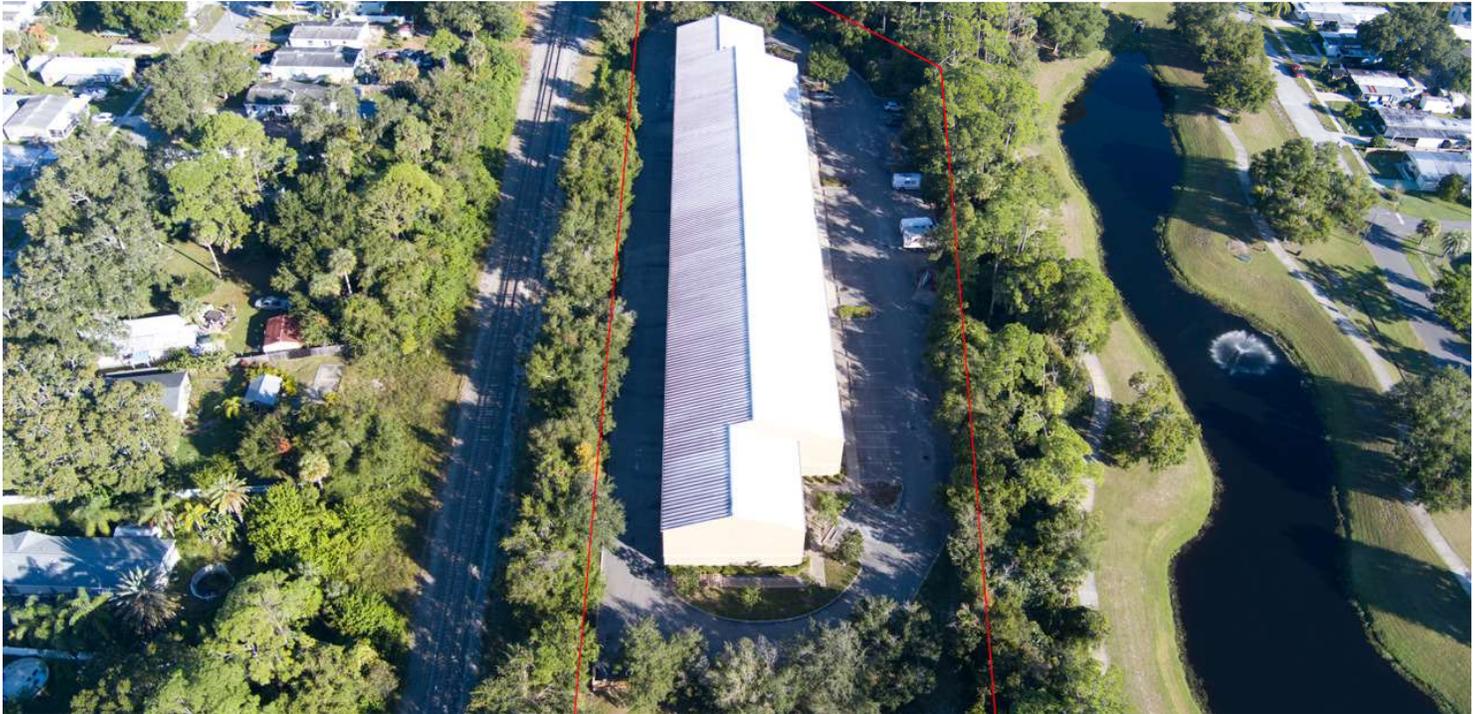


585 COMMONWEALTH

585 Commonwealth, Port Orange, FL 32127



PROPERTY DESCRIPTION

Spacious 30,060 sq ft industrial property in Port Orange, featuring 4,348 sq ft of office/showroom space and 26,712 sq ft of warehouse/manufacturing space. The warehouse includes 15 plumbed 1,500 sq ft units, each with its own 18' bay door and 37' ceiling height for potential second-floor build-out. Built in 2009 with concrete construction it has 3-phase electric, 16 separate electric meters, 5 offices, conference room, 2 breakrooms, and 3 warehouse bathrooms (total 5 bathrooms). Firewall between office/showroom and warehouse. Excellent highway access in Port Orange, close to regional transport hubs. *Flexible space with individual units for manufacturing or distribution, *High ceilings offer potential for expansion or additional build-out, *Well-suited for a variety of industrial or commercial operations.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	3.41 Acres
Building Size:	31,060 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	487	1,398	4,212
Total Population	951	2,750	8,853
Average HH Income	\$47,853	\$50,004	\$59,157

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

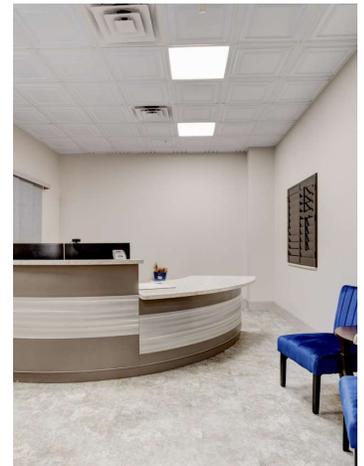
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INDUSTRIAL FOR SALE

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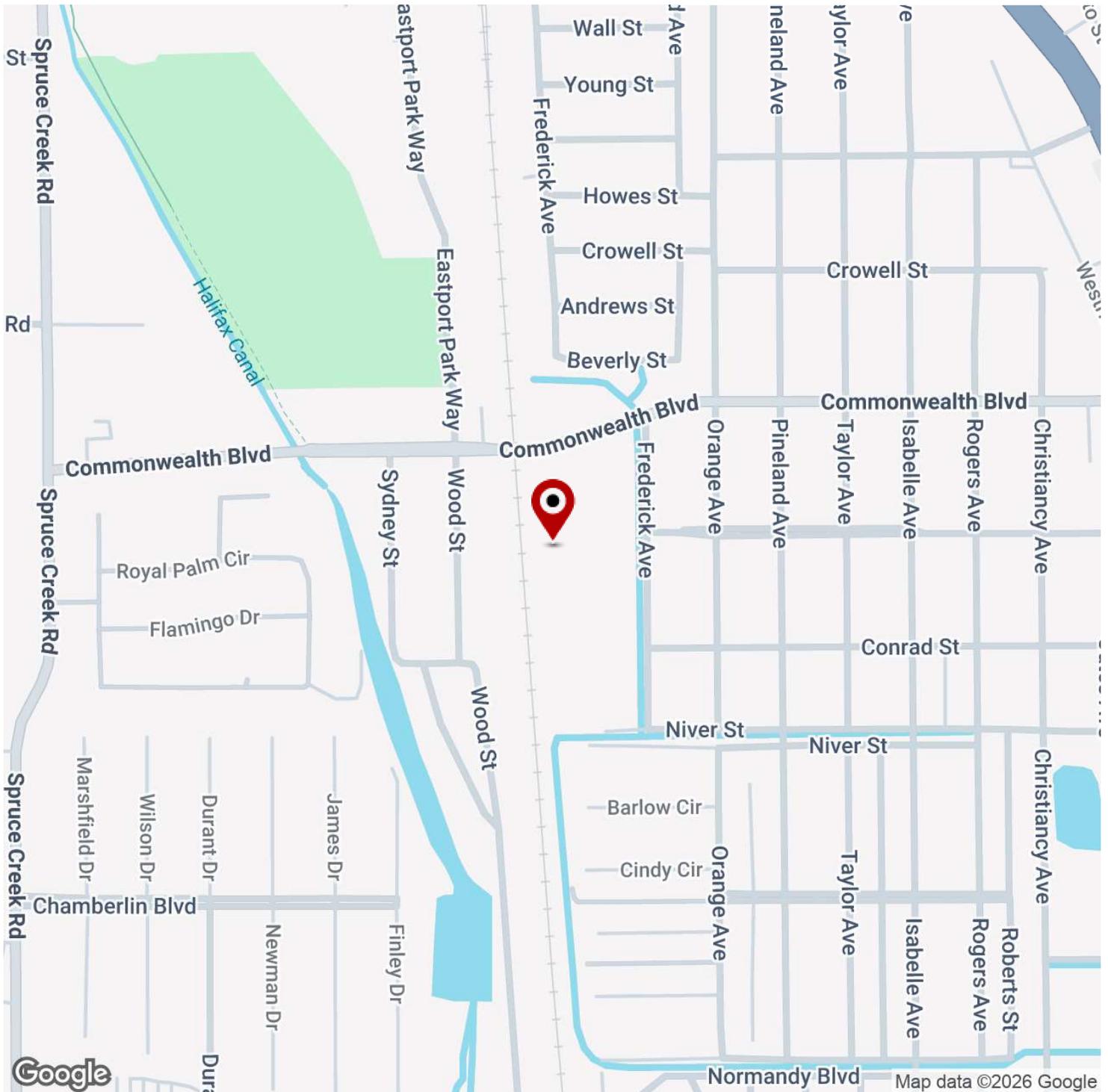
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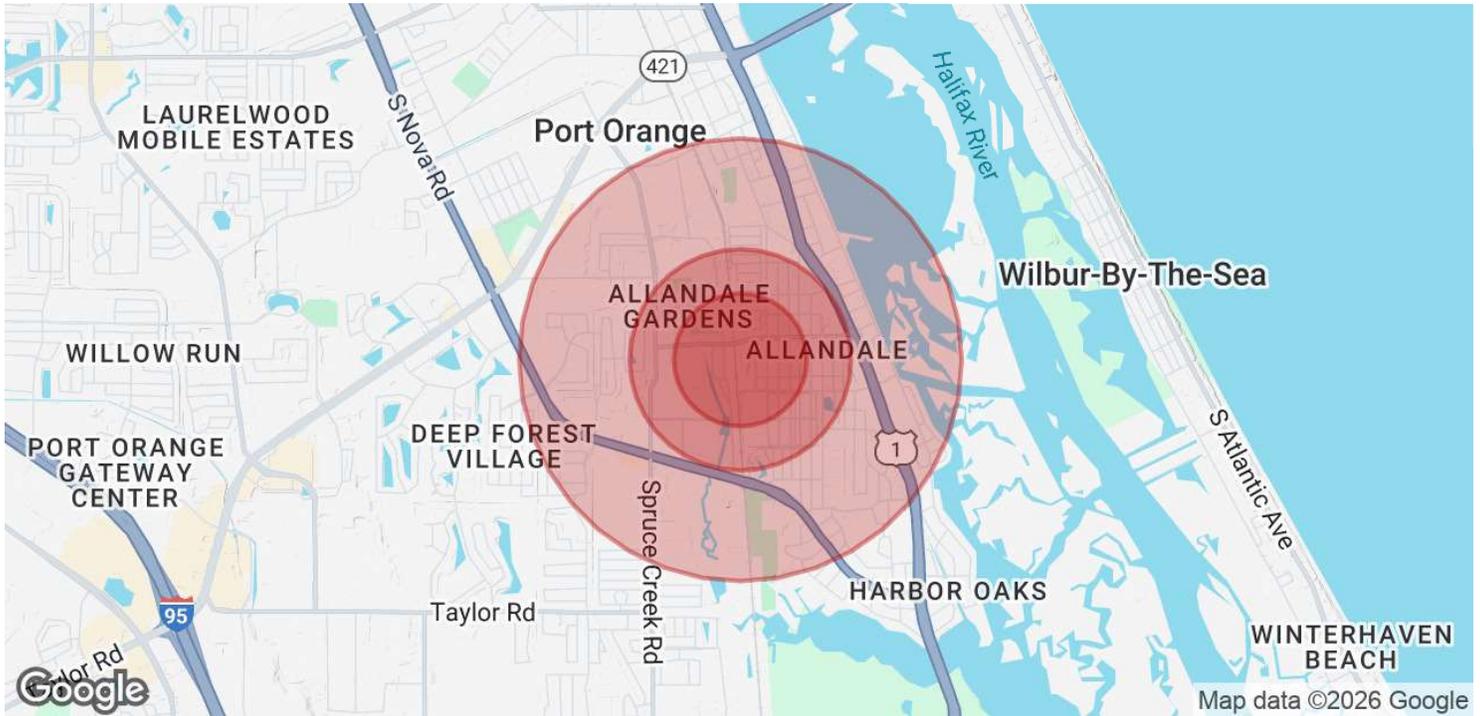
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	951	2,750	8,853
Average Age	55	54	50
Average Age (Male)	54	53	49
Average Age (Female)	56	55	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	487	1,398	4,212
# of Persons per HH	2	2	2.1
Average HH Income	\$47,853	\$50,004	\$59,157
Average House Value	\$147,165	\$163,017	\$229,716

Demographics data derived from AlphaMap

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