

**SALE**

# 19,000 SF Steel Warehouse - 2 Acres Ormond Beach

**685 S YONGE ST**

Ormond Beach, FL 32174

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,700,000
<b>LOT SIZE:</b>	69,244 SF
<b>BUILDING SIZE:</b>	19,000 SF

### PROPERTY DESCRIPTION

Ormond Beach Warehouse - Corner of S Yonge and Arroyo Pkwy  
19,000 SF on +/- 2 Acres - 2 Parcels  
190' Wide By 100' Deep - Fully Sprinkled  
B-8 Commercial Zoning in Ormond Beach  
Seller Will Consider a Short Term Leaseback  
50% Seller Financing Available  
Plans Available for South Side Dock High Area  
One Bathroom - Septic System  
No HVAC Except in Small Office - Single Phase 200 Amps  
Roof and Some Panels Need Work  
4 Roll Up Doors - 3 Dock High - 8X12 and 12X12  
North Grade Level Door - 8X10  
18' Eve Height - 21' Max Height - 17' Clear Height

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## ADDITIONAL PHOTOS



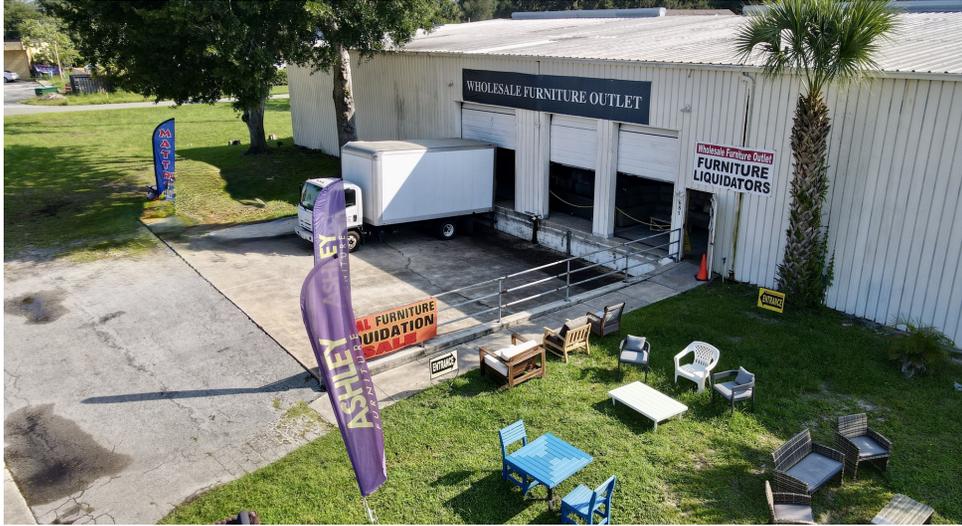
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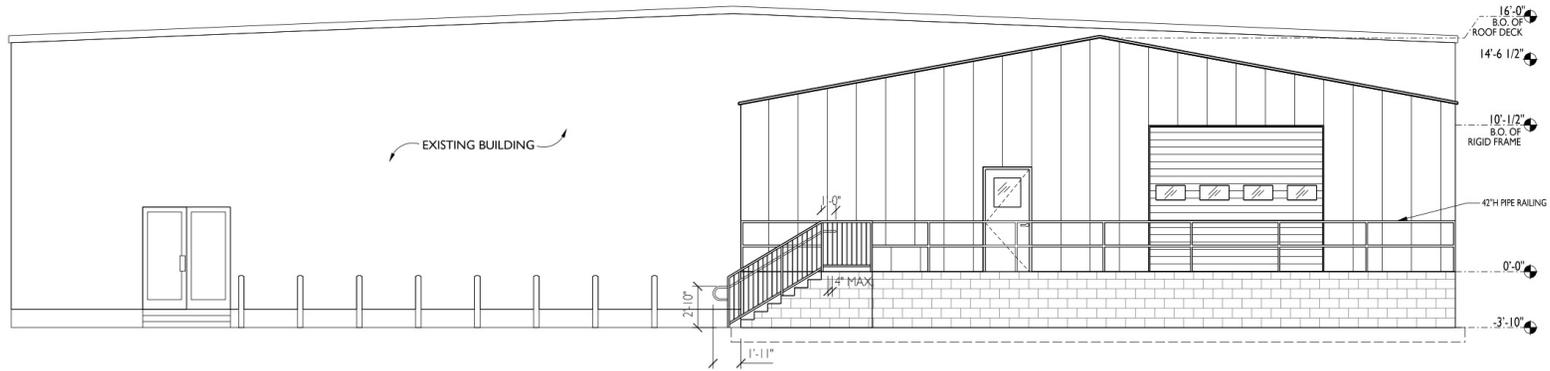
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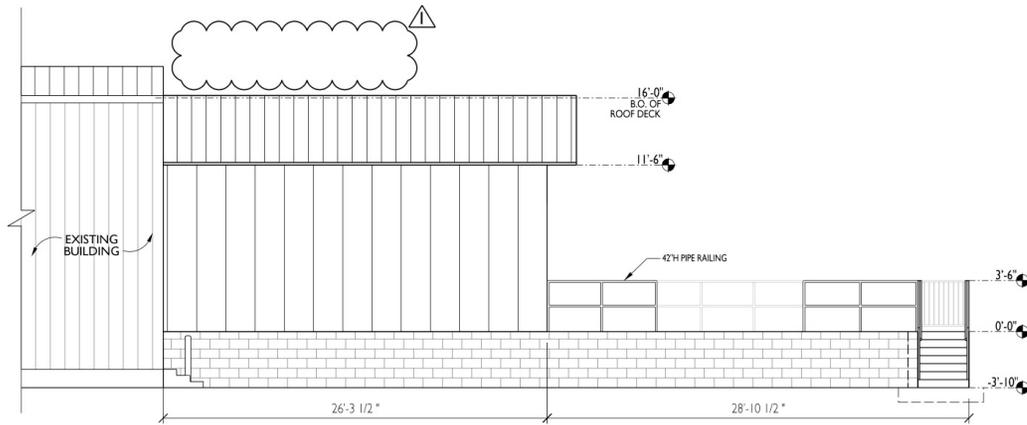
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# SOUTH DOCK PLANS



**PROPOSED SOUTH ELEVATION** SCALE: 1/4"=1'-0"



**PROPOSED WEST ELEVATION** SCALE: 1/4"=1'-0"

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# B-8 ZONING ORMOND BEACH

## Sec. 2-29. B-8, Commercial Zoning District.

<p><b>A. PURPOSE:</b> The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads. Due to the proximity of lands in the district to residential areas, these district regulations are intended to promote the preservation of natural vegetation, increase opportunities for beautification and provide extensive buffering between nonresidential and residential uses not otherwise separated from each other by a collector or arterial road. Multifamily, governmental and institutional uses are also encouraged in such corridors as a relief from extensive strip commercial development, and allowable uses are restricted to those most compatible with residential uses. When used in conjunction with the Planned Business Development District, these regulations are intended to encourage the establishment of totally planned, multiuse, community-level centers having a variety of retail, office, restaurant, recreation and institutional uses.</p>																																																						
<p><b>B. DIMENSIONAL STANDARDS</b></p> <table border="1"> <thead> <tr> <th rowspan="2">1. Type</th> <th rowspan="2">2. Density</th> <th rowspan="2">3. Maximum Building Height</th> <th rowspan="2">4. Maximum Building Coverage</th> <th rowspan="2">5. Maximum Impervious Lot Coverage</th> <th rowspan="2">6. Minimum Lot Size</th> <th rowspan="2">7. Minimum Lot Width</th> <th rowspan="2">8. Minimum Lot Depth</th> <th colspan="5">9. Setbacks</th> </tr> <tr> <th>a. Front</th> <th>b. Rear</th> <th>c. Side</th> <th>d. Street Side/Corner</th> <th>e. Waterfront</th> </tr> </thead> <tbody> <tr> <td>Nonresidential Uses</td> <td>36 (transient lodging)</td> <td>30'</td> <td>35%</td> <td>75%</td> <td>28,000 SF</td> <td>100'</td> <td>N/A</td> <td>50'; 20' for properties located on U.S. 1 adjacent to Dodson Creek.</td> <td>20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.</td> <td>10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.</td> <td>20'</td> <td>30'</td> </tr> <tr> <td>Multifamily</td> <td>10</td> <td>30'</td> <td>35%</td> <td>75%</td> <td>20,000 SF</td> <td>100'</td> <td>N/A</td> <td>50'</td> <td>20'; 30' if abutting residential district.</td> <td>10'; 20' when abutting a multifamily district; 25' when abutting a single-family district.</td> <td>20'</td> <td>30'</td> </tr> </tbody> </table>											1. Type	2. Density	3. Maximum Building Height	4. Maximum Building Coverage	5. Maximum Impervious Lot Coverage	6. Minimum Lot Size	7. Minimum Lot Width	8. Minimum Lot Depth	9. Setbacks					a. Front	b. Rear	c. Side	d. Street Side/Corner	e. Waterfront	Nonresidential Uses	36 (transient lodging)	30'	35%	75%	28,000 SF	100'	N/A	50'; 20' for properties located on U.S. 1 adjacent to Dodson Creek.	20'; 30' if abutting residential district; 5' additional combined side yard required for each story over 2.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district; 5' of additional combined yard area required for each story over 2.	20'	30'	Multifamily	10	30'	35%	75%	20,000 SF	100'	N/A	50'	20'; 30' if abutting residential district.	10'; 20' when abutting a multifamily district; 25' when abutting a single-family district.	20'	30'
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<p><b>C. PERMITTED USES</b></p> <ol style="list-style-type: none"> <li>Adult Day Care Center</li> <li>Assisted Living Facility</li> <li>Business and Professional Office</li> <li>Business Service</li> <li>Clubs and Fraternal Organization</li> <li>Convenience Store, Type A</li> <li>Cosmetic tattooing</li> <li>Financial Institution</li> <li>Instructional Physical Activity</li> <li>Nursing Home</li> <li>Retail Sales and Services</li> <li>School, Public</li> <li>Sexually Oriented Business</li> <li>Veterinarian</li> </ol>			<p><b>D. CONDITIONAL USES</b></p> <ol style="list-style-type: none"> <li>Bowling Center</li> <li>Child Care Facility</li> <li>Community Residential Home</li> <li>Convenience Store, Type B</li> <li>Convenience Store, Type C</li> <li>Dwelling, Multifamily</li> <li>Family Day Care Home</li> <li>House of Worship</li> <li>Parks and Recreation Facilities, Private</li> <li>Parks and Recreation Facilities, Public</li> <li>Personal Services</li> <li>Public Facilities</li> <li>Public Utilities</li> <li>Recreational Facilities, Indoor</li> <li>Restaurant, Type "A"</li> <li>Restaurant, Type "B"</li> <li>Restaurant, Type "C"</li> <li>School, Private</li> <li>Shopping Center</li> <li>Telecommunications Towers, Camouflaged</li> <li>Theater</li> <li>Virtual Golf Centers</li> <li>Wind Energy System</li> </ol>			<p><b>E. SPECIAL EXCEPTION USES</b></p> <ol style="list-style-type: none"> <li>Automatic Amusement Center</li> <li>Outdoor Activity</li> <li>Outdoor Storage</li> <li>Recreational Facilities, Outdoor</li> <li>Warehouse, Mini-Rental</li> </ol>			<p><b>F. OTHER STANDARDS</b></p> <p>All development must comply with the following requirements:</p> <ol style="list-style-type: none"> <li>Wetlands (chapter 3, article II).</li> <li>Special corridors and buffer requirements (chapter 3, article I).</li> <li>See conditional and special exception regulations (chapter 2, article IV).</li> <li>Multifamily residential dwelling units shall have the following minimum square footage per bedroom: <table border="1"> <tr> <td>One Bedroom = 600 SF</td> <td>Three Bedrooms = 900 SF</td> </tr> <tr> <td>Two Bedrooms = 750 SF</td> <td>Each Additional Bedroom = 150 SF</td> </tr> </table> </li> <li>Sexually oriented business establishments shall comply with the applicable provisions set forth in article XIV, chapter 12 of the Code of Ordinances, including, but not limited to, obtaining a sexually oriented business permit pursuant to section 12-410 and a sexually oriented business license pursuant to division 2, article XIV, chapter 12 of the Code of Ordinances when applicable.</li> </ol>					One Bedroom = 600 SF	Three Bedrooms = 900 SF	Two Bedrooms = 750 SF	Each Additional Bedroom = 150 SF																																					
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<p><b>G. PERMITTED ACCESSORY USES:</b> Accessory uses customarily associated with, dependent on and incidental to their permitted principal uses, provided that such uses conform to the regulations set forth in chapter 2, article III.</p>																																																						

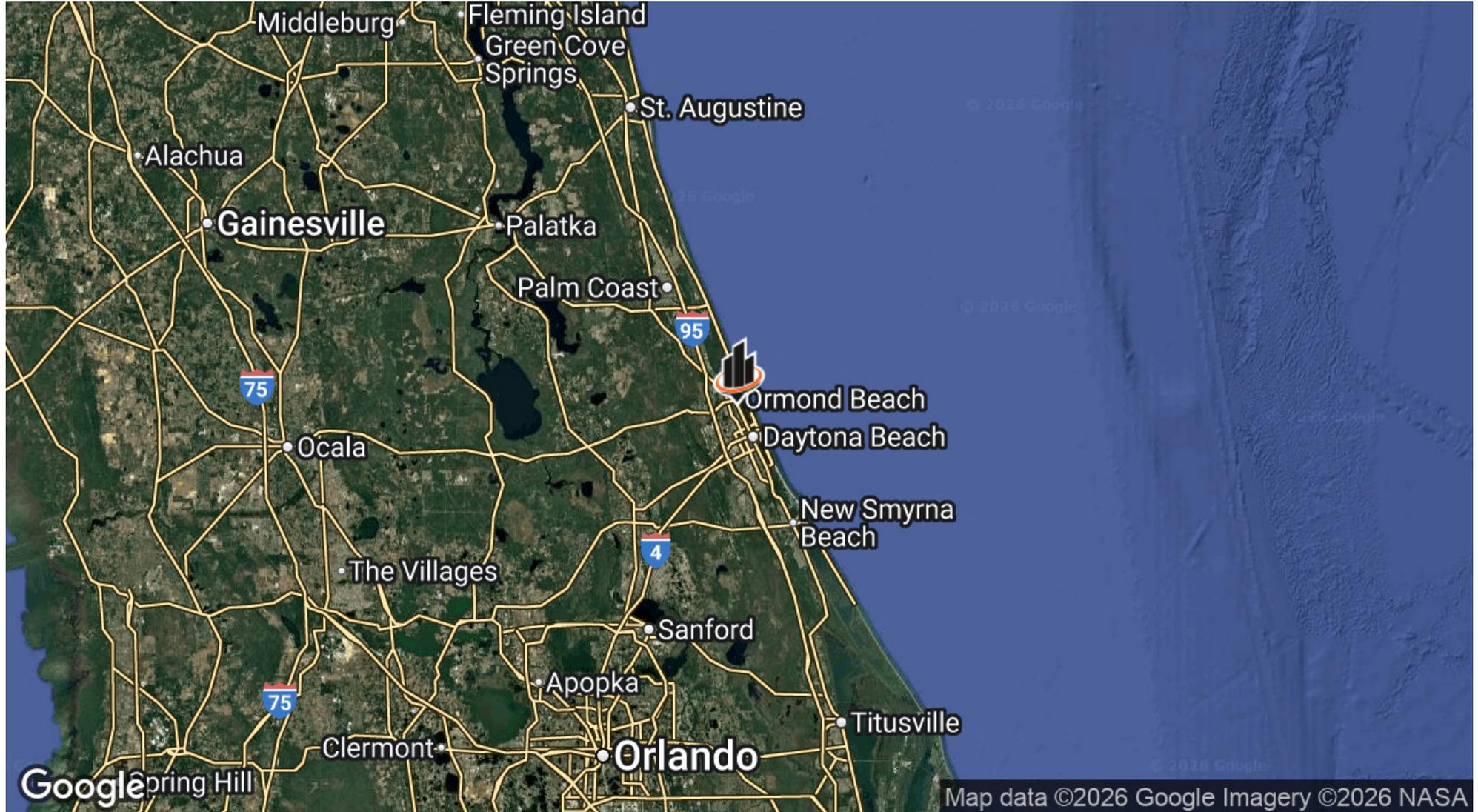
(Ord. No. 2012-03, § 7, 2-7-2012; Ord. No. 2013-38, § 3, 6-18-2013; Ord. No. 2014-39, §§ 7, 8, 1-6-2015; Ord. No. 2015-11, § 7, 4-7-2015; Ord. No. 2020-41, § 6, 8-18-2020; Ord. No. 2021-36, § 2, 10-19-2021)

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## LOCATION MAP



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