

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)
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Sale Price \$1,300,000.00

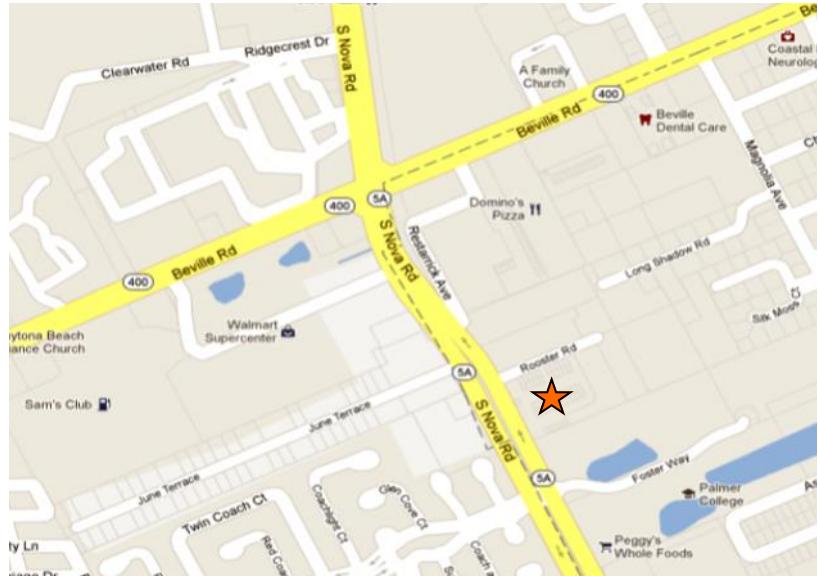
Taxes 2021: \$16,749.00

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_SS.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.

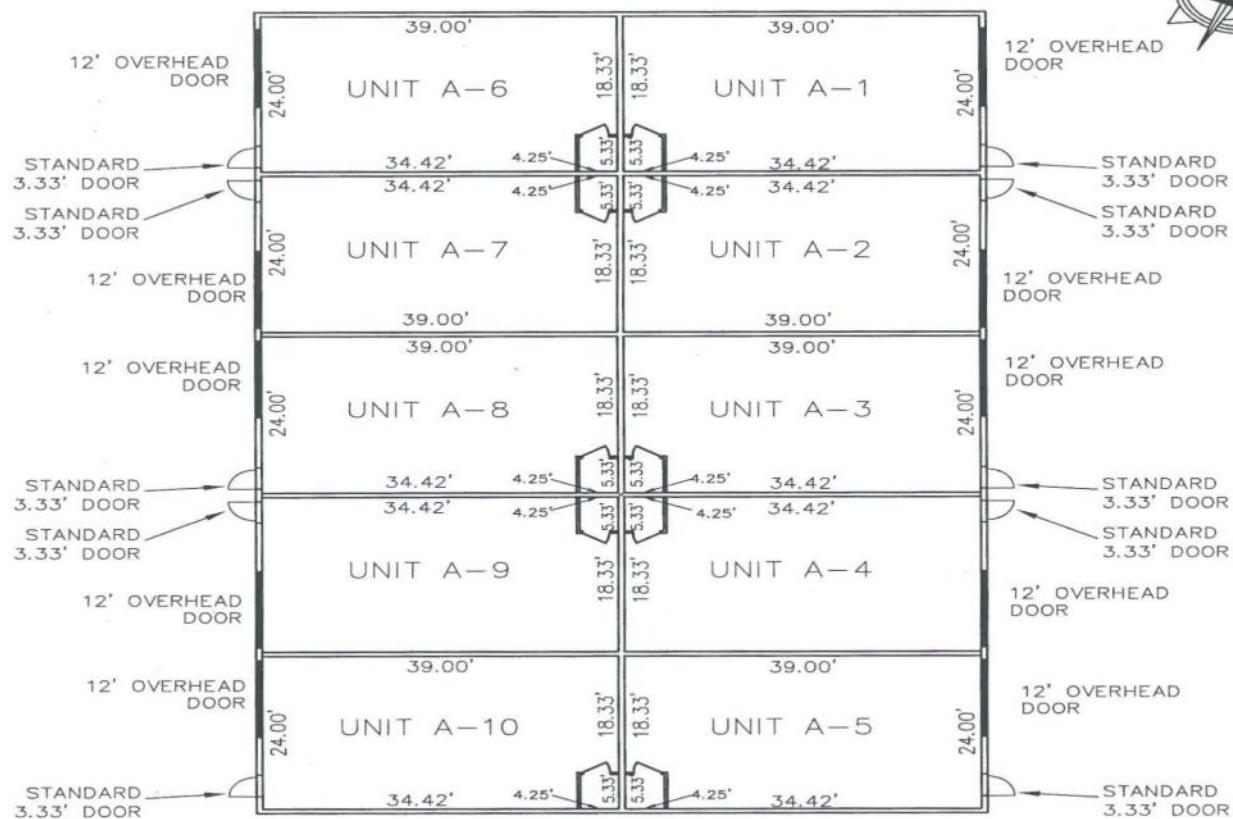


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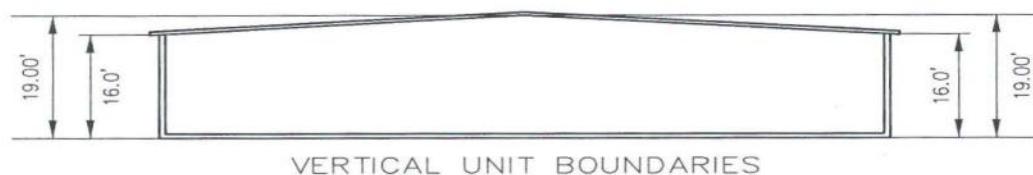


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Full Building Floorplan from Condo Docs :



HORIZONTAL UNIT BOUNDARIES



VERTICAL UNIT BOUNDARIES

EXHIBIT 1

STONEWORK, A CONDOMINIUM



SLIGER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS CERTIFICATION NO. 3019

LICENSED BUSINESS CERTIFICATION NO. 3019

LICENSED BUSINESS CERTIFICATION NO. 5515
3921 SOUTH NOVA ROAD
PORT CHARLOTTE, FL 33987

PORT ORANGE, FL. 32127

(386) 761-5385

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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

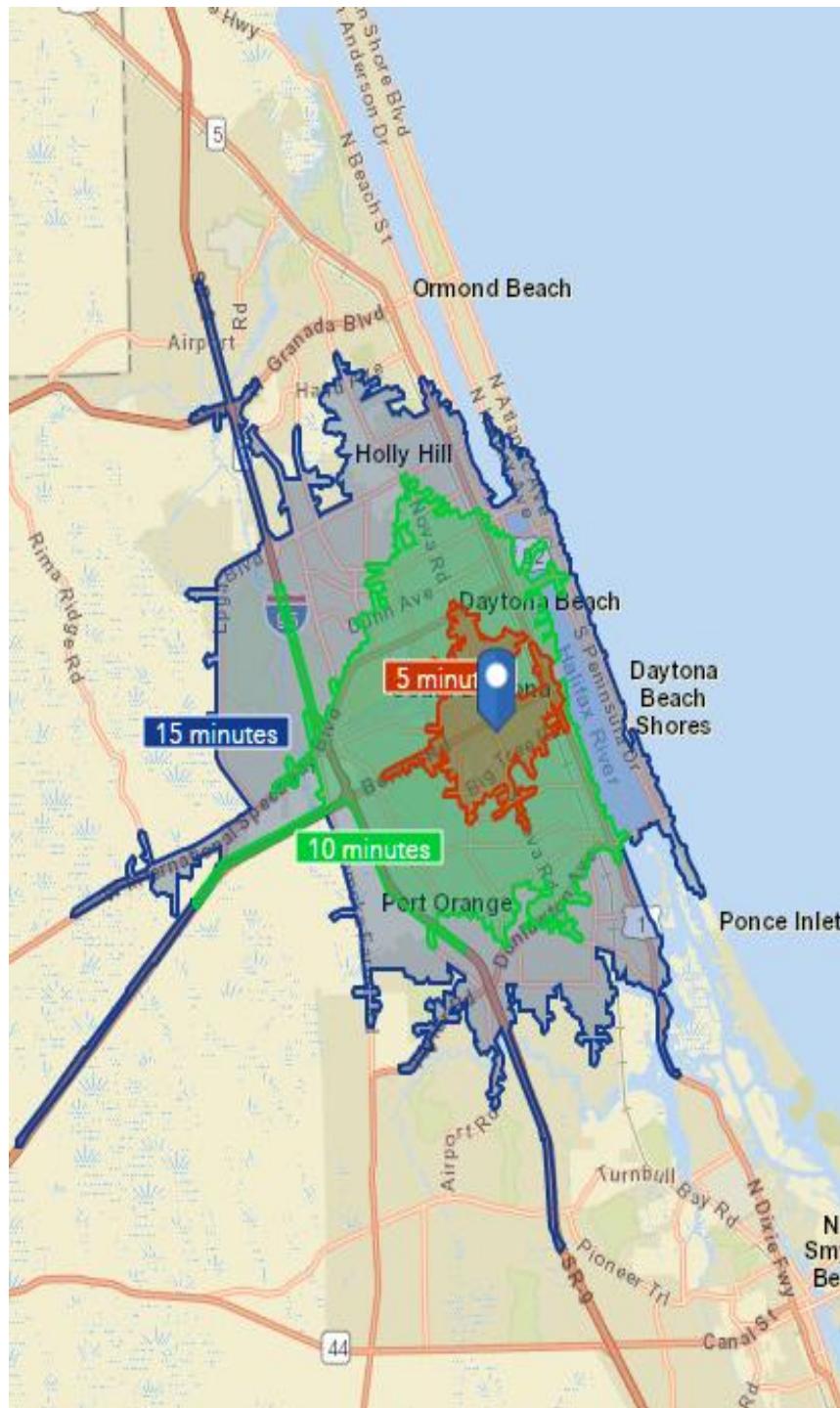


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DEMOCRAPHICS

Drive Times 5 Minutes - 10 Minutes - 15 Minutes

MAP



5 MINUTE DRIVE TIME

KEY FACTS

21,791

Population



2.0

Average Household Size

45.0

Median Age

\$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



2.1

Average Household Size

\$38,549

Median Household Income

BUSINESS



4,846

Total Businesses



53,732

Total Employees