

SALE

U.S.1 FLEX BUILDING

1524 Ridgewood Avenue, Holly Hill, FL 32117



PROPERTY OVERVIEW

Strong US-1 location with approximately 200' of frontage and over 25,000 cars passing daily. The building is 7175sf, including over 5,000sf of renovated office/retail/showroom area, and a warehouse/shop area that includes over 1900sf of space, 16 ft height, with (4) roll-up doors. The property is over 2/3 acre including a large parking area with 40+ spaces. Great visibility and easy to get to. Zoning is CC-1.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Parcel Address	1524 US-1
Lot Size:	31,108sf / 0.71 acres
Building:	7,175sf
Frontage:	±200
Year Built:	1992
Zoning:	Commercial Corridor

- 5,000+sf renovated offices/retail/showroom area
- 1,900+sf warehouse/shop area with 4 roll-up doors
- approximately 200' US1 frontage
- 2/3+ acre parcel
- over 25,000 cars passing daily
- Zoning is CC-1



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