

SALE / LEASE

Warehouse / Flex Ormond Beach - 4,069 SF

1230 N US HWY 1, UNIT #9

Ormond Beach, FL 32174

PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

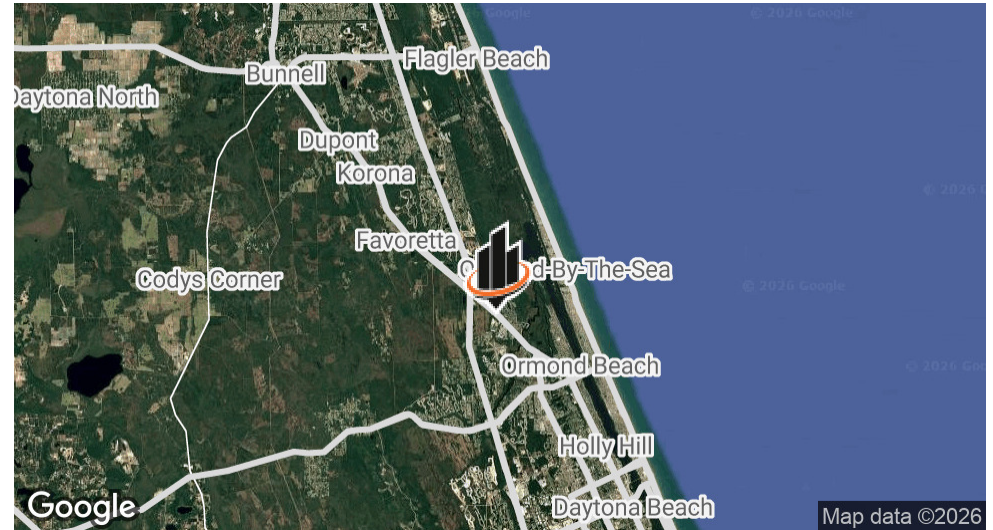
Phone: 386.566.3726

carl.lentz@svn.com

FL #BK3068067



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$773,110
LEASE RATE:	\$13 SF/yr (NNN)
AVAILABLE SF:	4,069 SF
NOI:	\$0.00
CAP RATE:	0.0%

PROPERTY DESCRIPTION

Hull Pointe Business Park - Unit #9
4,069 SF Warehouse Area - Bathroom to be Built
Fully Sprinkled - 25' Ceiling Height - HVAC in Place
31' Unit Width - Rear and Front Access
Secured Parking in Rear - 2 Reserved Spaces
2008 Construction
Seller Financing or Amortized Buildout Available
Lease With a Purchase Option
14' X 14' Roll Up Door - Shared Dock High Access
NNN Expenses at +/- \$4.96/SF

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ADDITIONAL PHOTOS



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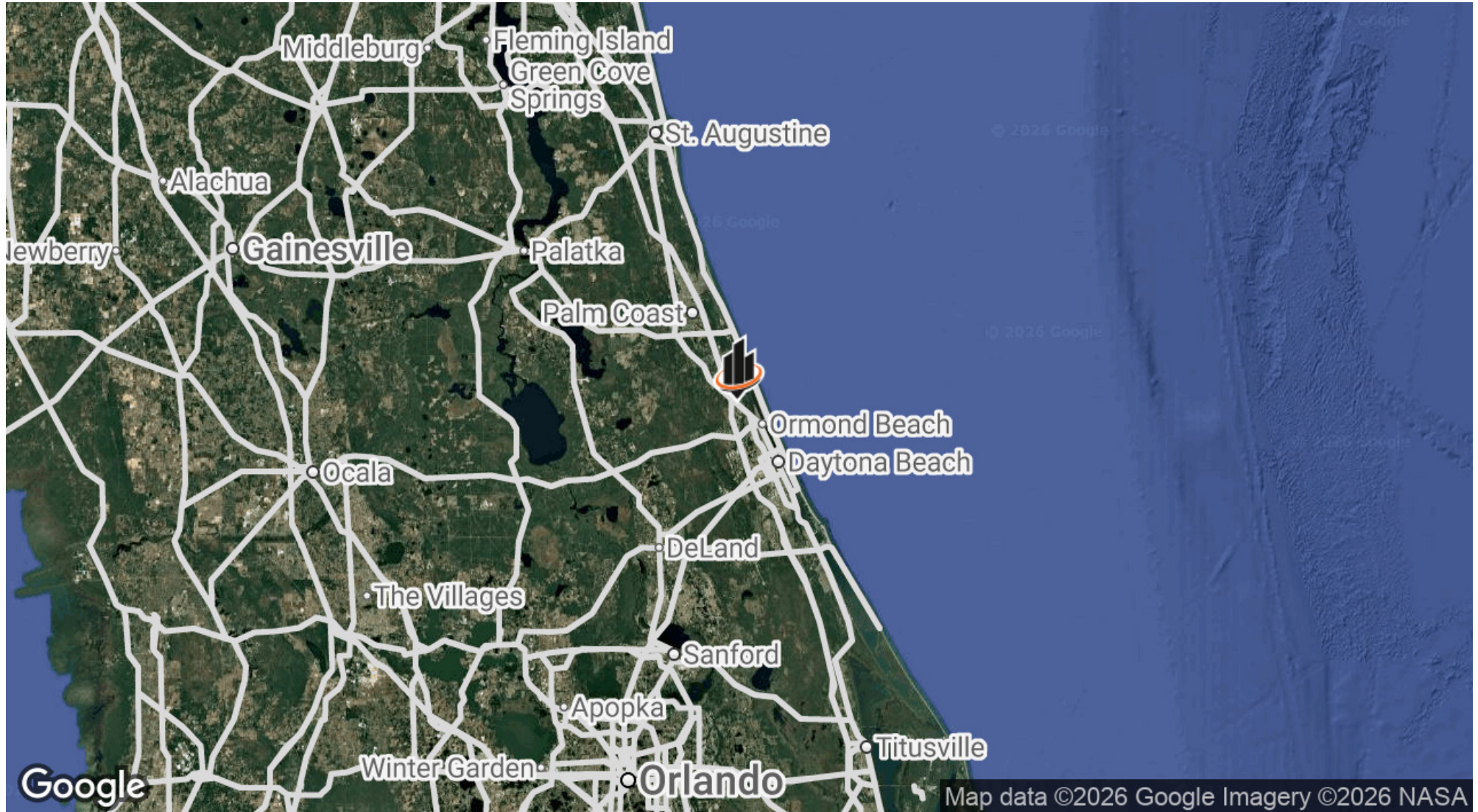
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LOCATION MAP



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