

MULTI TENANT WAREHOUSE BUILDING FOR SALE

1725 S Nova Road, Bldg. A South Daytona, FL 32119



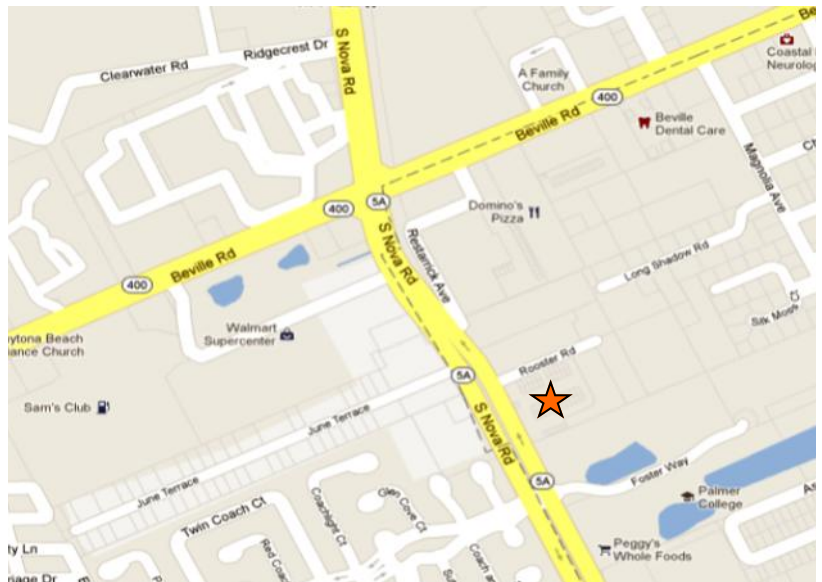
PROPERTY SPECIFICATIONS

Building A Potentially 10- (1,000SF UNITS)

Entire building 'A' located for sale in Stonework Business Park. Building could potentially be split into 10 individual warehouse units that can be leased out separately or combined for a larger space and grad level overhead doors. (Approx. 16'ft eaves)

Sale Price	\$1,300,000.00
Taxes 2021:	\$16,749.00
Parking:	Common
Zoning:	LI - Light Industrial
Condo Fees:	Approx \$2,790.00

* Sizes are approximate



REMARKS

Rare opportunity to own the entire building! This purchase is for the entire building (A) Potential to have 10 individual units or split them into larger configurations.

These Flex warehouse units feature a private bathroom and grade level overhead doors. Great for wholesale distribution, warehouse, light manufacturing. High traffic count 29,500 AADT. Centrally located with easy access to I-95 and area major routes.



140 S Atlantic Ave, Suite 202
Ormond Beach, FL 32176

WWW.DAYTONACRE.COM

Kayla Williams
Commercial Sales Associate
386.338.1330

All information believed to be from accurate sources, but cannot be warranted

ZONING

LI - Light Industrial Permitted Uses

Link to zoning info: https://www.municode.com/library/fl/south_daytona/codes/land_development_code?nodeId=SUHITA_ARTVZORE_S5.5SCZODIRE

Automobile repair facility
Automotive paint and body shop
Automobile repair facility
Automotive paint and body shop
Bakery products
Bicycle repair and assembly
Boot manufacturing and repair
Bus garage
Cable TV company
Candy manufacturing
Carpet cleaning
Concrete products
Contractor's yards and shops
Distribution and delivery
Exterminators
Furniture manufacturing, distribution, storage and sales
Glass and mirror products
Heating, air conditioning, ventilating
Ice cream manufacturing
Ice
Knitting, weaving, printing, finishing of textiles and fibers into fabric goods
Lumber yards
Machinery manufacturing and machine shop
Metal fabrication
Moving and storage
Painting and coating application only
Petroleum products (storage)
Planning and millwork
Plumbing and plumbing supplies

Printing, publishing and engraving
Radio and television broadcasting station, studios, tower
Roofing
RV storage
Sheet metal products
Sign manufacturing, sign painter, shop
Tool, die, gauge and machine shop
Trade show/exposition
Truck and freight transfer terminal
U-Haul type trailer rental agency
Upholstery
Warehousing (including mini-warehouses)
Welding

3. Accessory uses: Those uses associated with, incidental to and dependent on, the principal use, including caretaker's residence.

4. Special exceptions: Laboratories - scientific and industrial.



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Full Building Floorplan from Condo Docs :

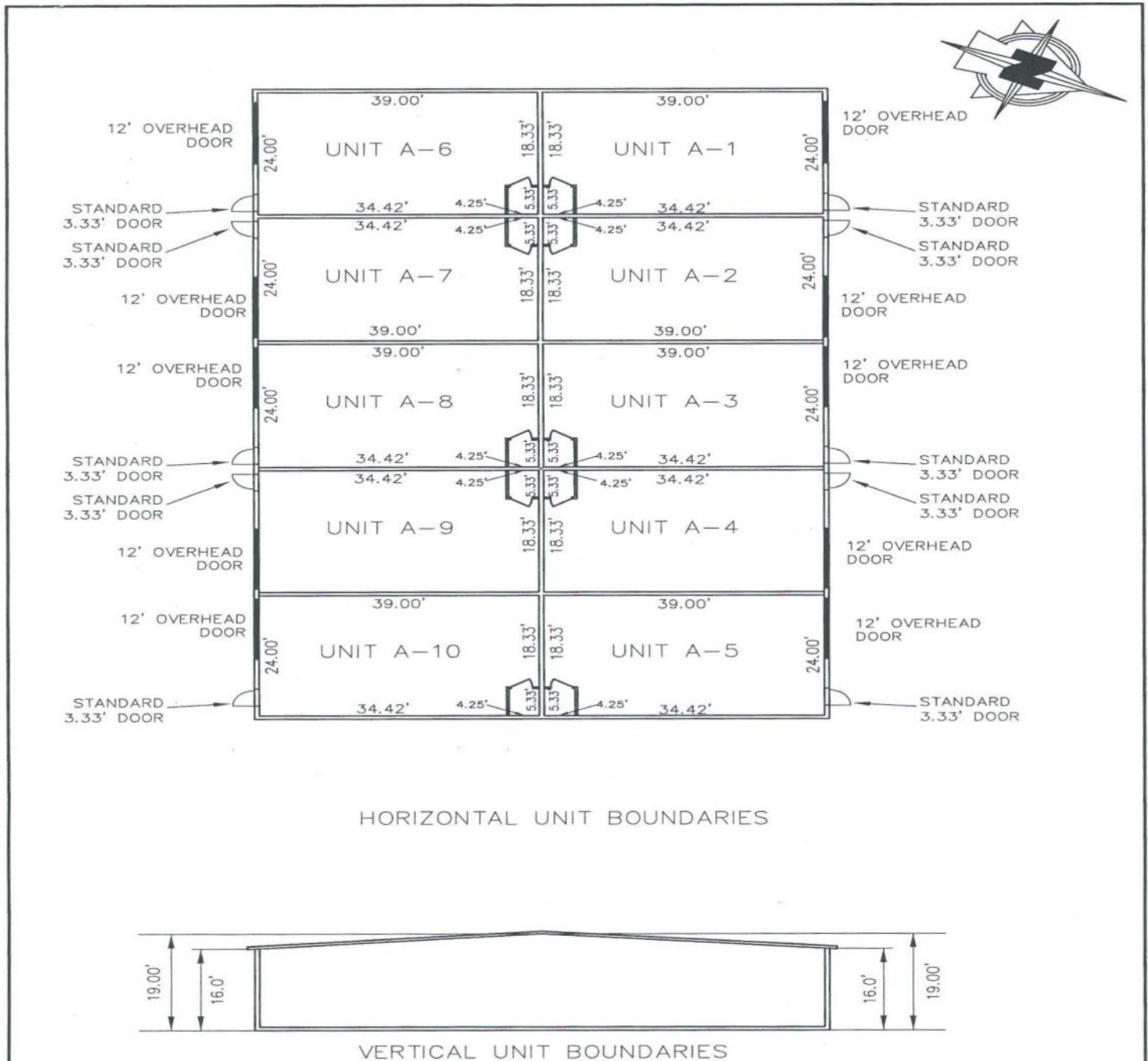


EXHIBIT 1 STONEWORK, A CONDOMINIUM



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LICENSED BUSINESS CERTIFICATION NO. 3019
3921 SOUTH NOVA ROAD
PORT ORANGE, FL 32127
(386) 761-5385
www.sligerassociates.com

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**UNIT
BOUNDARIES
BUILDING "A"**

SCALE 1"=20'

JOB NO. 05-2715

SHEET 4 OF 8



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Current Floorplan for units A1,A2,A3,A6,A7,A8 :

*Being used as 6,000SF but could be split into (2) 3,000SF units or (6) 1,000SF units



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AERIAL PHOTO



AERIAL MAP

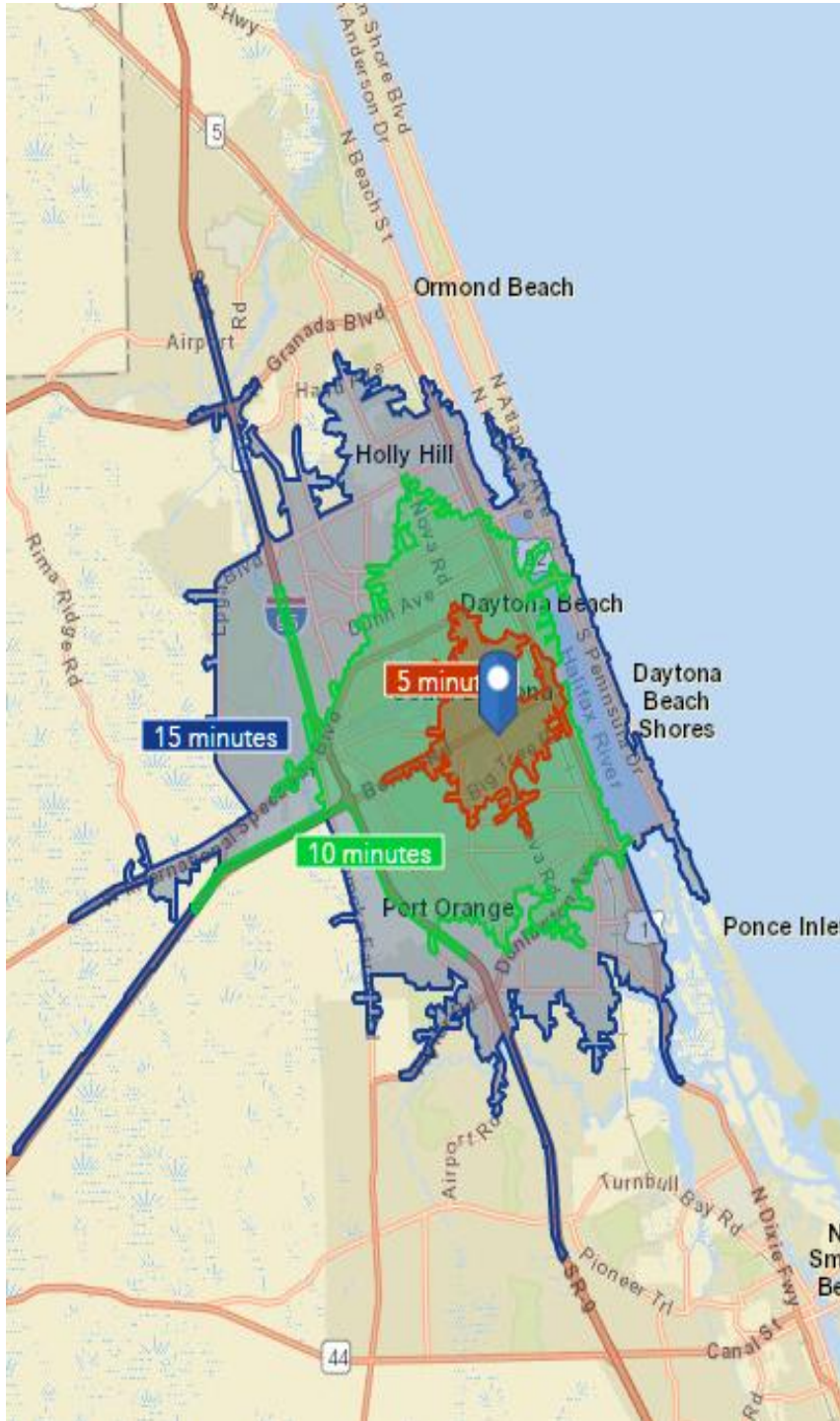


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DEMOGRAPHICS

Drive Times **5 Minutes** - **10 Minutes** - **15 Minutes**

MAP



5 MINUTE DRIVE TIME

KEY FACTS

21,791

Population

45.0

Median Age



Average
Household Size

\$36,030

Median Household
Income

BUSINESS



1,141

Total Businesses



9,924

Total Employees

10 MINUTE DRIVE TIME

KEY FACTS

83,125

Population

42.9

Median Age



Average
Household Size

\$38,549

Median Household
Income

BUSINESS



4,846

Total Businesses



53,732

Total Employees



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