

For Sale or Lease
Warehouse/ Office – 15,882 SF



Offering Memorandum – For Sale or Lease
430 Andalusia Ave, Ormond Beach, FL 32174

PRB | PREFERRED
REAL ESTATE
BROKERS

BOR: Jose Fleming Lic # BK3398881

EXCLUSIVELY LISTED BY

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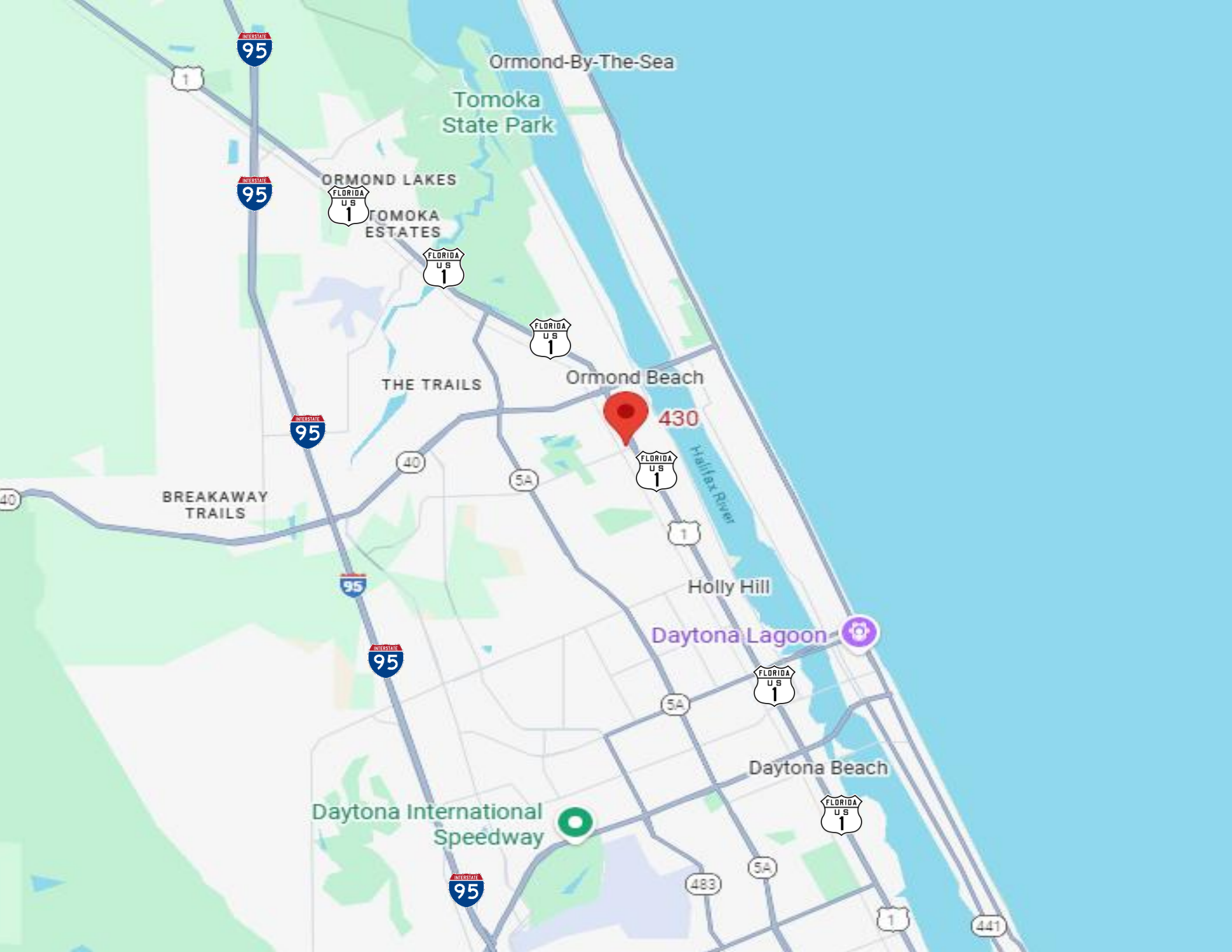


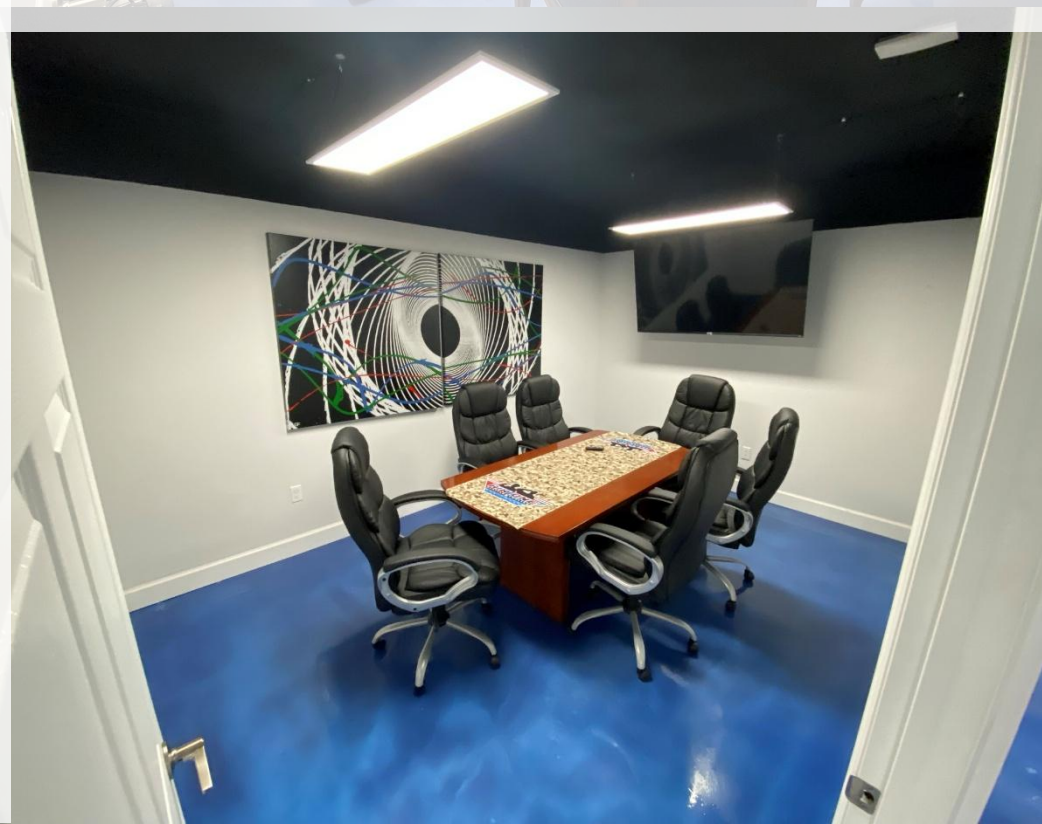


Property Highlights

- **Located in Ormond Beach, FL:** just south of SR40 and adjacent/ parallel of US1
- **Easy Access to I-95 North and South**
- **Ample parking & power:** over 20 parking spaces available. The building is equipped with 3 phase power, a 400-amp panel, and pre-run conduit for easy upgrades.
- **Office & Amenities:** six private offices, two conference rooms, and six isolated cubicles. Includes six bathrooms with insta hot water for convenience.
- **Security & Technology:** full security system, video monitoring, high-end mesh internet, and ethernet wiring throughout to ensure seamless connectivity.
- **Warehouse Excellence:** copper-run air compressor outlets, four loading docks (one in front, three rear), and full concrete deck for direct vehicle access. Interior warehouse height peaks at 32' with LED lighting and three rooftop fans.
- **1.13 Total Acres – Room For Outdoor Storage**
- **Climate Control:** state-of-the-art AC systems installed in 2020, featuring large air filtration and I-WAVE systems for superior air quality.
- **Infrastructure & Maintenance:** new roof coating in 2021. Additional storage with milling access at the rear enhances functionality. New LED lighting throughout the building.

















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Sale Price
\$3,384,675

For Lease
\$14/SF

Sale Price/SF
\$213.11/SF

430 Andalusia Ave
Ormond Beach, FL
32219

Offering Summary

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Property Address	430 Andalusia Ave, Ormond Beach, FL. 32174
Parcel Number	4242-10-070500
Property Type	Industrial
Building Area	15,882 SF
Rentable Building Area	15,882 SF
No. of Stories	2
Warehouse	11,388 SF
Office	4,104 SF
Year Built	1992
Year Renovated	2021
Zoning	B-5 – Industrial
Lot Size	1.13 Acres

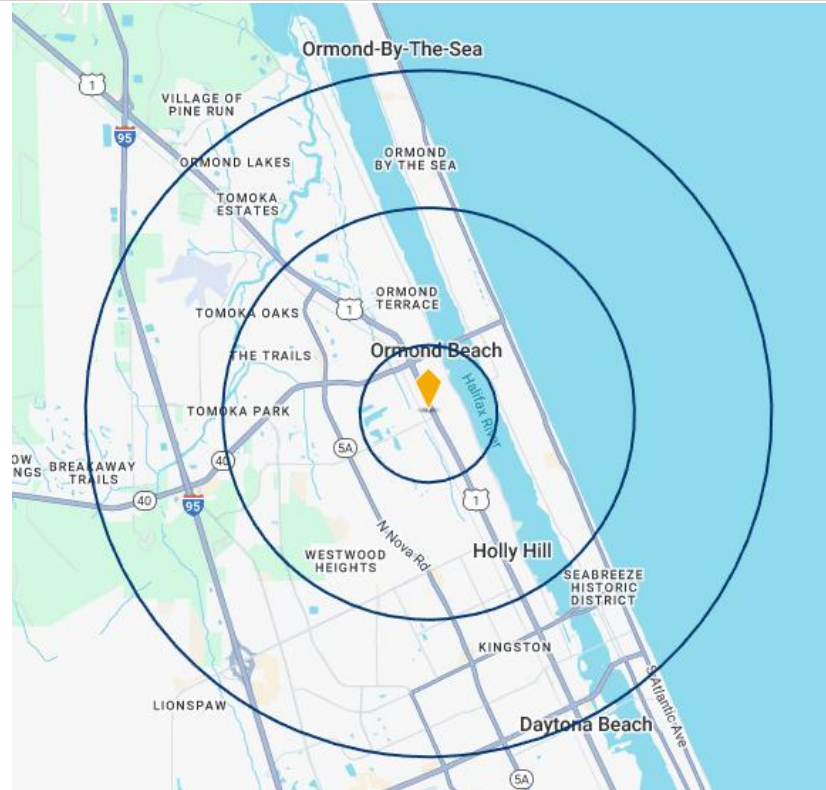


Population

	1 mile	3 miles	5 miles
2020 Population	5,582	52,487	102,732
2024 Population	5,527	57,465	114,842
2029 Population Projection	6,079	64,223	128,701
Annual Growth 2020-2024	-0.2%	2.4%	2.9%
Annual Growth 2024-2029	2.0%	2.4%	2.4%
Median Age	47.2	50.3	46.7
Bachelor's Degree or Higher	23%	24%	24%
U.S. Armed Forces	0	0	11

Income

	1 mile	3 miles	5 miles
Avg Household Income	\$64,996	\$69,088	\$66,267
Median Household Income	\$57,443	\$51,050	\$50,611
< \$25,000	650	6,728	13,520
\$25,000 - 50,000	389	6,117	11,792
\$50,000 - 75,000	501	5,167	10,565
\$75,000 - 100,000	367	2,932	6,071
\$100,000 - 125,000	220	1,893	3,465
\$125,000 - 150,000	161	1,299	2,159
\$150,000 - 200,000	102	961	1,779
\$200,000+	20	1,151	1,916



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