

Amaral
Plaza

Future Total
Comfort

Hudson
Technologies

Glass Block
Supply

23+/- Acre Subject
Property

AADT 23,500

Florida East
Coast Rail

23+/- ACRE INDUSTRIAL DEVELOPMENT SITE

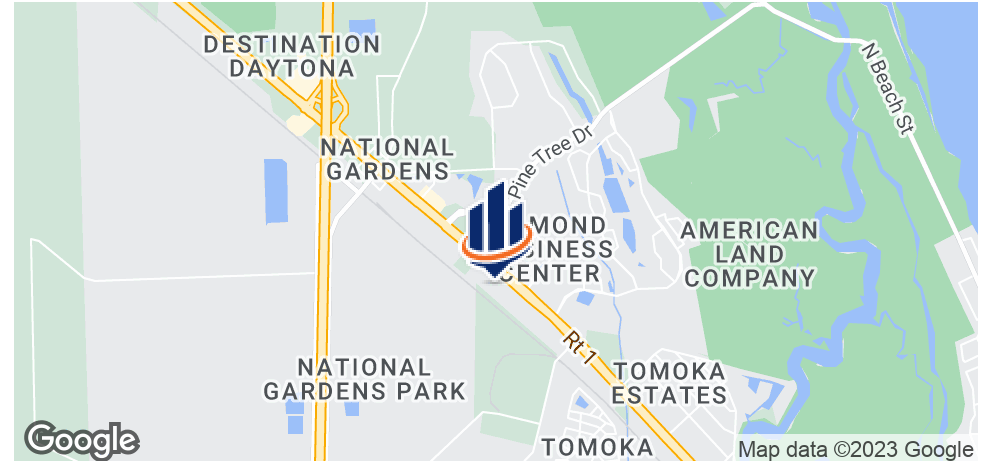
1320 N US HWY 1
ORMOND BEACH, FL 32174

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Not Included

S.R. Perrott,
Inc

Property Summary



OFFERING SUMMARY

Sale Price: \$1,200,000
(\$52k per acre)

Acres: 23 Total Acres
13 Upland Acres
Potential to mitigate

Zoning: I-1 (Light Industrial)
City of Ormond Beach

Parcel ID: 06-14-32-00-00-0023

PROPERTY OVERVIEW

Offered for sale is a 23+/- acre commercial development site at 1320 N US Hwy 1 in Ormond Beach, FL. The site is zoned I-1 (Light Industrial) and offers 1,400 feet of frontage on US 1. It is bounded to the west by the Florida East Coast Railroad and a rail spur is possible. Adjacent to the property is SR Perrott's new 100,000+ distribution center and corporate headquarters building.

1320 N US Hwy 1 is located less than two miles south of I-95 [exit 273] and just minutes to the beach. Exit 273 is the northern most gateway to the Daytona Beach area. All utilities are already stubbed to site and the city is supportive of development here. An existing median cut at Southland Road allows for full access to US Hwy 1.

PROPERTY HIGHLIGHTS

- 23+/- acres of prime commercial property on US Hwy 1 in Ormond Beach, FL
- Approximately 13 acres of usable uplands
- The entire 23 acre site can be mitigated if needed
- I-1 (Light Industrial) zoning allows most commercial uses
- All utilities are stubbed to site

Site Aerial



Aerial Of Exit 273



Welcome
to
Ormond
Beach



Location Maps

