



# SELBY REALTY

Brokers • Managers • Developers

## Vacant Land FOR SALE

### 4465 Spruce Creek Road \* Port Orange, FL

#### Property Details:

**Address:** 4465 Spruce Creek Road, Port Orange, FL 32127

**Lot Size:** 12 +/- acres

**Price:** \$1,560,000

**Property ID:** 10-16-33-13-04-0040

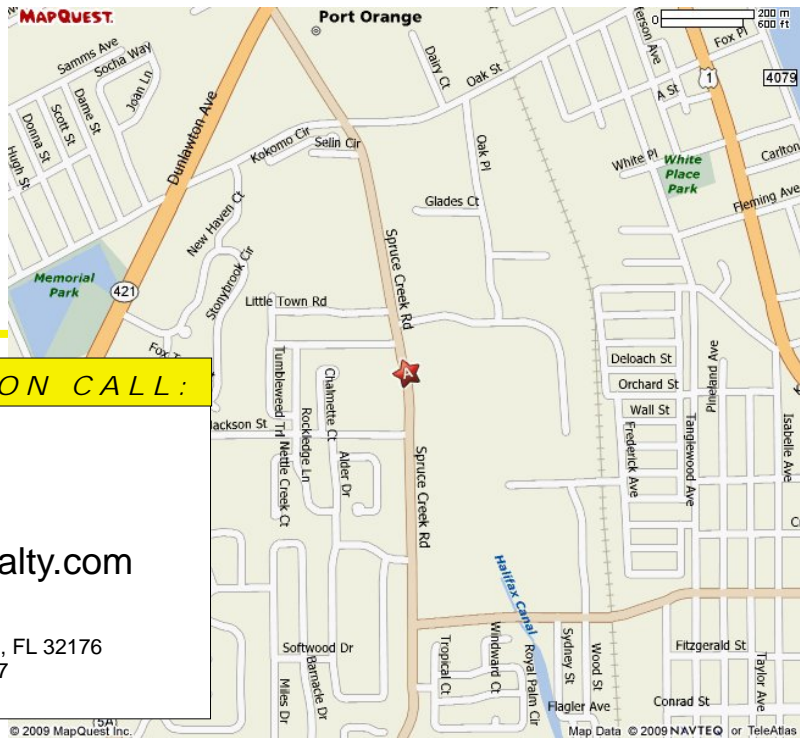
**Zoning:** Light Manufacturing

**Description:** 12 acres +/- suitable for light manufacturing. Incentives available from County of Volusia and City of Port Orange.



**Other Information:** Two parcels side by side totaling 12 acres zoned light industrial, located within Eastport Business Center Redevelopment district. Property currently has a RV storage facility, kennel and a rental house on it. Wetlands survey completed with DEP acceptance. Adjoining 2 acre site for sale with different seller.

**Other Documentation:** See our website for a copy of the Survey



#### FOR MORE INFORMATION CALL:

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