



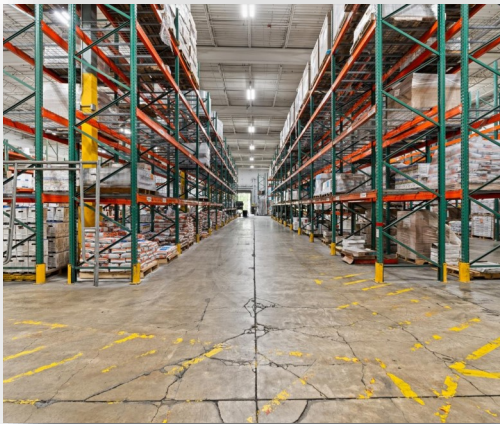
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21,160 SF WAREHOUSE SPACE FOR LEASE



**SELBY
REALTY**

200 E. Granada Blvd., Suite 207
Ormond Beach, FL 32176
www.SelbyRealty.com



Ridgewood Industrial Building

3100 S. Ridgewood Ave, Unit 120
South Daytona, FL

Property Highlights

- 21,160SF warehouse space available for lease includes 720SF office space. Leased premises is 120' wide by 168' deep.
- Base rent is \$17,000 NNN Monthly
- 4 dock high doors with levelers. 1 drive-in ramp
- New LED lighting throughout
- Racking is negotiable
- Mostly open warehouse space + 2 large offices, 1 breakroom, 1 ADA restroom.
- Access to 2 additional large ADA restrooms
- 24'-26' clear height
- Tilt wall construction
- Fully sprinklered
- 24' x 60' column spacing
- 3 phase power
- Ample parking (200+ spaces) on Landlord's 22+ acre property
- Conveniently located 4.5 miles from I-95 and Dunlawton Ave.

Property Details

CAM: \$2.76 per SF. Water & Sewer included in CAM. Tenant Pays Electric.

Zoning: PCD zoning allows virtually all permitted uses in the City of South Daytona

Location: Located in South Daytona, this property offers convenient access to Beville Road, Dunlawton Ave., I-95 and Interstate 4.

1 Block West of Ridgewood Ave (U.S. Hwy. 1) 3/4 mile North of Dunlawton Ave or 3.5 miles South of Beville Rd.

PROPERTY PHOTOS



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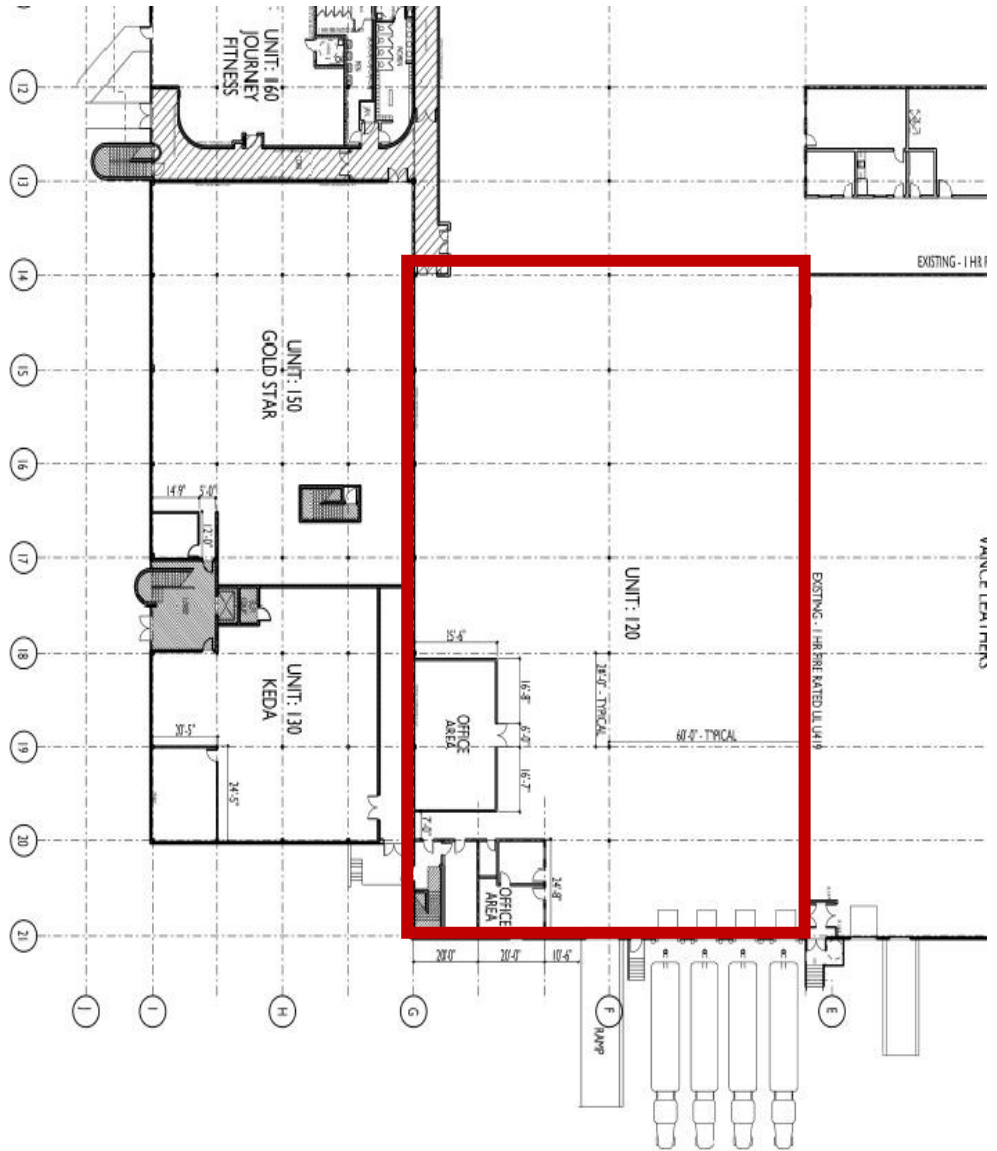


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Unit 120 Floor Plan



**AN EXHIBIT
NOT TO SCALE**



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Aerial Photo/Map



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