



# SELBY REALTY

Brokers ♦ Managers ♦ Developers

## Office/Production Warehouse

### FOR SALE OR LEASE

#### 4400 Eastport Park Way \* Port Orange, FL

#### Property Details:

**Address:** 4400 Eastport Park Way, Port Orange, FL 32127

**Building Size:** 10,000 sf

**Year Built:** 2003

**Lot Size:** 1.1 Acres

**Lease Rate:** \$9.50 sf NET

**Asking Price:** \$950,000

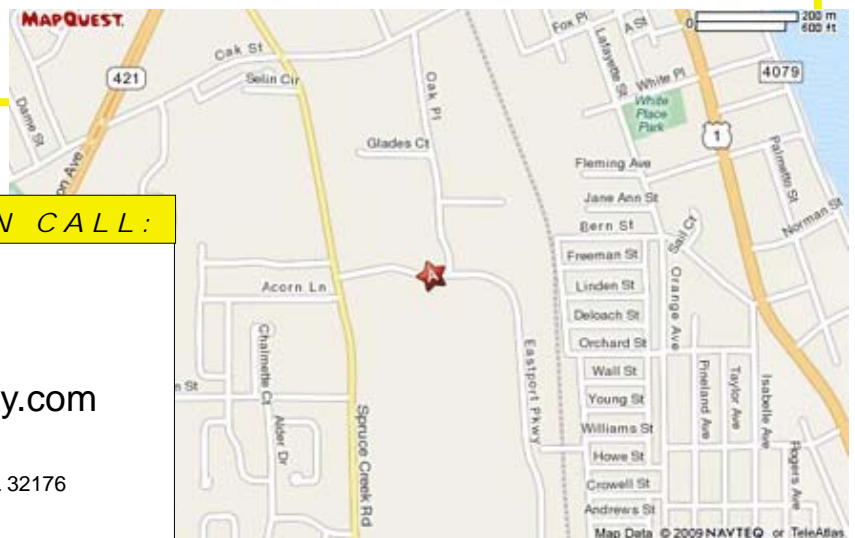
**MLS:** #498499

**Property ID:** 10-16-33-25-00-0010

**Zoned:** Light Manufacturing

**Description:** Like new industrial 10,000 sf facility. Building is approximately 1/3 office with zoned HVAC; 1/3 assembly area with HVAC and 1/3 insulated warehouse (no HVAC). Two overhead roll up doors (10' and 14'); 3 phase 208 volt power; Large conference room; Offices pre-wired for phone and computer.

**Location:** Eastport Business Park



FOR MORE INFORMATION CALL:

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