

\$5,750,000




# for Sale or Lease

11 Hargrove Lane, Palm Coast FL

**Multi-use Industrial Development**

Contact brokers for leasing information

 **JLL** SEE A BRIGHTER WAY

# 11 Hargrove Lane, Palm Coast FL

## PROJECT OVERVIEW:

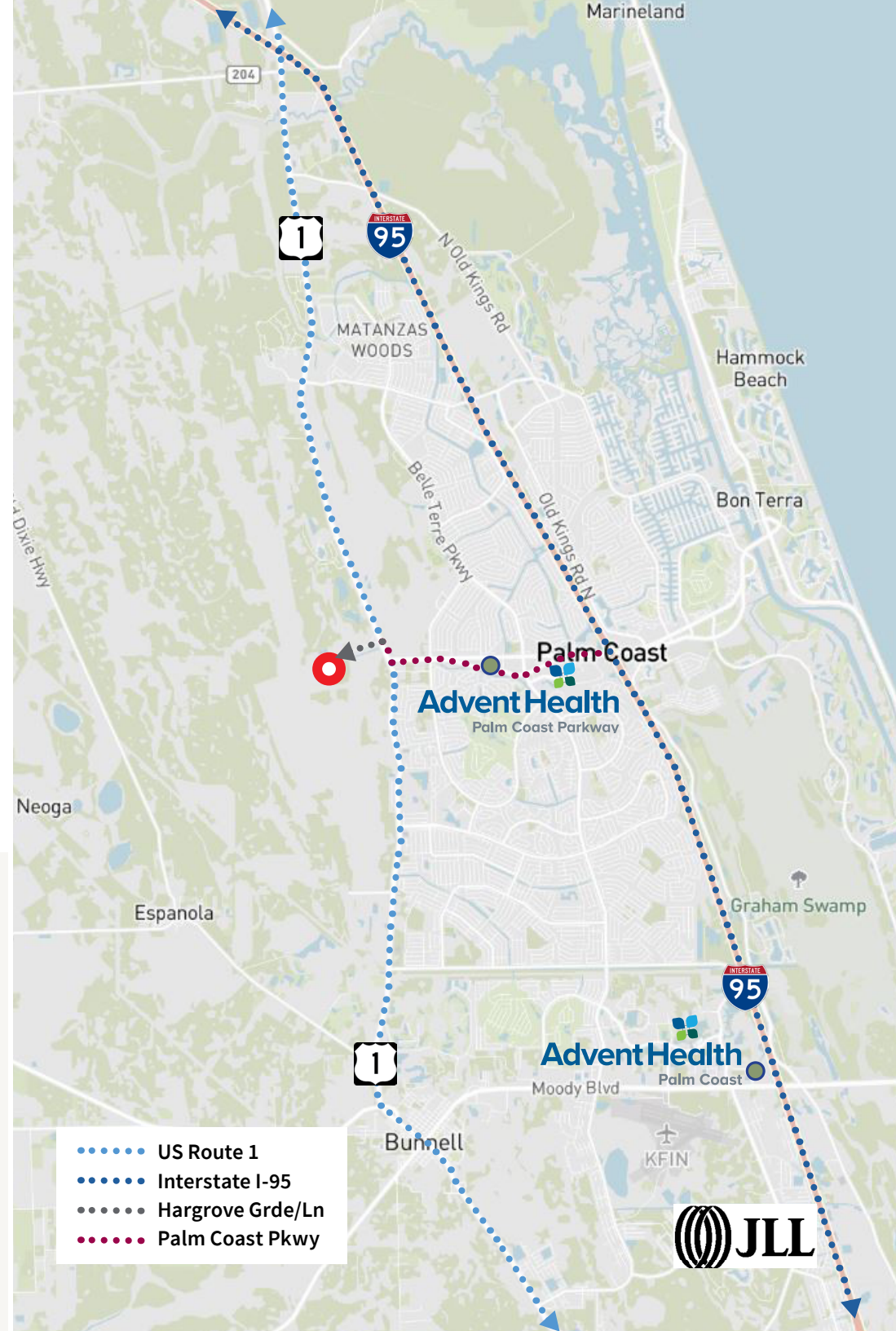
A 2 phase, multi-use Industrial development consisting of luxury garage condos and flex industrial spaces.

- 26 developable acres
- Tilt-wall construction
- Doors: (TBD)
- Zoning: IND-1
- 2,878 SF – 30,000 SF stand-alone building options
- Delivery: 12 months from a fully executed lease document
- Site is available for sale or lease
- Tenant improvements negotiable based on Lease term and Tenant credit
- Development Order in hand and entitlements (permits) in place
- Utilities available at the site
- Ample parking - 1.9 spaces /1,000 sq ft for the flex/warehouse space
- Wetland mitigation complete and credits purchased
- Available for purchase \$5,750,000
- Seventeen (17) Building set
- Loading: front and rear loading
- Office: BTS

## LOCATION OVERVIEW:

Conveniently located off US 1, with quick access to I-95 (Exit 289), which provides incredible connectivity to Daytona Beach, Jacksonville, and Orlando

- US-1 (2 min)..... < 1 mile
- I-95 N (10 min).... 8 miles
- I-95 S (10 min).... 4 miles
- Savannah..... 200 miles
- Atlanta..... 405 miles
- Charlotte..... 445 miles
- Jacksonville..... 58 miles
- Tallahassee..... 223 miles
- Orlando..... 82 miles
- Tampa..... 166 miles
- Melbourne..... 118 miles
- Miami..... 290 miles



# 11 Hargrove Lane, Palm Coast FL

## PROJECT CALCULATIONS:

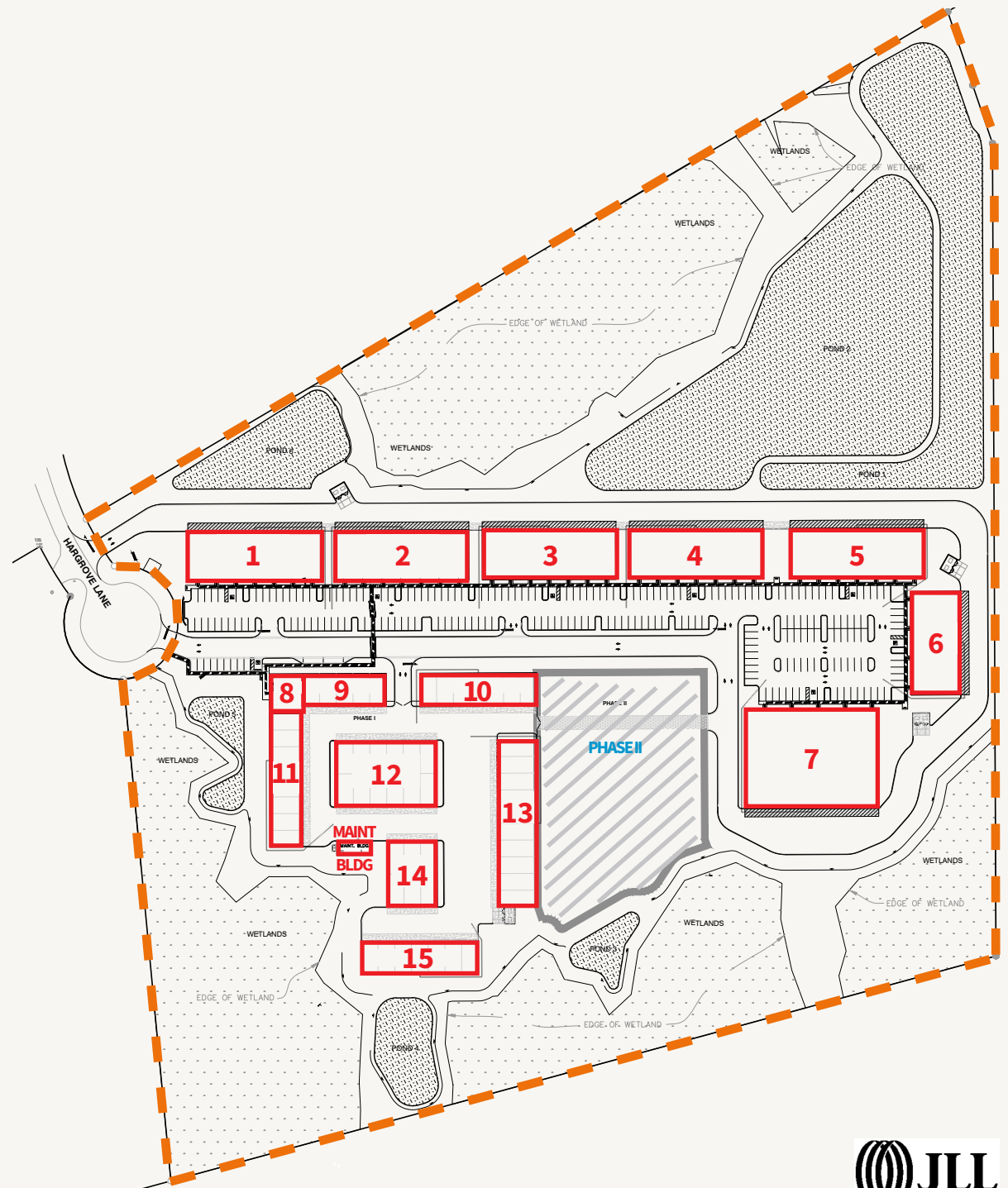
Total Site Area = 1,580,792.4 SF = 36.29 AC

Total Development Area = 1,132,553.9 SF = 26.00 AC

## PROPOSED BUILDINGS:

- Building 1 Flex Space/Warehouse = 15,000 SF
- Building 2 Flex Space/Flex Use = 15,000 SF
- Building 3 Flex Space/Warehouse = 15,000 SF
- Building 4 Flex Space/Flex Use = 15,000 SF
- Building 5 Flex Space/Warehouse = 15,000 SF
- Building 6 Flex Space/Warehouse = 11,522 SF
- Building 7 Flex Space/Warehouse = 30,000 SF
- Building 8 Club House = 2,878 SF
- Building 9 Car Condo = 8,077 SF
- Building 10 Car Condo = 8,898 SF
- Building 11 Car Condo = 12,650 SF
- Building 12 Car Condo = 19,067 SF
- Building 13 Car Condo = 14,994 SF
- Building 14 Car Condo = 7,584 SF
- Building 15 Car Condo = 8,748 SF
- Maintenance Building /Car Wash = 1,220 SF
- Building 16 (Phase 2) = 12,650 SF
- Building 17 (Phase 2) = 8,077 SF

**Total Floor Area = 221,365 SF**



# 11 Hargrove Lane, Palm Coast FL



① BUILDINGS 1-5 PERSPECTIVE



② BUILDING 6 PERSPECTIVE



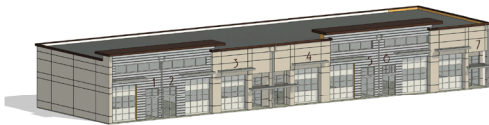
③ BUILDING 7 PERSPECTIVE



① BUILDINGS 8, 9, AND 11 PERSPECTIVE



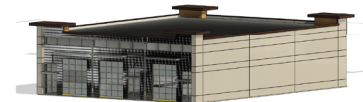
① BUILDING 13 - PERSPECTIVE



② BUILDING 10 PERSPECTIVE



② BUILDING 14 NORTH - PERSPECTIVE



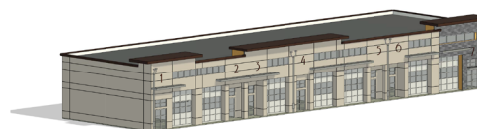
③ BUILDING 14 SOUTH - PERSPECTIVE



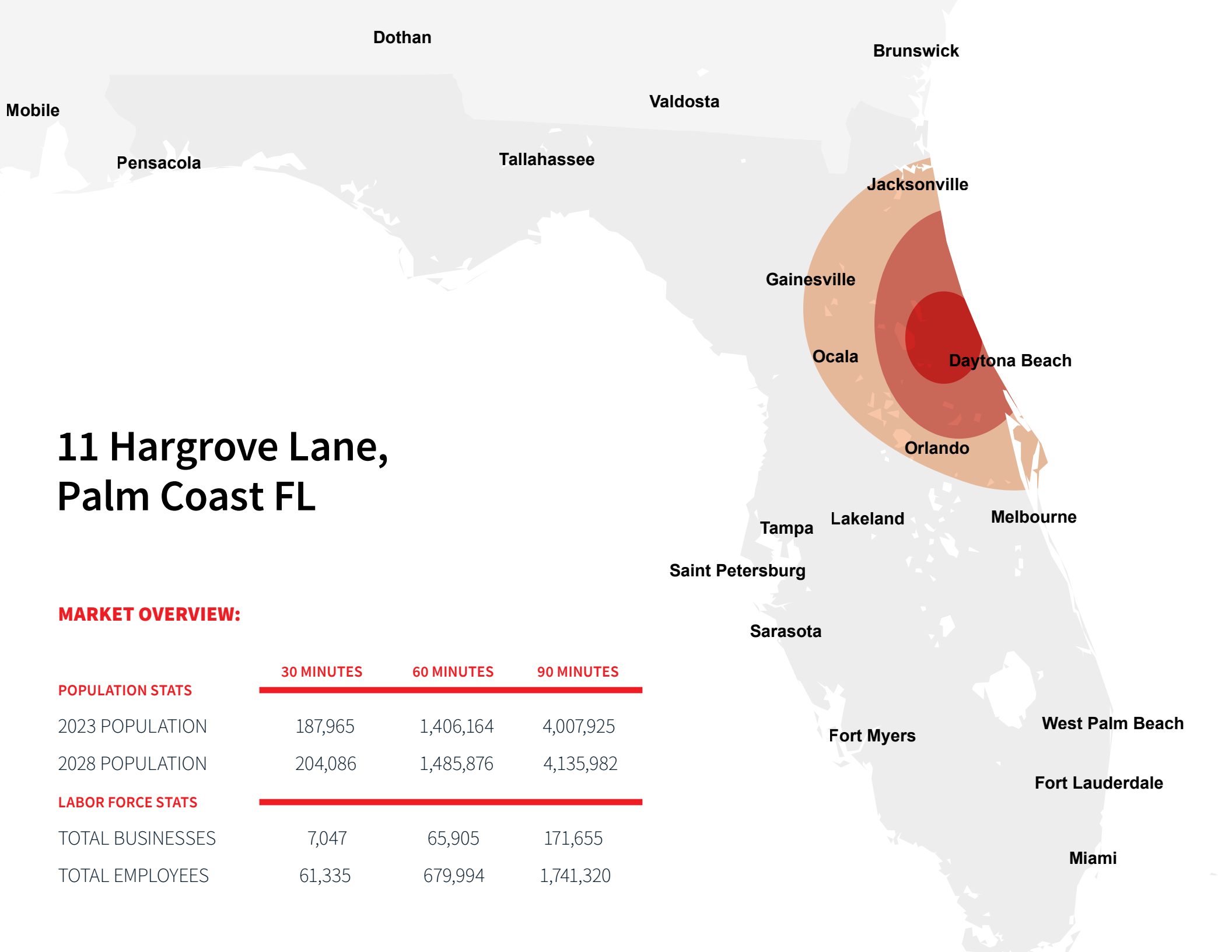
③ BUILDING 12 - NORTH - PERSPECTIVE



① BUILDING 12 - SOUTH - PERSPECTIVE



④ BUILDING 15 - PERSPECTIVE



# 11 Hargrove Lane, Palm Coast FL

## MARKET OVERVIEW:

	30 MINUTES	60 MINUTES	90 MINUTES
<b>POPULATION STATS</b>			
2023 POPULATION	187,965	1,406,164	4,007,925
2028 POPULATION	204,086	1,485,876	4,135,982
<b>LABOR FORCE STATS</b>			
TOTAL BUSINESSES	7,047	65,905	171,655
TOTAL EMPLOYEES	61,335	679,994	1,741,320

[jll.com/orlando](https://jll.com/orlando)

## Contact Information:

**Cody Manzella**  
**Senior Vice President**

+1 407 982 8542  
[cody.manzella@jll.com](mailto:cody.manzella@jll.com)

**Cameron Montgomery**  
**Senior Associate**

+1 407 982 8650  
[cameron.montgomery@jll.com](mailto:cameron.montgomery@jll.com)