

# FOR SALE

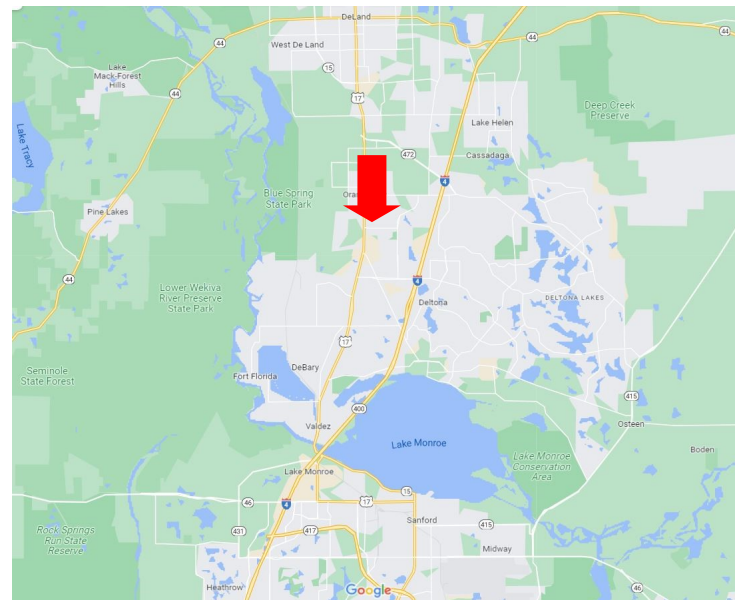


## Office / Warehouse Building

167 N Industrial Drive Orange City, FL 32763

### Property Highlights:

- Approximately 10,000 sf building demised into 2 separate units of roughly 50/50 split (Units "A & B").
- Both units offer a mix of conditioned office and warehouse space, each with its own dock-high roll up door.
- Unit "B" occupied by tenant paying below market rent; willing to vacate their unit upon property closing.
- Unit "A" leased to existing long term tenant with several years remaining.
- Extremely tight market for existing properties of this size and use type.



**For More Information, contact:**

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