

**SALE / LEASE**

# Warehouse / Flex Ormond Beach - 4,069 SF

**1230 N US HWY 1, UNIT #9**

Ormond Beach, FL 32174

**PRESENTED BY:**

**CARL W. LENTZ IV, MBA, CCIM**

Phone: 386.566.3726

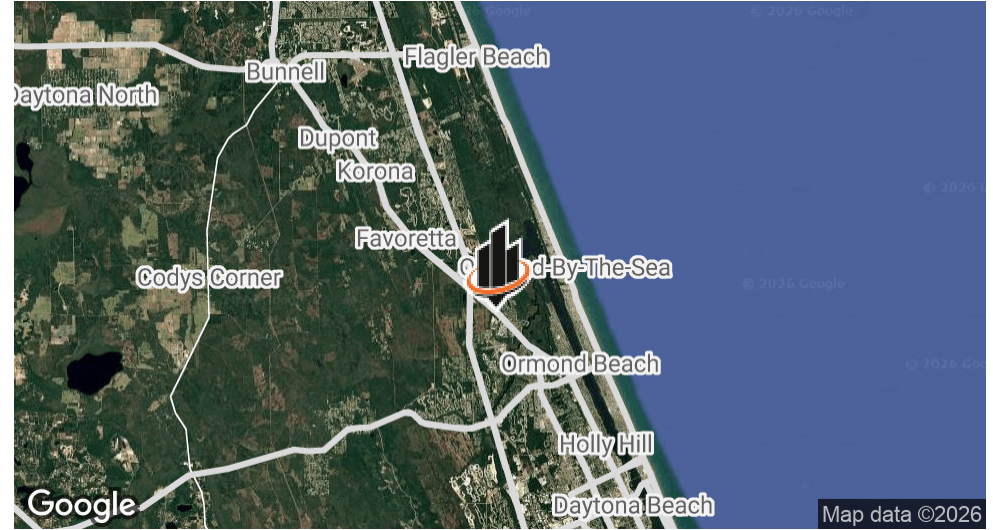
carl.lentz@svn.com

FL #BK3068067





## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$773,110
<b>LEASE RATE:</b>	\$14 SF/yr (NNN)
<b>AVAILABLE SF:</b>	4,069 SF
<b>NOI:</b>	\$0.00
<b>CAP RATE:</b>	0.0%

## PROPERTY DESCRIPTION

Hull Pointe Business Park - Unit #9  
4,069 SF Warehouse Area - Bathroom to be Built  
Fully Sprinkled - 25' Ceiling Height - HVAC in Place  
31' Unit Width - Rear and Front Access  
Secured Parking in Rear - 2 Reserved Spaces  
2008 Construction  
Seller Financing or Amortized Buildout Available  
Lease With a Purchase Option  
14' X 14' Roll Up Door - Shared Dock High Access  
NNN Expenses at +/- \$4.96/SF

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## ADDITIONAL PHOTOS



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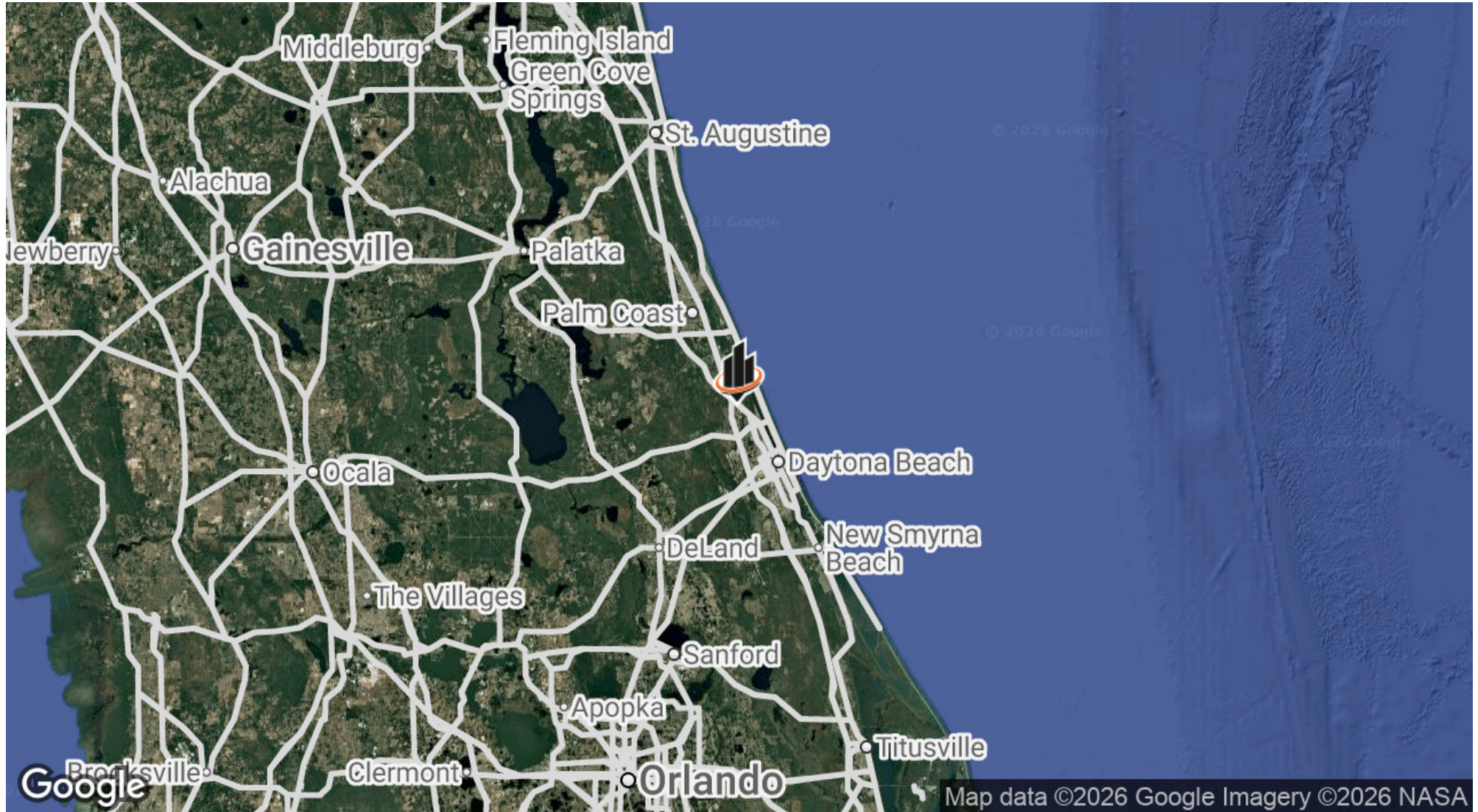
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## LOCATION MAP



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