

FOR LEASE

Bunnell, FL

INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY



SITE AVAILABLE

3235 N State Street, Bunnell, FL



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE

Bunnell, FL

INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY



BUILDING COVERAGE

13,343 SF

LOT SIZE

3.50 AC

ZONING

L-1 Industrial

ACCESS

N State Street

ASKING RATE

Reach out to Broker

CLEAR HEIGHTS

18 ft - 21 ft Clear - Pitched Roof

DRIVE - IN & DOCK HIGH

2 Drive In Bays / Doors

POWER

480 amp. 3- phase

TRAFFIC COUNTS

21,000 VPD



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE

Bunnell, FL

PROPERTY OVERVIEW



This versatile industrial property is well positioned along North State Street (US-1), a primary commercial corridor serving Bunnell and the greater Palm Coast market. The site offers a rare combination of functional warehouse space and expansive industrial outdoor storage (IOS), making it ideal for a wide range of industrial and service-oriented users.

The building consists of approximately 13,343 square feet with 18'-21' clear ceiling heights under a pitched metal roof, providing strong vertical functionality for equipment storage, light manufacturing, or fleet operations. The property is equipped with two (2) drive-in doors and is believed to have 480-amp, 3-phase power (to be verified), allowing for power-intensive industrial uses.

Situated on approximately 3.5 acres of usable IOS, the site supports outdoor storage, vehicle parking, equipment staging, and operational yard use—features that are increasingly difficult to find in the Flagler County market. The property was previously leased to Yellowstone Landscape, demonstrating proven functionality for contractors and outdoor-oriented businesses.

Ideal User Profiles

- Equipment rental & service companies
- Landscaping & site contractors
- Auto collision & body repair
- Truck repair, fleet maintenance, or specialty automotive
- Construction trades, utility contractors, or industrial service users



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE

Bunnell, FL

PRIME LOCATION



Strategic Location & Regional Access

3235 N State Street, Bunnell, FL is strategically positioned within one of the fastest-growing corridors in Flagler County, benefiting directly from major residential, retail, and mixed-use developments underway in Bunnell and Palm Coast.

The property sits along US-1 (North State Street), a primary north-south commercial artery connecting Daytona Beach and St. Augustine, and serves as a critical service corridor for contractors, trades, and industrial users supporting growth throughout the region.

Regional Connectivity:

The property's location provides efficient access to Palm Coast, Daytona Beach, and St. Augustine, while remaining outside of higher-cost, more restrictive coastal submarkets. This positions the site as an attractive alternative for users seeking functional space with IOS, without the pricing or zoning constraints found closer to the coast.

3235 N State Street is well positioned to capture this demand, offering visibility, access, and functional layout in a growth market that is still early in its industrial evolution.



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

FOR LEASE

Bunnell, FL

LOCAL DEVELOPMENT GROWTH



Proximity to Major Development Activity

Palm Coast Expansion:

Palm Coast continues to rank among the fastest-growing cities in Florida, with extensive residential, retail, and infrastructure projects either approved or in progress. Large master-planned communities and commercial nodes are driving increased demand for equipment rental, landscaping, construction services, fleet operations, and repair facilities—all ideal users for this property.

Retail & Commercial Growth:

Significant new retail development, including a proposed 171,000-square-foot big-box retail project along SR-100, underscores the rapid expansion of commercial activity in the immediate trade area. These projects generate long-term demand for service-oriented industrial users that require yard space, equipment staging, and easy roadway access.

Bunnell Development Momentum:

Bunnell is seeing increasing attention from developers as Palm Coast continues to expand westward. Recent approvals and planned developments signal a transition from a historically low-density market to one that supports supportive industrial and contractor-focused uses, particularly along major corridors such as US-1.

As residential density and commercial development accelerate throughout Flagler County, demand continues to rise for industrial service users that support construction, maintenance, logistics, and fleet operations. Properties offering warehouse space paired with substantial outdoor storage—especially along major corridors—are increasingly scarce.



GORAL KHATTA

p: (443)285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410)977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY

FOR MORE INFORMATION CONTACT:

GORAL KHATTA

p: (443) 285-9775

e: Goral@GreenspringRealty.com

DAN FLAMHOLZ

p: (410) 977-4738

e: Dan@GreenspringRealty.com

NICKI BERG

p: (410)274-6107

e: Nicki@GreenspringRealty.com

BALTIMORE OFFICE

a: 1212 York Road, Suite C300, Lutherville, MD 21093

www.greenspringrealty.com

2025 Greenspring Realty Partners. This Offering Memorandum ("Memorandum") has been prepared solely for the purpose of providing potential investors or purchasers with general information about the property described herein (the "Property"). The information contained in this Memorandum is based on sources believed to be reliable; however, no representation or warranty, expressed or implied, is made as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation and analysis.