



# SELBY REALTY

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## Industrial Warehouse Space FOR SALE or LEASE

### 3100 S. Ridgewood Avenue \* South Daytona, FL

**Price Reduced!**



#### Property Details:

**Address:** 3100 South Ridgewood Avenue, South Daytona, FL 32127

**Building Size:** 237,000sf / 147,204sf available

**Year Built:** 1985

**Acreage:** 25

**Lease Rate:** \$2.85 plus .95 CAM

**Sale Price:** \$3,680,000

**Price Reduced!**

**Zoned:** PCD (see recorded PCD Agreement)

**Parcel ID:** 33-15-33-11-00-0170 (multiple parcel #s)

**Description:** 147,200sf Warehouse Office @ \$29sf. Tilt-wall construction, fully sprinklered, 24'-26' ceiling height, 33% occupied generating \$350,000 in rental income, 200+ car parking lot, parking for 40 semi-trailers, rail siding with 5 rail doors, drive-in and dock-high access, heavy power, natural gas in area. Two-story Industrial building contains seven units consisting of offices (33,724sf) and warehouses (113,480sf). Three Phase, 2000+ Amp electric service. 7,200 of Flex Space on first floor. Ample parking. New roof.

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- Permitted uses
- Site/plot plan
- First and second floor plans
- Online map and directions to location



#### FOR MORE INFORMATION CALL:

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