



SELBY REALTY

Brokers ♦ Managers ♦ Developers

Office/Retail Space FOR LEASE

3100 S. Ridgewood Avenue, Unit 130 * South Daytona , FL
13,440 SF Office/Retail Space



Property Details:

Address: 3100 S. Ridgewood Ave. Unit 130, South Daytona, FL 32119

Available SF: 13,440 sf in Unit 130. Additional 18,280 sf available in Unit 200, which is contiguous to Unit 130, for a total of 31,720 sf. Can be combined or can divide.

Description: 13,440 sf space on first floor of building. Two-story lobby and elevator provide a dramatic entry. Ample parking. New roof. Second floor suite containing 18,280 sf of space is also available for a total of 31,720 sf. Space can be combined or divided depending on tenant's needs. Join Food Supply, Americrown, Boone Distributors, Century Forest Products and SE Panel as the next great tenant in this multi-tenant facility.

Permitted Uses: PCD zoning allows virtually all permitted uses in City of South Daytona.

Location: On Ridgewood Ave. (U.S. 1) ¼ mile north of Dunlawton Ave. or 3 ½ miles south of Beville Road (Rt. 400) turn west onto Venture Drive. The 3100 S. Ridgewood building is straight ahead one block west of US 1.

Rent: Please call for pricing.

Net Charges: Taxes, Insurance and Common Area Maintenance are \$1.20 psf. Water and sewer are included. Tenant pays electric.

FOR MORE INFORMATION CALL:

Dwight Selby, CCIM

Phone: 386-238-4456 ext. 304

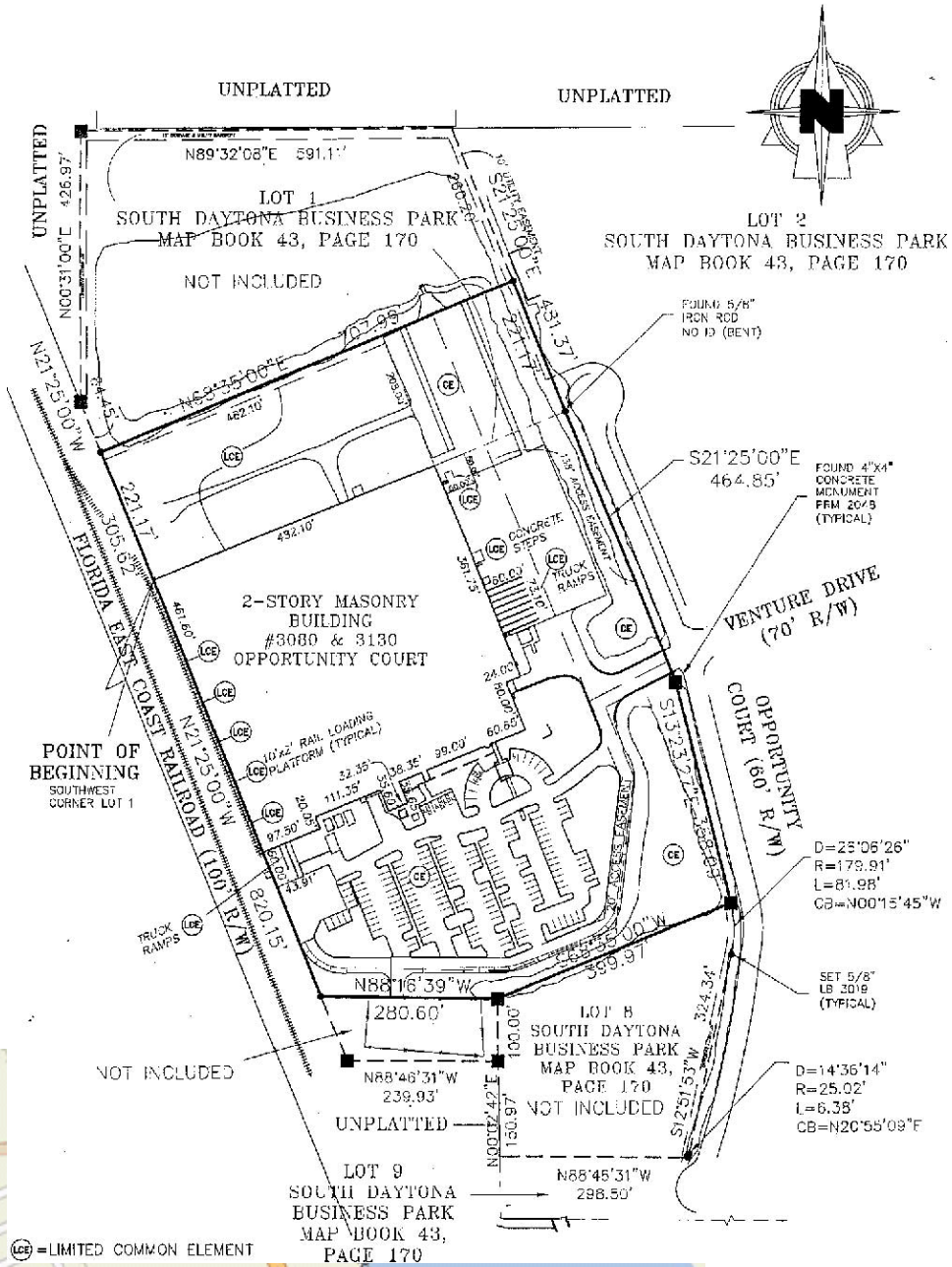
Email: dselby@selbyrealty.com

Selby Realty, Inc.

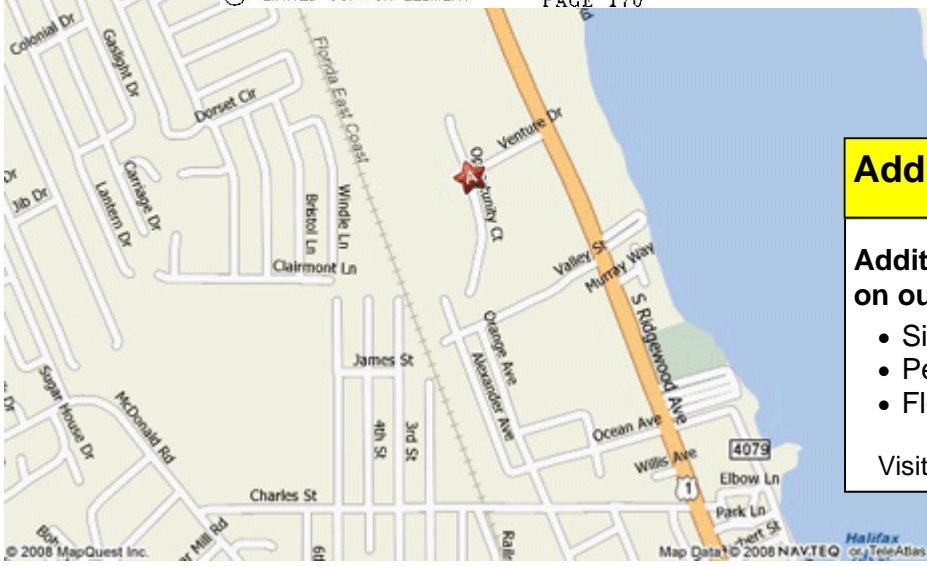
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www.selbyrealty.com



(LCE) = LIMITED COMMON ELEMENT



Additional Information

Additional documentation available on our website:

- Siteplan
- Permitted Uses (PCD Agreement)
- Floorplan

Visit www.SelbyRealty.com