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**SELBY  
 REALTY**

200 E. Granada Blvd.  
 Suite 207  
 Ormond Beach, FL 32176

# MULTI-TENANT INCOME PROPERTY FOR SALE



## Ridgewood Industrial

3100 S. Ridgewood Ave, South Daytona, FL 32119

### Property Highlights

- Seven Tenant Spaces
- Tilt-wall construction
- Fully sprinklered
- 24' to 26' ceiling height
- Rail spur and 5 rail doors
- Drive-in and dock-high access
- 200 space parking lot (parking for 40 semi trailers)
- 3,000 amp three phase power
- Separate electric meters to each tenant

### Property Details

Building Size: 144,040 SF  
 Lot Size: 22 Acres  
 Tenancy: Multiple  
 Zoned: PCD  
 Parcel ID: 33-15-33-11-00-0170 (multiple parcel #s)  
 Price: \$5,080,000  
 Price/SF: \$35.27  
 NOI: \$404,604  
 CAP Rate: 8%



# PROPERTY PHOTOS



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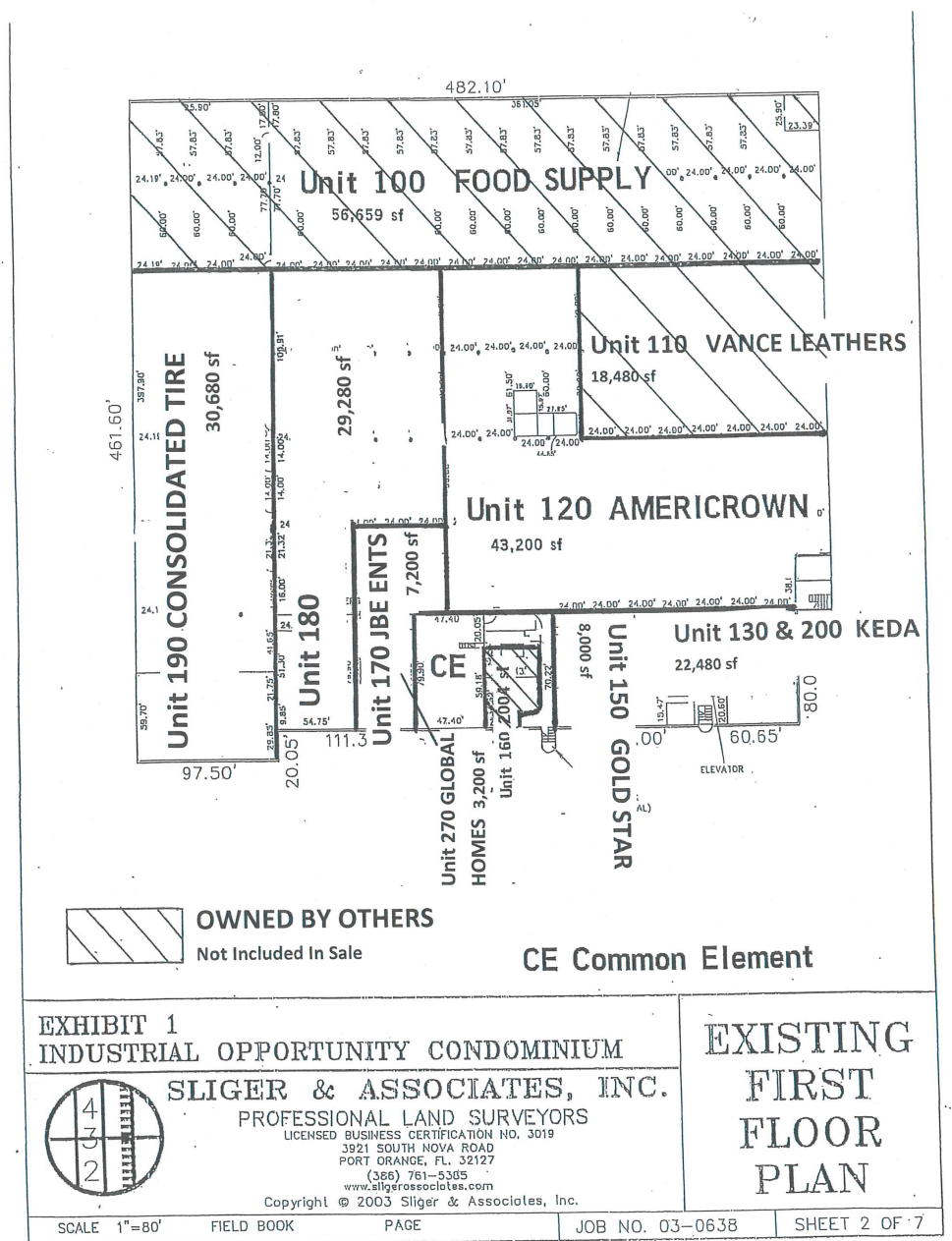
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# PROPERTY FLOOR PLAN



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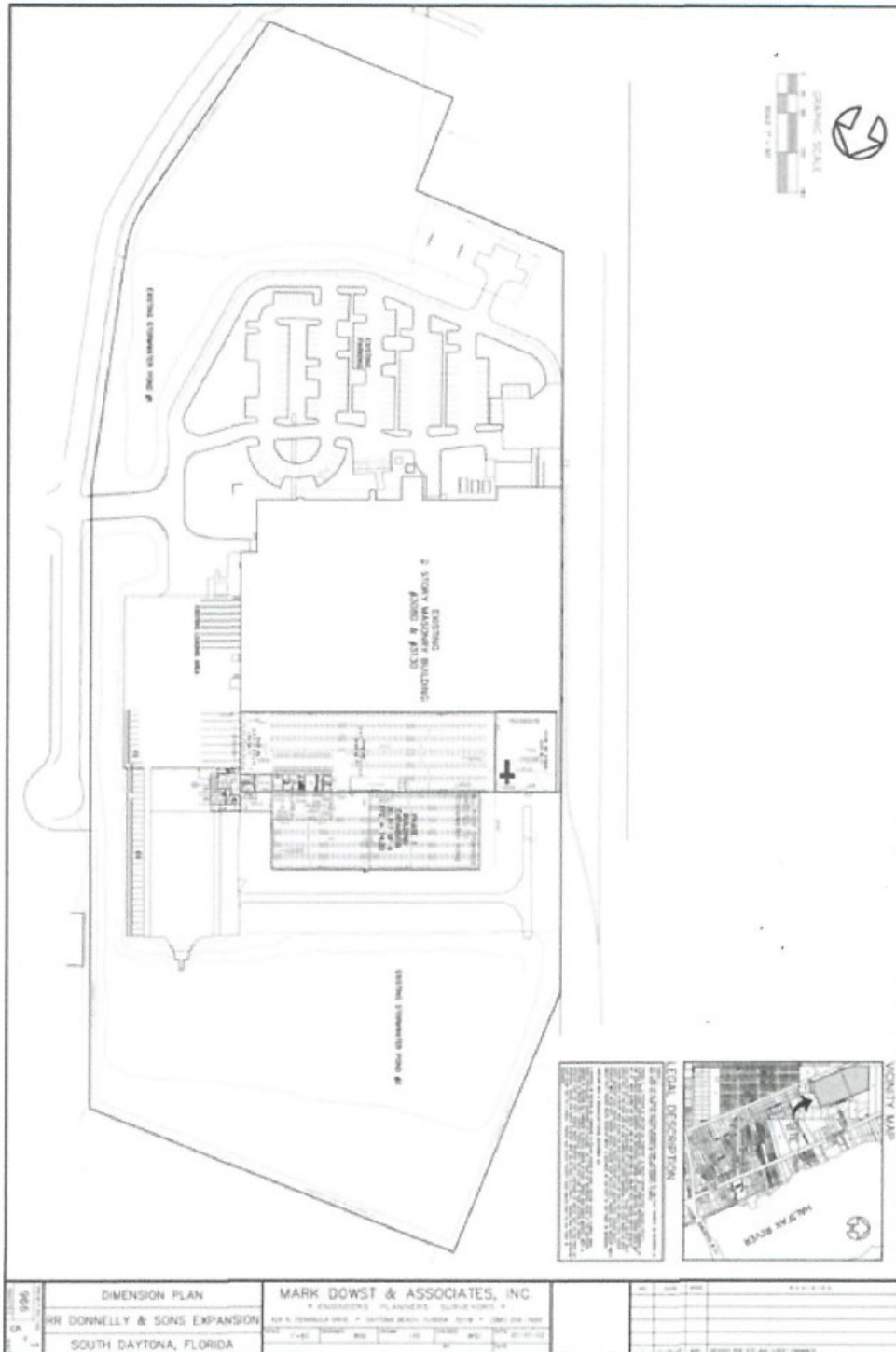


# PROPERTY DIMENSION PLAN



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# PROPERTY SURVEY



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## PROPERTY SURVEY

