

SALE

DAYTONA BEACH INDUSTRIAL BUILDING WITH IOS

3624 West International Speedway Boulevard Daytona Beach, FL 32124



PROPERTY DESCRIPTION

Rare opportunity to acquire a well-maintained industrial property situated on approximately 2.7 acres along West International Speedway Boulevard in Daytona Beach. The offering includes the primary property and three adjacent parcels, providing a large, fully fenced site with industrial outside storage and access from two roadways. The approximately 6,700-square-foot industrial building features dock-high and grade-level loading, heavy power, functional office space, and a well-maintained warehouse area. The property has been owned and maintained by the same owner for over 40 years. The strategic location provides convenient access to Interstate 4, Interstate 95, and major business and population centers throughout Volusia County. OWNER WILL CONSIDER FINANCING

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lot Size:	2.7 Acres
Building Size:	6,700 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	740	6,960	95,025
Total Population	2,062	17,279	217,000
Average HH Income	\$155,392	\$105,329	\$78,298

PROPERTY HIGHLIGHTS

- 6,700 SF industrial building
- I-1 zoning
- 2.7 acres of industrial site

Robert Rand, CCIM, SIOR
(386) 672-8530

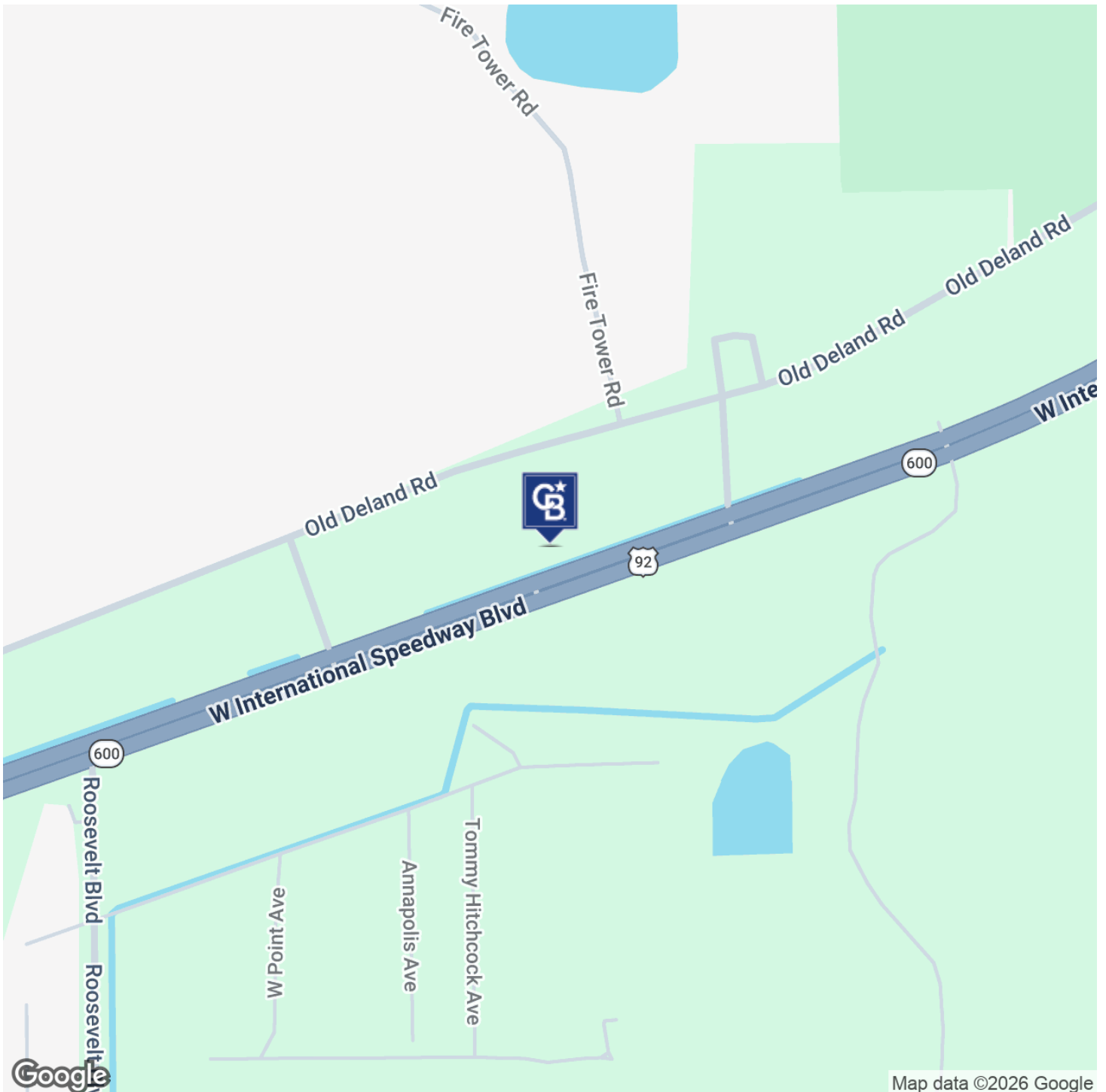


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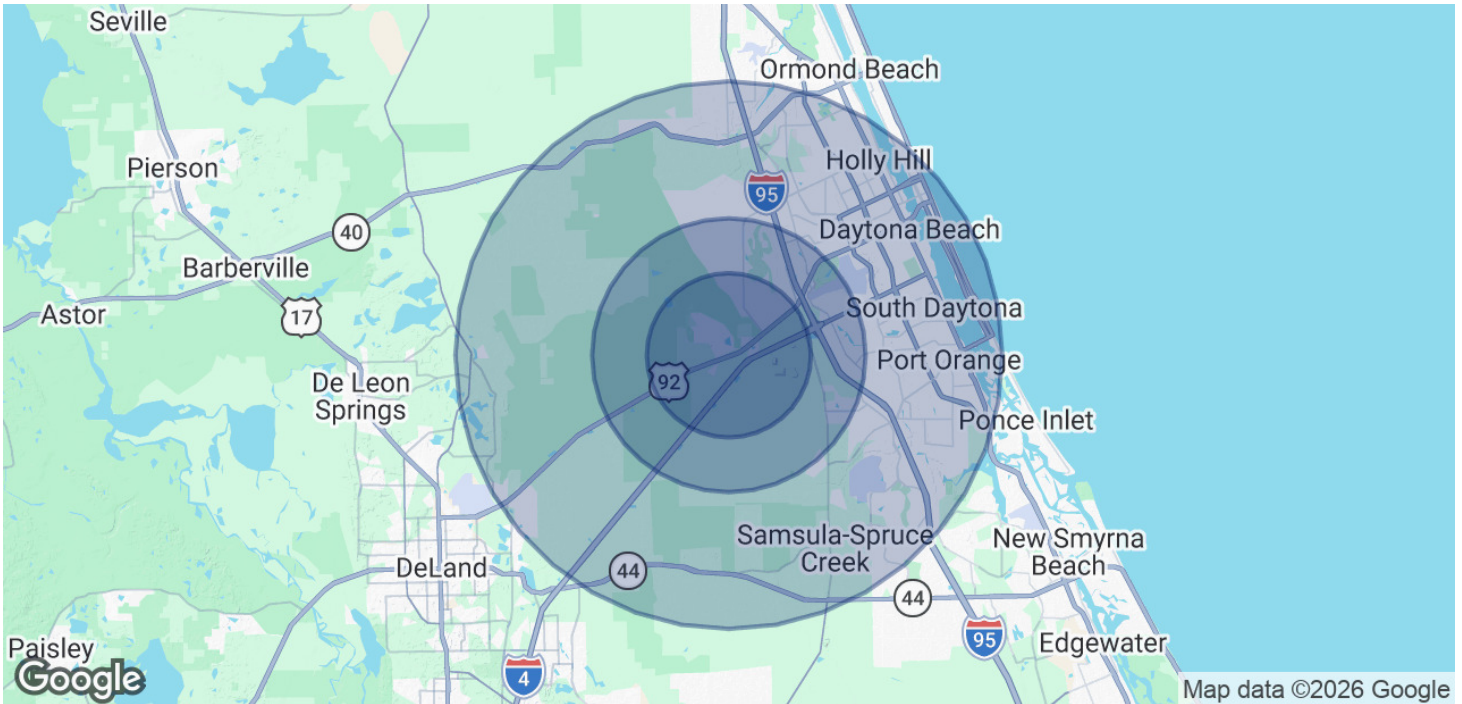


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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	2,062	17,279	217,000
Average Age	46.5	40.8	46.1
Average Age (Male)	42.7	37.4	44.7
Average Age (Female)	45.5	43	47

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	740	6,960	95,025
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$155,392	\$105,329	\$78,298
Average House Value	\$394,490	\$349,636	\$281,694

2023 American Community Survey (ACS)

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