PORT ORANGE BUSINESS PARK
Two Story Building

Easy Access to I-95 and Area Major Routes
Property Features Warehouse and Two Story Office Space with Ten Private Office, Conference Room and Break room
Perfect for Wholesale and Distribution, Manufacturing, Commercial/Industrial Warehouse and Supplies.

Lease Price: $5.00 psf Gross
3,000 SF Bonus 2nd Floor Office Space Free

Sale Price: $540,000
Possible Owner Financing

Prudential
Commercial Real Estate FL

Presented by:
Buddy Budiansky, CCIM
Ron Frederick, PA

386.334.2865 386.334.8997
BuddyB@ccim.net RonFrederick@cfl.rr.com

Prudential Commercial Real Estate FL
120 S. Palmetto Ave., Daytona Beach, Fl. 32114

12,000 SQ FT WAREHOUSE BLDG FOR LEASE
730 Glades Court, Port Orange, FL 32127

PROPERTY SPECIFICATIONS
- Parcel ID: 6310-22-00-0050
- 2014 Taxes: $3,708.33
- Total Land Size: 25,416 sq ft
- Rentable Size: 12,000± sq ft
  - Warehouse: 9,000± sq ft
  - Office: 6,000± sq ft
- Construction: Steel
- Year Built: 1978
- Overhead Doors: Four Dock High Loading Dock & Loading Ramp
- Eave Height: Approx. 24’
- Floor Thickness: 8”
- Electric: 3 Phase
- Parking Spaces: Approx. 20+
- Zoning: CI , Commercial Industrial
Terms & Conditions of Accepting This Offering Memorandum

Prudential Commercial Real Estate FL has prepared this offering memorandum for the referenced property. Prudential Commercial Real Estate FL is a licensed real estate broker in the State of Florida and is presenting this property on behalf of the Owners.

While best efforts have been made in compiling the Offering Memorandum, neither the Owners nor Prudential Commercial Real Estate FL make any representations or warranties, expressed or implied, with respect to the accuracy or completeness of the information contained in this document. All projections are based upon assumptions relating to the general competition, general economy, and other factors beyond the control of the owners and Prudential Commercial Real Estate FL, and therefore, is subject to variations.

This Offering Memorandum does not constitute an indication that there have been no changes to the property or its environment since the date of preparation of the Offering Memorandum. Prospective Purchasers should discuss the proposed land use with the governing municipal body in which the property is located. Additional information will be made available to interested and qualified prospective buyers.

This Offering Memorandum and its contents, except where such information is a matter of public record or is provided by sources available to the public, are of confidential nature. By accepting this Offering memorandum, the Recipient acknowledges that they understand the confidential nature of its contents, and accordingly, represent to the owner and Prudential Commercial Real Estate FL that the Recipient will not reproduce or disclose the contents to any other entity without prior written authorization from Prudential Commercial Real Estate FL.
Zoning Uses

Commercial industrial (CI) district.

Permitted uses.

(1) Adult/vocational education.
(2) Antennas.
(3) Appliance/electronic repair shops.
(4) Boat repair, engine.
(5) Business services.
(6) Camouflaged and monopole communication towers.
(7) Commercial/industrial equipment and supplies.
(8) Commercial/industrial services.
(9) Commercial/industrial warehouses.
(10) Construction contractor's yard and storage.
(11) Fleet-based services.
(12) Greenhouses and nurseries (wholesale and retail).
(13) Laboratory, research and development.
(14) Laundry and dry cleaning plants.
(15) Maintenance contractors.
(16) Manufacturing: craftsman shops.
(17) Manufacturing: fabrication.
(18) Manufacturing: limited.
(19) Mini-warehouses.
(20) Motor vehicle and boat storage facilities.
(21) Motor vehicle repair facilities.
(22) Motor vehicle service stations.
(23) Motor vehicle towing and impoundment.
(24) Offices.
(25) Taxidermy.
(26) Transportation services.
(27) Truck/trailer/automobile rental.
(28) Wholesalers and distributors.

(c) Permitted uses with special development requirements (chapter 18, section 4).

(1) Kennels (subsection 8).
(2) Health/exercise club (subsection 6).

(d) Special exception uses (chapter 18, section 3).

(1) Guyed and lattice communication towers.
(2) Used motor vehicle parts yards (subsection 23).
Floor Plans (sizes approximate)

1ST FLOOR OFFICE FLOOR PLAN

2ND FLOOR OFFICE FLOOR PLAN

All information believed accurate but not warranted.
All information believed accurate but not warranted.
ADDRESS: 730 GLADES CT PORT ORANGE 32127
All information believed accurate but not warranted.
### Demographic and Income Profile
Prepared by Buddy Budiansky & Ron Frederick

<table>
<thead>
<tr>
<th>Summary - 5 Minute Drive Time</th>
<th>2000</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,643</td>
<td>5,630</td>
<td>5,682</td>
</tr>
<tr>
<td>Households</td>
<td>2,760</td>
<td>2,755</td>
<td>2,784</td>
</tr>
<tr>
<td>Median Age</td>
<td>50.3</td>
<td>52.7</td>
<td>54.8</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$41,090</td>
<td></td>
<td>$47,198</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary - 10 Minute Drive Time</th>
<th>2000</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>44,007</td>
<td>44,620</td>
<td>45,543</td>
</tr>
<tr>
<td>Households</td>
<td>20,647</td>
<td>20,975</td>
<td>21,436</td>
</tr>
<tr>
<td>Median Age</td>
<td>48.4</td>
<td>50.4</td>
<td>51.7</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$50,305</td>
<td></td>
<td>$57,098</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Summary - 15 Minute Drive Time</th>
<th>2000</th>
<th>2015</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>99,729</td>
<td>101,447</td>
<td>104,057</td>
</tr>
<tr>
<td>Households</td>
<td>46,972</td>
<td>47,922</td>
<td>49,306</td>
</tr>
<tr>
<td>Median Age</td>
<td>47.8</td>
<td>49.5</td>
<td>50.6</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$52,116</td>
<td></td>
<td>$59,100</td>
</tr>
</tbody>
</table>

Data Note: Income is expressed in current dollars
Made with Esri Business Analyst


---

All information believed accurate but not warranted.
Buddy Budiansky is the Vice President of the Commercial Services Division of Prudential Commercial Real Estate FL. He joined Prudential in 1992 and has been a commercial Realtor since 1989 and a Broker/Associate since 1993. Buddy specializes in office properties and general commercial sales, leasing, and development in the Greater Daytona Beach Area.

Buddy is a CCIM designee (Certified Commercial Investment Management, awarded by the National Association of Realtors). This designation is currently held by only 10,000 of the 150,000 commercial Realtors in the world.

In 2008 Buddy received the Transnational Referral Certification from the International Consortium of Real Estate Associations networking him with certified international property specialists worldwide.

Buddy also served as President of the Kiwanis of Daytona Beach and is a member of the Downtown Beach Street Partnership.

Ron Frederick, Senior Commercial Real Estate Specialist, has been with Prudential Commercial Real Estate FL since 1999. Active in real estate development for over 25 years, Ron has a vast knowledge of commercial real estate from the ground up.

Ron’s background takes him far beyond real estate sales, to the hands on experience of planning, engineering, architecture, construction, and beyond.

Although specializing in warehouse and flex space, Ron has worked on all types of commercial projects with some of the largest national tenants in the area.

Before entering the commercial real estate field, Ron owned and operated a large manufacturing and distribution facility, employing as many as 70 people.