

# SALE

## NOVA ROAD FLEX BUILDING

1010 S Nova Rd Ormond Beach, FL 32174



### PROPERTY OVERVIEW

Great multi-purpose flex property located at the SW corner of Arroyo Pkwy and busy Nova Rd. Highlights include approximately 19,000SF Gated Fenced area currently used for Boat/RV/Trailer & U-Haul Storage & Parking, accessible from Arroyo and Nova. The 5,000SF building is set up with 2500SF± in the front including an 1800+SF office/retail area, (2) 130+SF offices and a break room with 2 restrooms, and 2500SF± in the back with warehouse/shop space including a roll up door. Utilities include Phase 3 electric and Daytona Beach city water. County Zoning is Light Industrial with an Ormond Beach Address.

\*Appointment Necessary, Please do not disturb business.

### OFFERING SUMMARY

Building Size:	5,000sf
Lot Size:	32,445sf / 0.74acres
Parking:	R/V, Boat, Trailer
Fenced Area:	±19,000SF
Year Built:	1980
Zoning:	Light Industrial

### PROPERTY HIGHLIGHTS

- Busy Nova Road Frontage
- 32,445 SF / 0.74 AC Corner Lot
- 5000 SF Building
- Shop/Warehouse/Office Space
- 12' Roll-up Door
- Industrial Outside Storage
- County Zoning Light Industrial
- Phase 3 Electric & Daytona City Water

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