



# SELBY REALTY

Brokers ♦ Managers ♦ Developers

## Flex Space FOR LEASE

3100 S. Ridgewood Avenue, Unit 170 \* South Daytona , FL  
**7,200 SF Flex Space**



### Property Details:

**Address:** 3100 S. Ridgewood Ave. Unit 170, S. Daytona, FL 32119

**Available SF:** 7,200 sf of Flex Space in Unit 170 (view first floor plan). 3,200 sf is 12' high production space with an enclosed office, roll-up door, man door and stubbed-in bathroom plus 4,000 sf of 25' high warehouse space. Space is at grade level.



An additional 3,200 sf of office space on the second floor, which is directly above Unit 170, is available for a total of 10,400 sf (both photos below show the optional/additional space on the second floor).



**Description:** 7,200 sf space of Flex Space on first floor of building. Ample parking. New roof. Unit 170 is located on the south side of the building. 3,200 sf of office space can be added for a total of 10,400 sf, should the tenant require additional space. 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. View the PCD Agreement.

**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 1 block west of US 1.

**Rent:** \$6 psf Triple Net.

**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

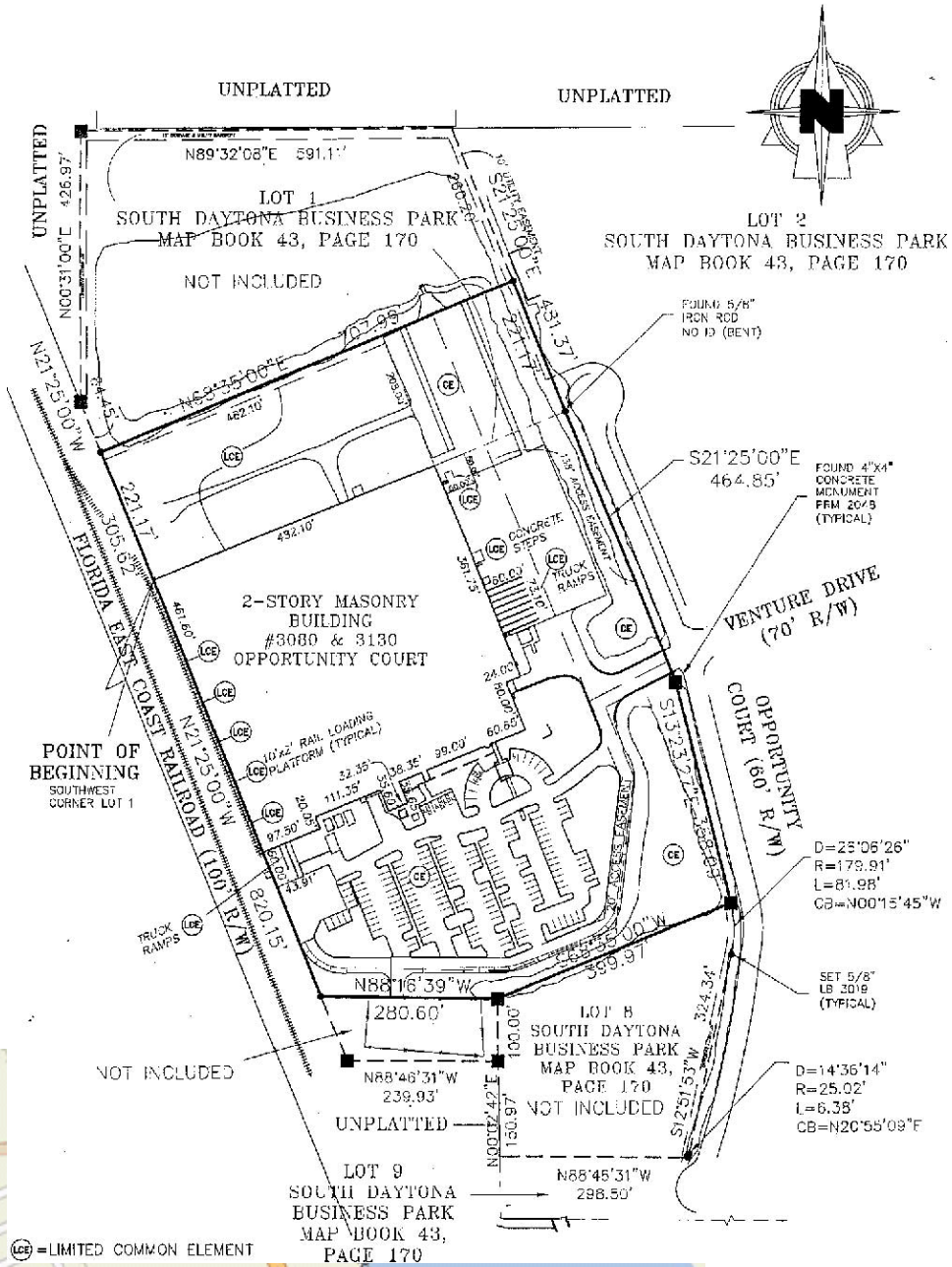
Email: [dselby@selbyrealty.com](mailto:dselby@selbyrealty.com)

**Selby Realty, Inc.**

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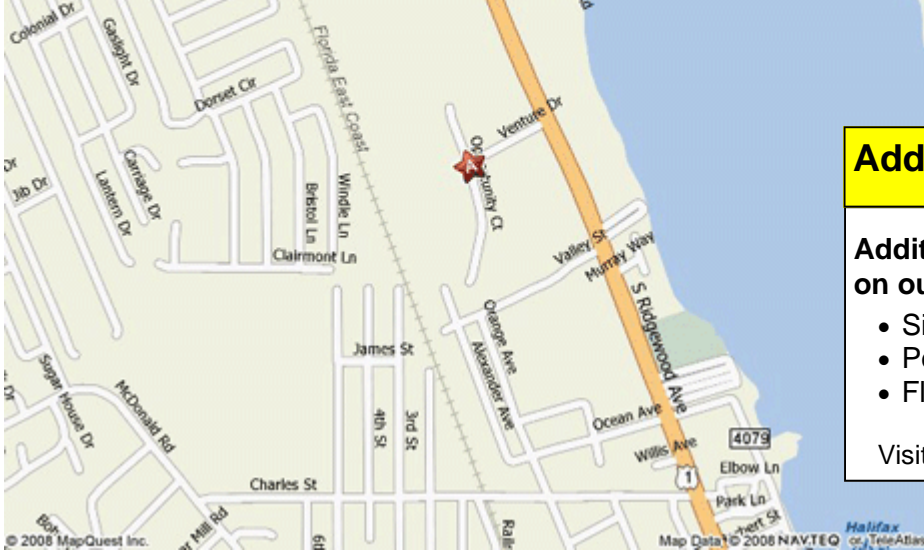
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[www.selbyrealty.com](http://www.selbyrealty.com)



POINT OF BEGINNING  
SOUTHWEST CORNER LOT 1

(LCE) = LIMITED COMMON ELEMENT



### Additional Information

Additional documentation available on our website:

- Siteplan
- Permitted Uses (PCD Agreement)
- Floorplan

Visit [www.SelbyRealty.com](http://www.SelbyRealty.com)