



# 38,000 +/-SF INDUSTRIAL MULTI TENANT BUILDING

1899 N US HIGHWAY 1  
ORMOND BEACH, FL 32174

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# Property Summary



## OFFERING SUMMARY

Available SF:	38,000 - 90,000 SF
Lease Rate:	Negotiable
Lot Size:	24.2 Acres
Year Built:	1986
Building Size:	193,297 SF
Renovated:	2015
Zoning:	I - 1 Commercial
Traffic Count:	29,000

## PROPERTY OVERVIEW

90,000+ sq. ft. total available for lease plus a free standing building of 3,600 sq ft. 38,000 sq. ft. dry storage fully racked, 40,000 sq ft. with floor drains, 6380 sq ft of office space, plus 4,446 sq. ft. executive offices and an R&D lab. Racking is partial with double deep, 5 levels high, 10 ft aisles, office has cubicles, private offices and break room. Racking can be re-configured to fit. Separate building 3600 sq ft with truck sized doors and approximately 400 sq ft of offices

## PROPERTY HIGHLIGHTS

- Ideal for Food production, bakery, ecommerce and retail storage, distribution and fulfillment.
- Suitable for dry or food items.
- Building is food grade rated.
- 38,000 dry area fully racked, approx. 2500 positions, 10 ft aisles, racking in good condition.
- 40,000 dry area non-racked open space with floor drains.
- It is possible to add walk in freezer/coolers in dry areas.
- Baler can be included.
- Battery charging stations available.
- Executive offices approximately 4,000 sq. ft.
- Office space 6380 sq. ft. on second floor perfect for call center.
- Dock space can be allocated as mutually agreed.
- Separate building 3600 sq ft with truck sized doors and approximately 400 sq ft of offices



# Property Description



## PROPERTY OVERVIEW

90,000+/- sq. ft. total available for lease  
40,000 +/- sq ft. with floor drains  
38,000 sq. ft. dry storage fully racked  
Racking 5 levels high, some double deep, 10 ft aisles and can be re-configured to fit  
15+ dock doors  
Large fenced yard  
Ample parking for employees  
4,446 sq. ft. executive offices  
6380 sq ft of office space, plus office has cubicles, private offices and break room.  
R&D laboratory - food  
Separate building 3600 sq ft with truck sized doors and approximately 400 sq ft of offices

## LOCATION OVERVIEW

Ideally located directly on I95 Exit in Daytona area situated on 24.2 Acres with two retention ponds  
82 Miles to Jacksonville Port - 1.15 Hours  
94 Miles to Jacksonville Airport - 1.25 hours  
84 Miles to Cape Canaveral port - 1.15 hours  
82 Miles to Orlando Airport - 1.15 hours

# Complete Highlights



## LEASE HIGHLIGHTS

- Ideal for Food production (produce and meat), ecommerce and retail storage, distribution, 3PL and fulfillment.
- Suitable for dry or food items.
- Building is food grade rated.
- 38000 dry area fully racked, approx. 2500 positions, 10 ft aisles, racking in good condition
- Included dock area is approx. 5000 sq. ft. with 8 doors
- Bailer can be included
- Battery charging stations available
- Office space up to 6380 sq. ft.
- Refrigerated/Frozen is 24000 sq. ft.
- 5000 sq. ft. of dock space is allocated with 7 doors
- Lease is NNN

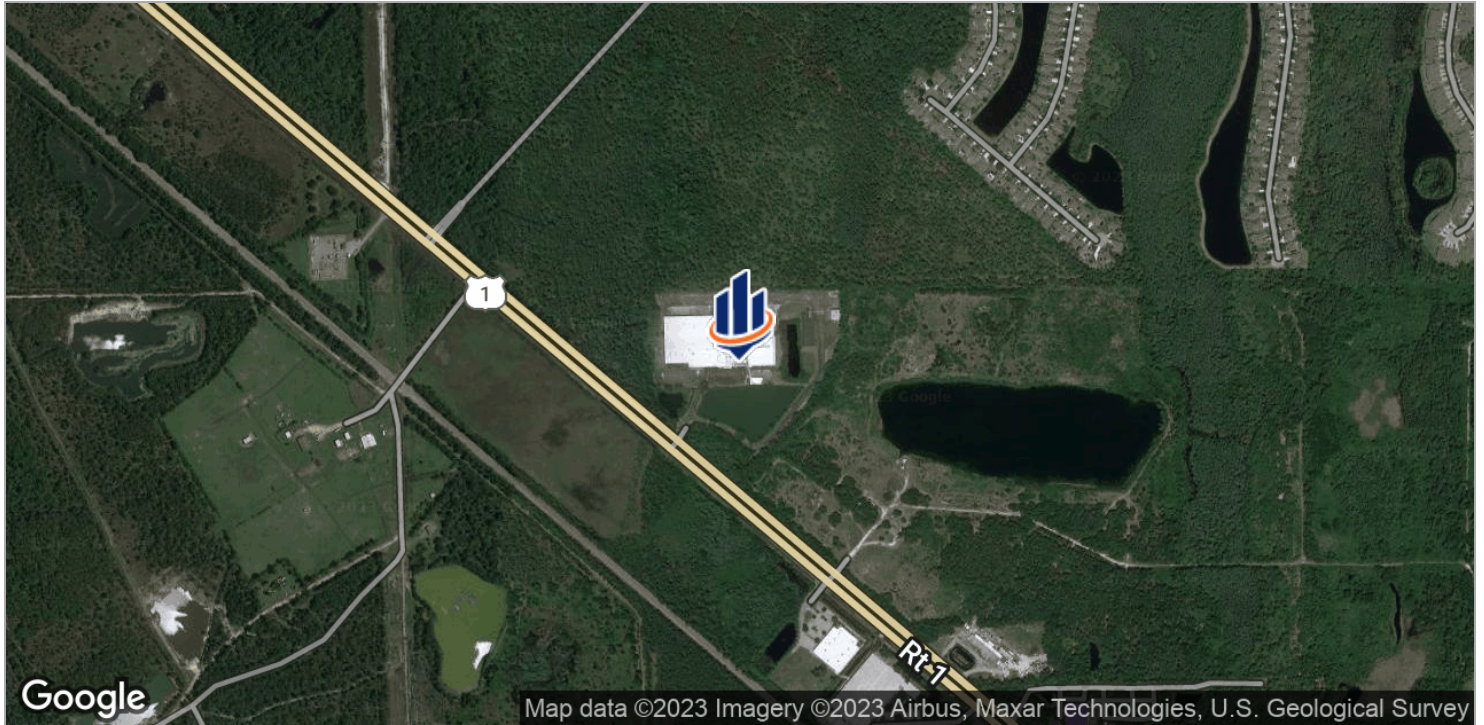




# Additional Photos







## RALPH MALMROS

Advisor



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## PROFESSIONAL BACKGROUND

Ralph's 30+ year career in Supply Chain, Ecommerce, Warehousing and distribution gave him the opportunity to live and work in many US States and countries such as Canada, Sweden and Switzerland and as a result he has a deep knowledge of the European continent as well.

His Commercial Real Estate clients now have the additional benefit of Ralph's consulting background to Fortune 1000 companies such as TJMaxx and Pier 1 Imports. He is well recognized in the warehousing and distribution industry especially the fastest growing segment of this industry, ecommerce.

He is a "Subject Matter Expert in ecommerce", warehousing, fulfillment, distribution as well as retail. He provides additional services to support his commercial clients not only to select the optimal property but to encompass their total Supply Chain, design and build of distribution centers (racking, shelving, conveyors, automation, IT), retail stores or offices. He can truly offer a turnkey solution to support and facilitate the sale or lease of any commercial property beyond the "traditional" services.

## EDUCATION

Degree in Supply Chain and Logistics/Transportation, University of Umea, Sweden



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