jacksonville, and 96 miles to Cape Canaveral.

OFFERING SUMMARY

SALE PRICE:	\$2,900,000
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LOT SIZE:	6.73+/- Acres
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BUILDING SIZE:	Main Bldg: 36,086 SF Ancillary Bldg: 4,176 SF Total 40,262 SF
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YEAR BUILT:	1979 & 2000
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YEAR RENOVATED:	2015
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PARCEL NO:	10-12-30-0850-00180-0000
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TRAFFIC COUNT:	12,200 AADT
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ZONING:	O-1 and B-2
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PROPERTY DESCRIPTION



RENOVATIONS COMPLETED IN 2015

EXTERIOR RENOVATIONS

- Exterior Stucco System
- New TPO Roof
- Impact Rated Windows
- New Aluminum Fencing with Electric Gate
- New Landscaping
- New Irrigation System

INTERIOR RENOVATIONS

- New Chill Water HVAC System
- New Ductwork and VAV System
- New Electrical System including panels
- Lighting
- Emergency Generator 400 KW 277/480v Diesel

PROPERTY HIGHLIGHTS

- Main Building 36,086 SF
- Ancillary Building 4,176 SF
- Helicopter Pad
- 123 Parking Spaces - Ratio 3.4 spaces per 1000 SF
- Land for Expansion
- 41 offices, 20 training/storage rooms, 4 public and 3 private restrooms, and an enclosed and open garage area

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ADDITIONAL PHOTOS



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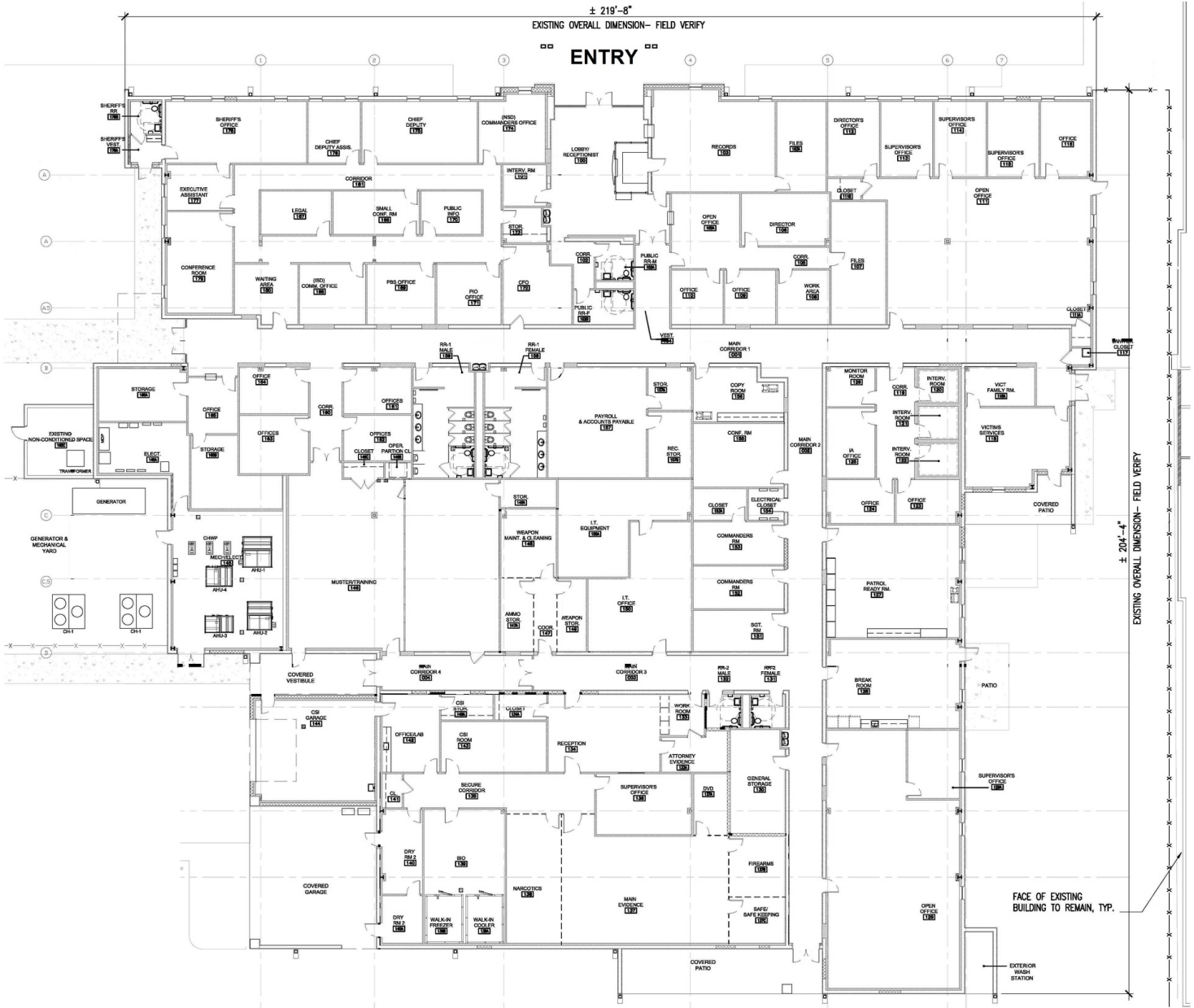


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MAIN BUILDING FLOOR PLAN



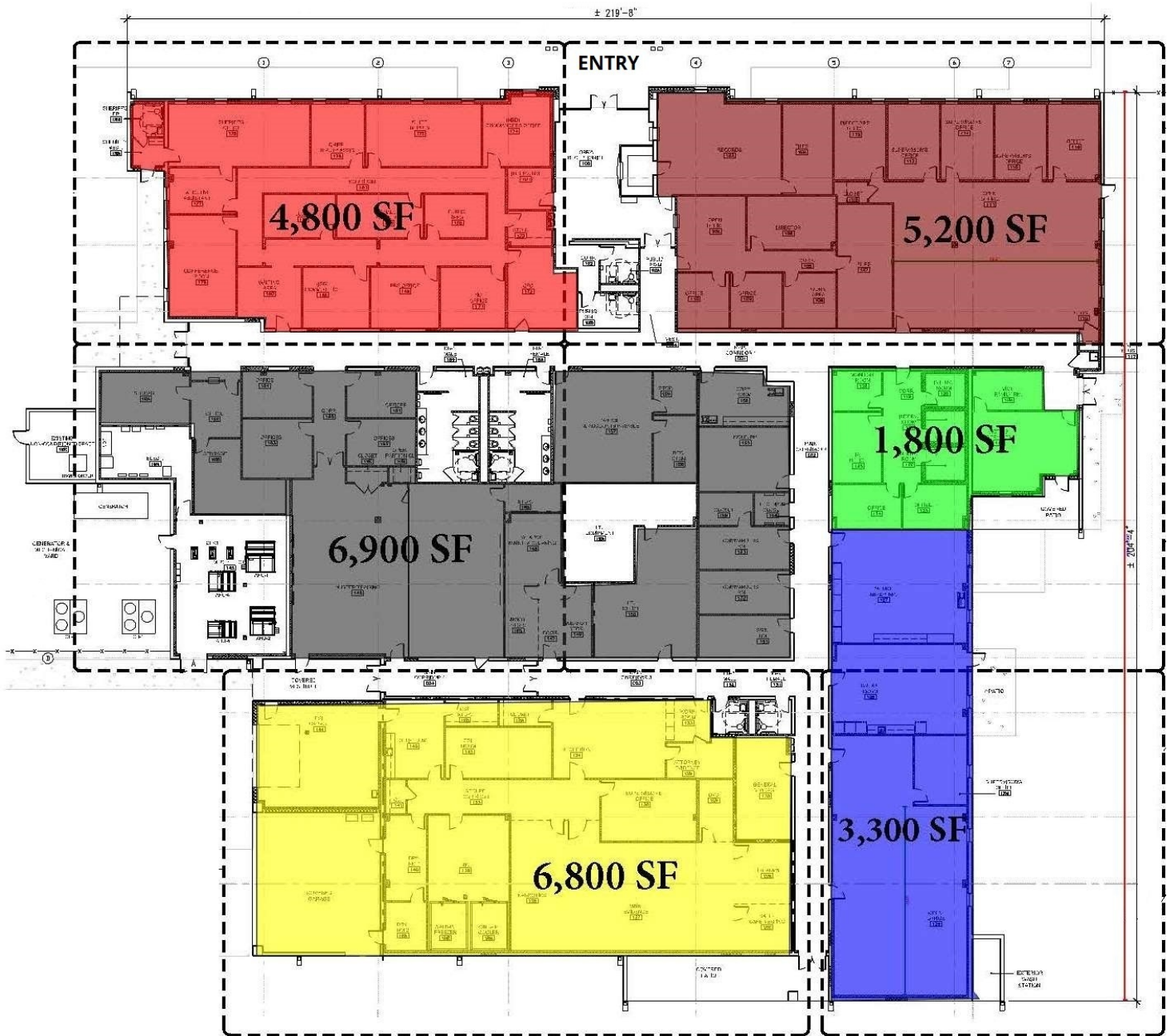
1 OVERALL KEY PLAN

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MAIN BUILDING FLOOR PLAN DIVIDED

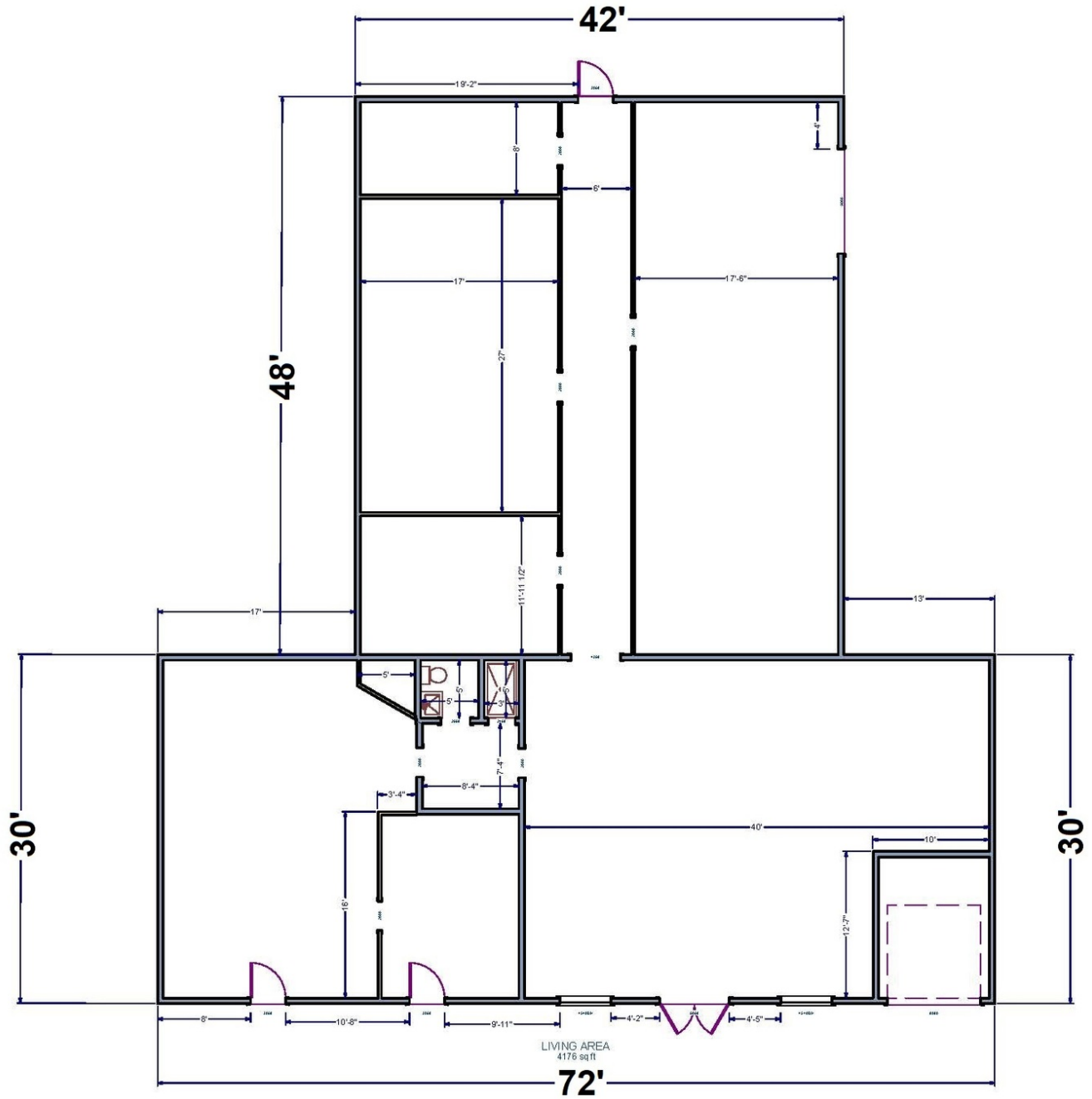


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ANCILLARY BUILDING FLOOR PLAN

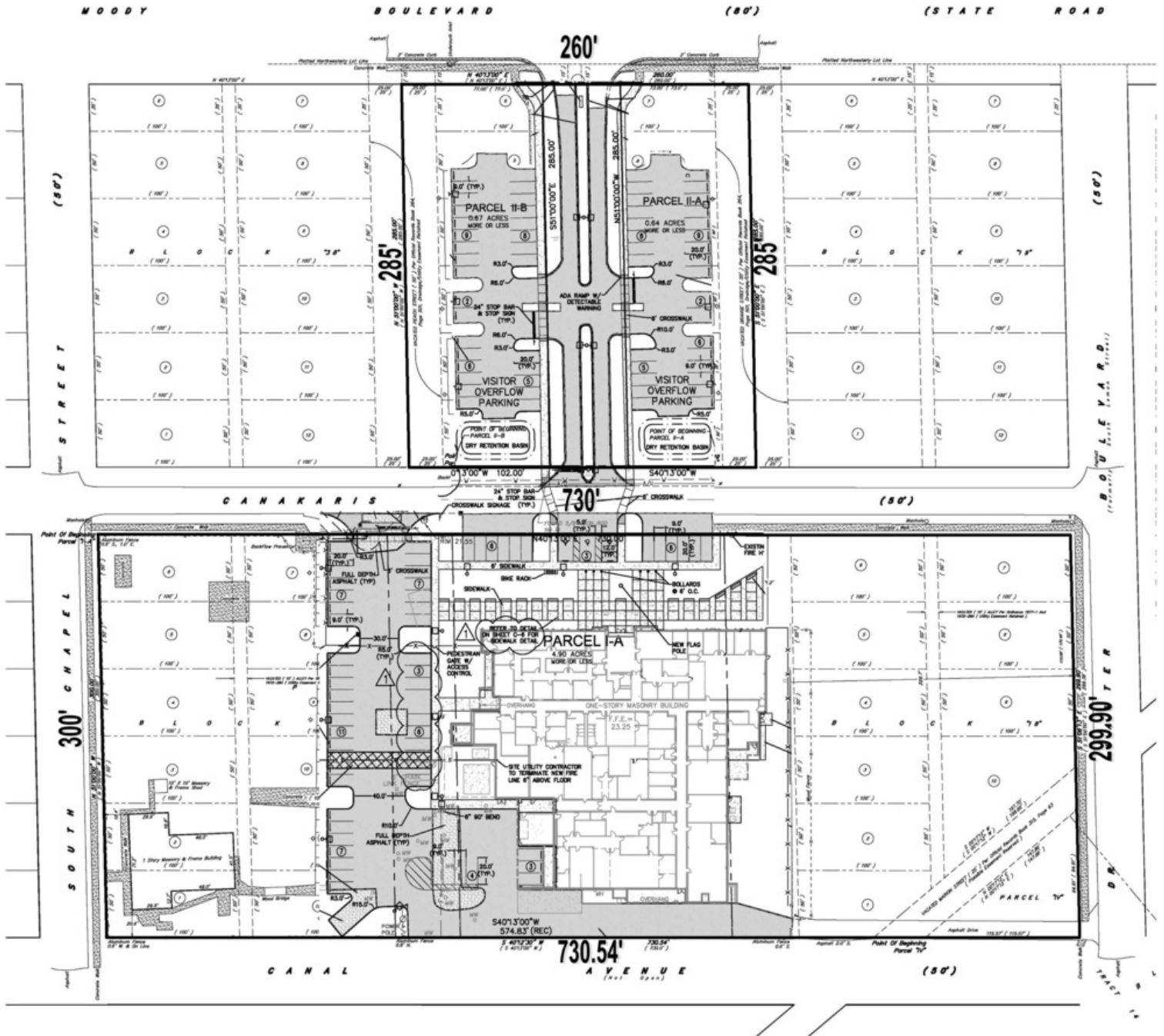


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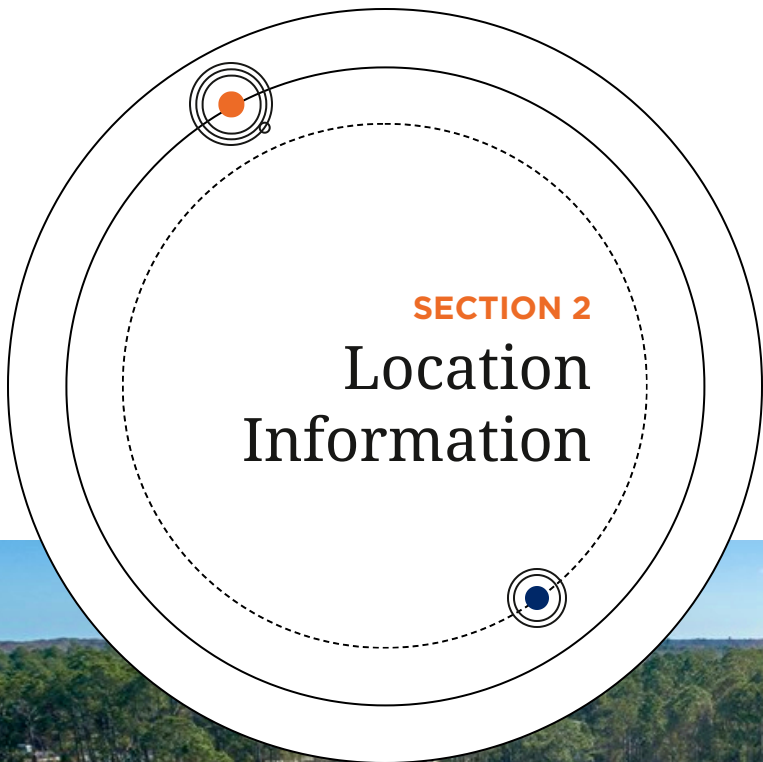
SURVEY



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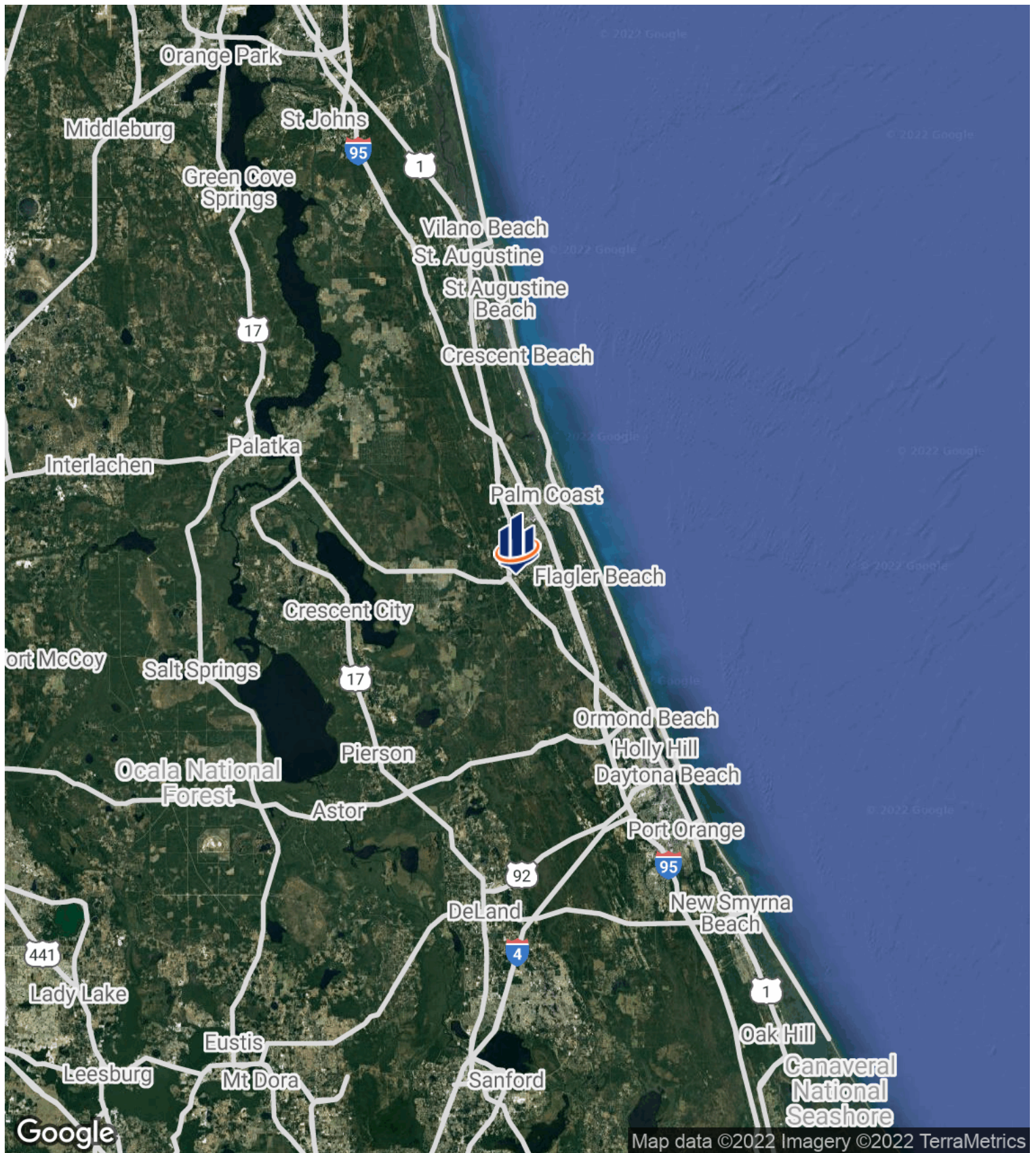
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SECTION 2
Location
Information



REGIONAL MAP

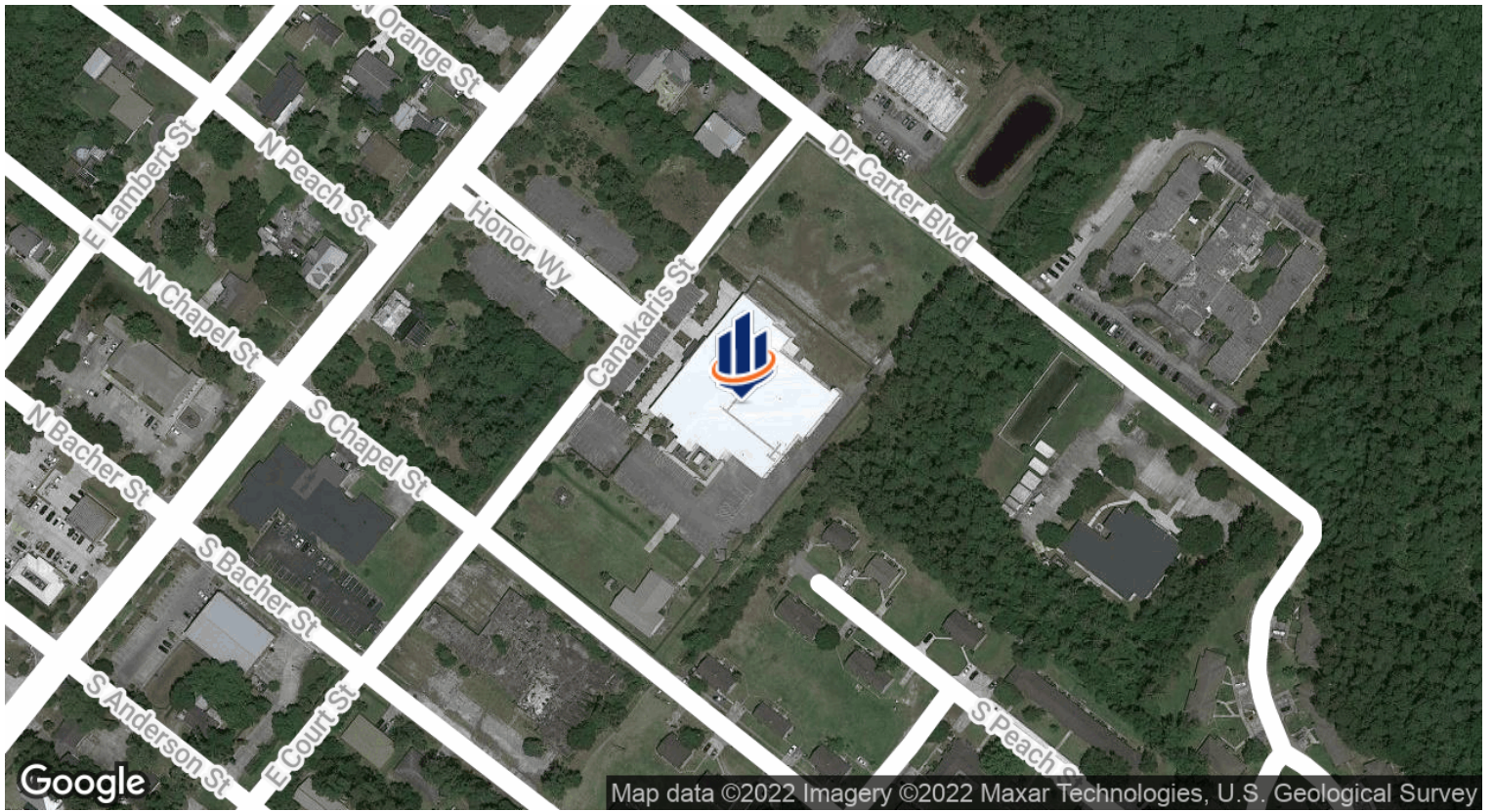


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LOCATION MAPS



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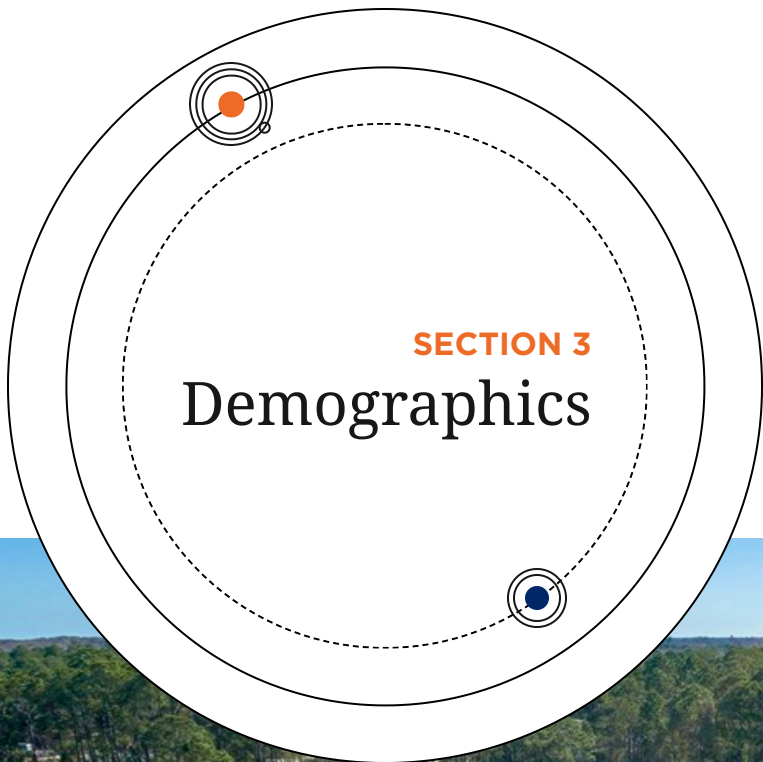
AERIAL MAPS



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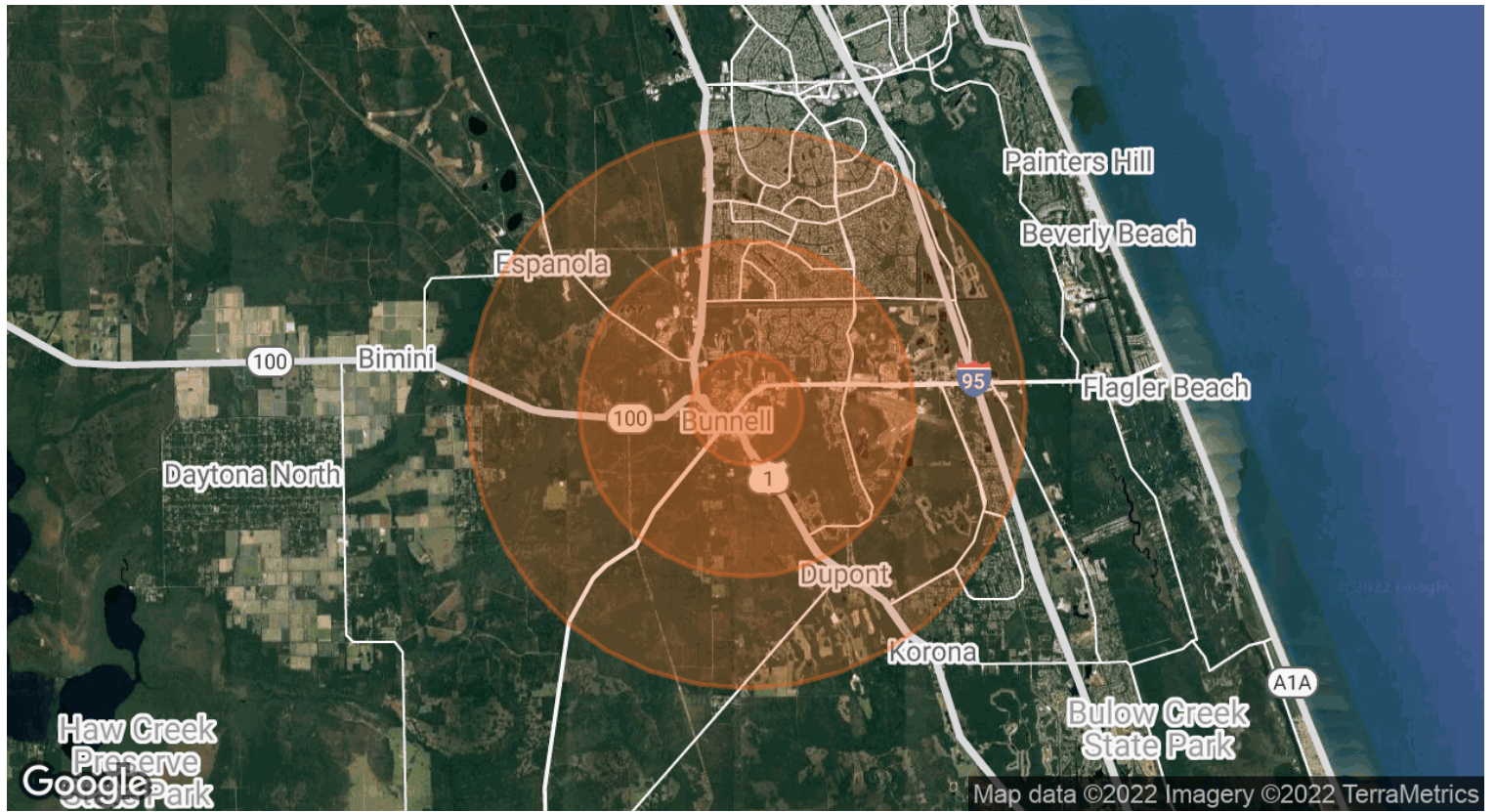
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SECTION 3
Demographics



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,393	17,607	47,771
AVERAGE AGE	41.7	39.4	41.0
AVERAGE AGE (MALE)	43.3	39.7	40.4
AVERAGE AGE (FEMALE)	40.4	38.9	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	990	6,652	17,845
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$57,159	\$74,141	\$70,768
AVERAGE HOUSE VALUE	\$257,641	\$222,757	\$216,682

* Demographic data derived from 2010 US Census

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SECTION 4
Advisor Bio



ADVISOR BIO



JOHN W. TROST, CCIM

Principal | Senior Advisor

john.trost@svn.com

Direct: 386.307.4587 | Cell: 386.295.5723

FL #BK-0160420

PROFESSIONAL BACKGROUND

WORKING IN COMMERCIAL REAL ESTATE SINCE 1985
IT IS ALL ABOUT YOU!

Your dreams, your needs, and your time. Working with you, on your team as agent and advocate from the beginning through to closing.

Seasoned professional with the education, designation, and experience. Bachelor of Business Administration - Degree in Finance from the University of Central Florida, the coveted Certified Commercial Investment Member (CCIM) designation, and the hands-on experience working with business professionals, developers, and investors.

A recognized leader with over 30 years experience in Commercial Real Estate Sales and Leasing. During that time working with developers, financial institutions, and property owners to maximize their returns and leverage their time in land and investment property sales from multifamily sites and subdivisions, to large and small retail shopping centers and office complexes, and church properties across Florida. As well as extensive experience in office and retail leasing to numerous national, regional, and local tenants.

Specializing in retail and office sales, leasing, and development.

With tremendous growth and interest in the Volusia-Flagler market, you too can benefit from the strength of a commercial broker with the expertise and integrity to maximize your dollars and your time.

EDUCATION

Bachelor, Finance
University Of Central Florida 1992

MEMBERSHIPS

International Council of Shopping Centers
CCIM Institute

SVN | Alliance Commercial Real Estate Advisors

1275 West Granada Blvd. Suite 5B
Ormond Beach, FL 32174
386.310.7900

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