

Atlantic Ocean



Tomoka River



SALE

Ormond Beach US1 - 3.36 Acres-13,680 SF Building

1059 & 1065 N US HIGHWAY 1

Ormond Beach, FL 32174

PRESENTED BY:

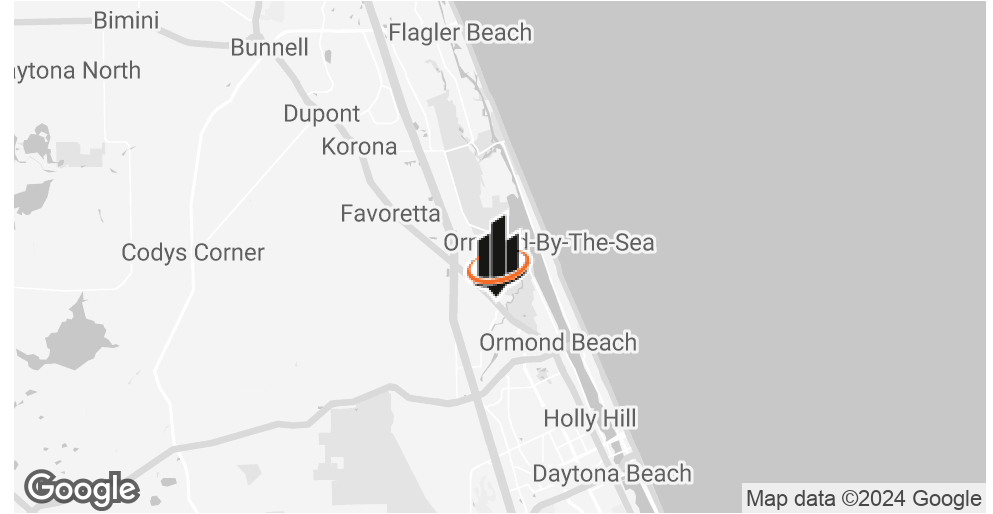
CARL W. LENTZ IV, MBA, CCIM

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carl.lentz@svn.com

FL #BK3068067

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,499,000
BUILDING SIZE:	13,680 SF
LOT SIZE:	3.36 Acres
ZONING:	Ormond Beach B-8 & B-5
SUBMARKET:	Ormond Beach
APN:	423802060070 & 423802060050 & A Portion of 423802060020

PROPERTY HIGHLIGHTS

- 3.36 Acres With 13,680 SF Existing Industrial Building
- Concrete Block Construction
- 400' Direct US-1 Frontage at Airport Rd Intersection
- Heavy Power - 3 Phase 400 Amp Service
- 5 Roll Up Doors - 2 Dock High Doors
- Across the Street From Circle K and Iron Horse Saloon
- Currently Used as Bike Week Vending Site/Parking
- Ormond Beach B-5 & B-8 Zoning
- Currently Service by Well and Septic-Water and Sewer Across US1

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ADDITIONAL PHOTOS



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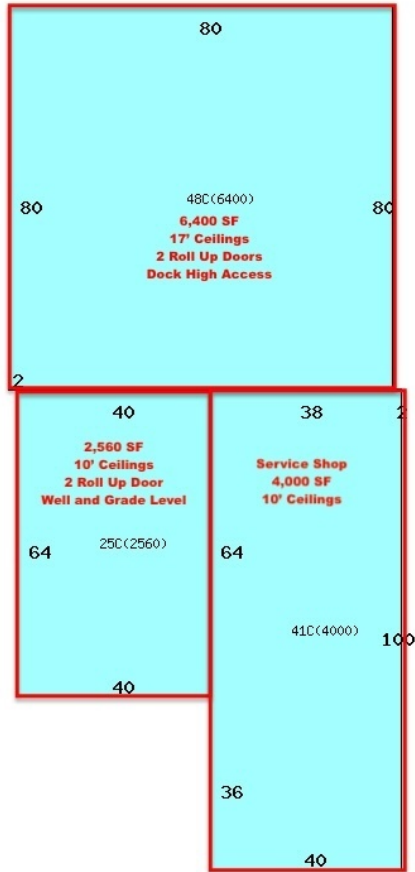
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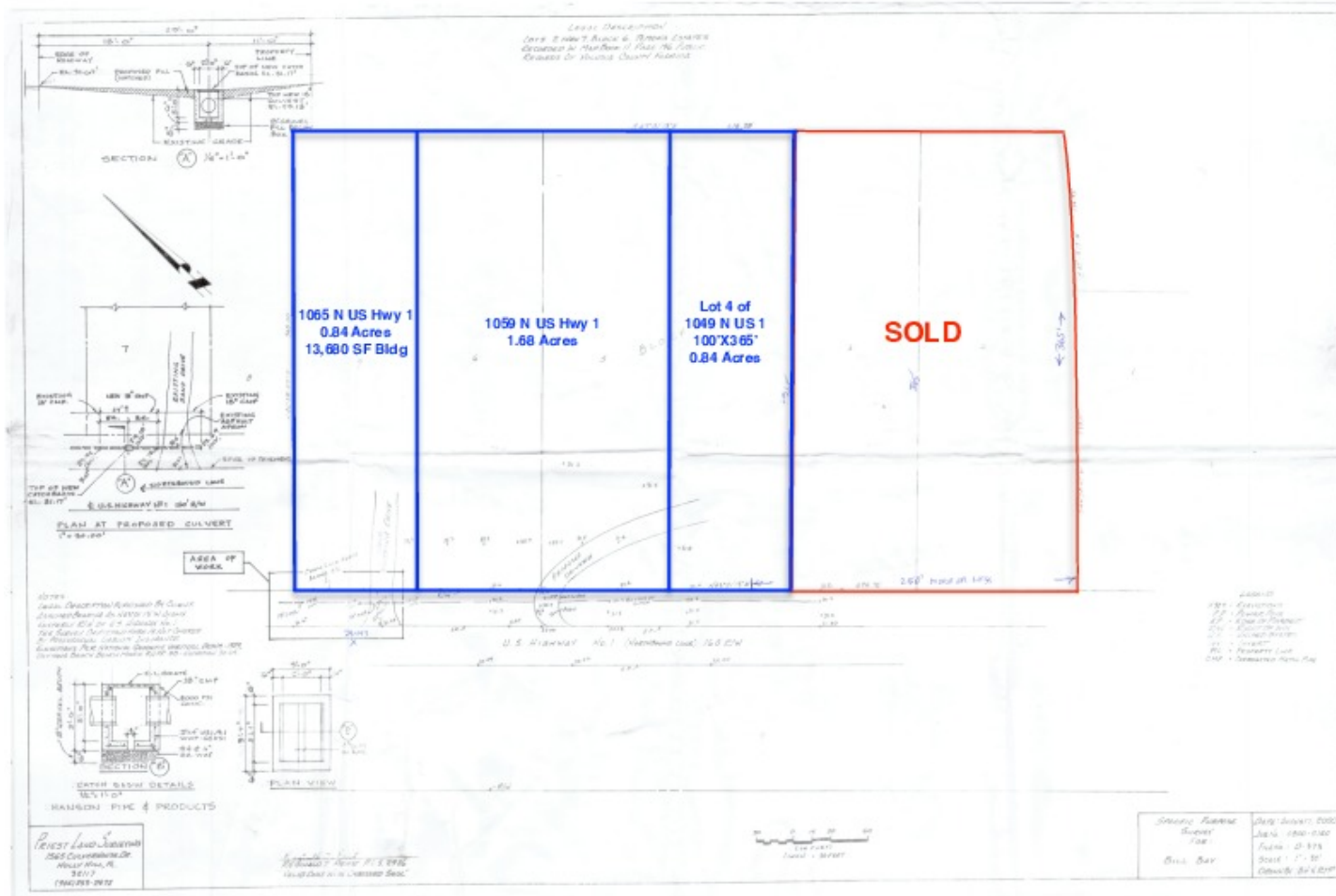
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SURVEY

Exhibit A



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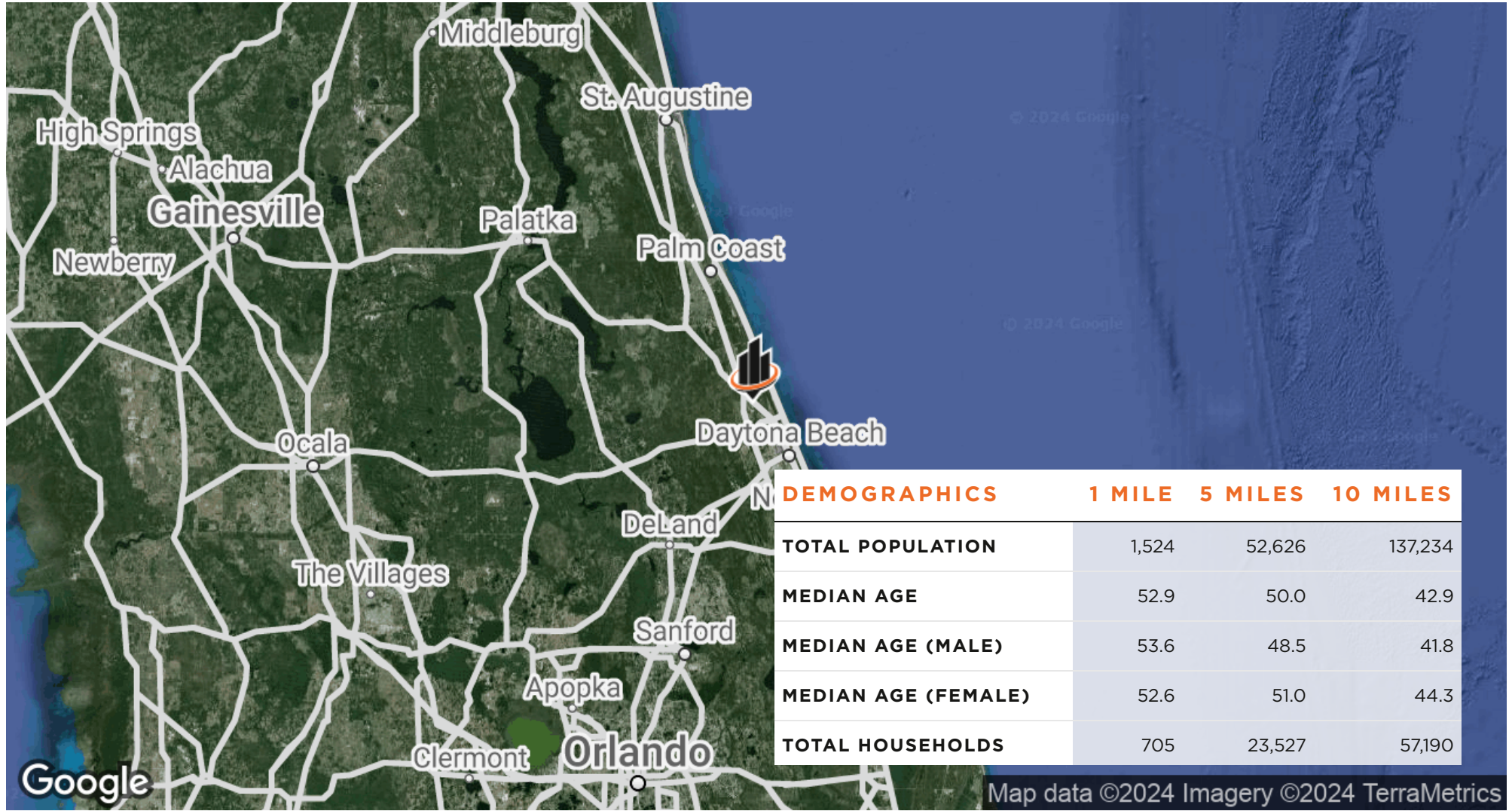
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LOCATION MAP



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