

FOR SALE

ORMOND BEACH AIRPORT BUSINESS PARK

3 East Tower Circle Ormond Beach, FL 32174



SALE PRICE

\$1,950,000

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**COLDWELL BANKER
COMMERCIAL
BENCHMARK**

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PROPERTY DESCRIPTION

This industrial flex property offers a versatile and efficient solution for businesses seeking a combination of warehouse, industrial, and office space in a strategic commercial location. Designed for operational flexibility, the property accommodates a wide range of uses including distribution, light manufacturing, showrooms, and service-based operations.

The facility features clear-span warehouse space, high ceilings, grade-level doors, and adaptable floor plans that allow seamless integration of office and production areas. Heavy power capacity, durable construction, and easy truck access support smooth day-to-day operations. Situated with convenient access to major highways and transportation corridors, the property ensures efficient movement of goods and employees. With strong demand for flex industrial space and excellent functionality, this asset presents an ideal opportunity for owner-users or investors seeking long-term value and reliable performance.

HIGHLIGHTS

- 8 14' Roll-Up Doors
- 2400 SF Mezzanine
- Easy Access To Major Transportation Routes
- 22' Ceiling Height

OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	12,800 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	59	126	596
Total Population	123	261	1,353
Average HH Income	\$88,963	\$88,963	\$99,771

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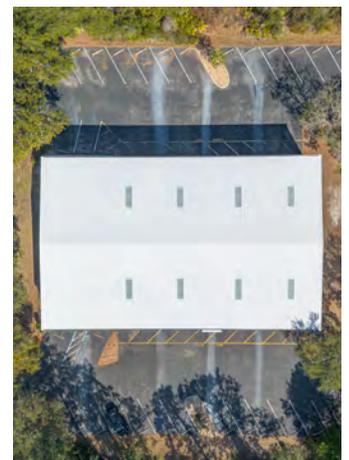
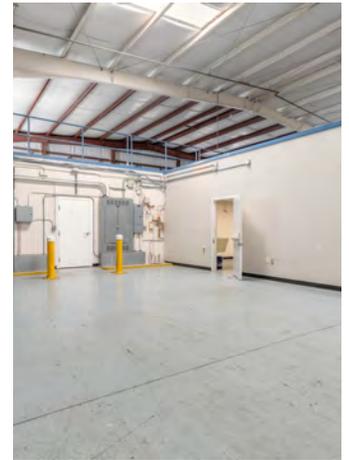
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