



585 Commonwealth Blvd

585 Commonwealth Blvd, Port Orange, FL 32127



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585 Commonwealth Blvd

\$6,000,000

Versatile industrial facility built in 2009 with durable concrete construction, ideal for manufacturing, distribution, warehousing, or flex-industrial users. The property features a professional office/showroom with private offices, conference space, reception, and breakrooms, separated from the warehouse by a fire-rated wall. The expansive warehouse offers approximately 31-foot clear ceilings with a 40-foot center height, 15 grade-level bay doors, and 15 plumbed warehouse bays, each capable of operating independently. With 15 separate electrical meters and 3-phase power, the property provides exceptional flexibility for owner-users or investors seeking a multi-tenant opportunity. Strategically located in Port Orange with convenient access to I-95, I-4, US-1, and regional transportation hubs, this property offers outstanding accessibility for logistics and business operations.

Property Highlights

- Built in 2009 with concrete construction
- 31' clear ceiling height
- 15 grade-level bay doors
- 15 plumbed warehouse bays
- 15 separate electrical meters
- 3-phase power
- Professional office/showroom with conference room and breakrooms
- Fire-rated separation between office and warehouse
- Potential for mezzanine or second-floor build-outs
- Excellent owner-user or multi-tenant investment opportunity...

- Flexible industrial layout with 15 plumbed units and individual bay doors for manufacturing or distribution.
- High 37-foot ceilings offer room for mezzanine or second-floor expansion to maximize operational space.
- Modern concrete construction with 3-phase power and 16 electric meters for scalable business needs.
- Dedicated office/showroom space includes multiple offices, conference room, and breakrooms for staff comfort.
- Strategic Port Orange location with excellent highway access and proximity to regional transport hubs.

Price:	\$6,000,000
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Property Type:	Industrial
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Property Subtype:	Manufacturing
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Building Class:	B
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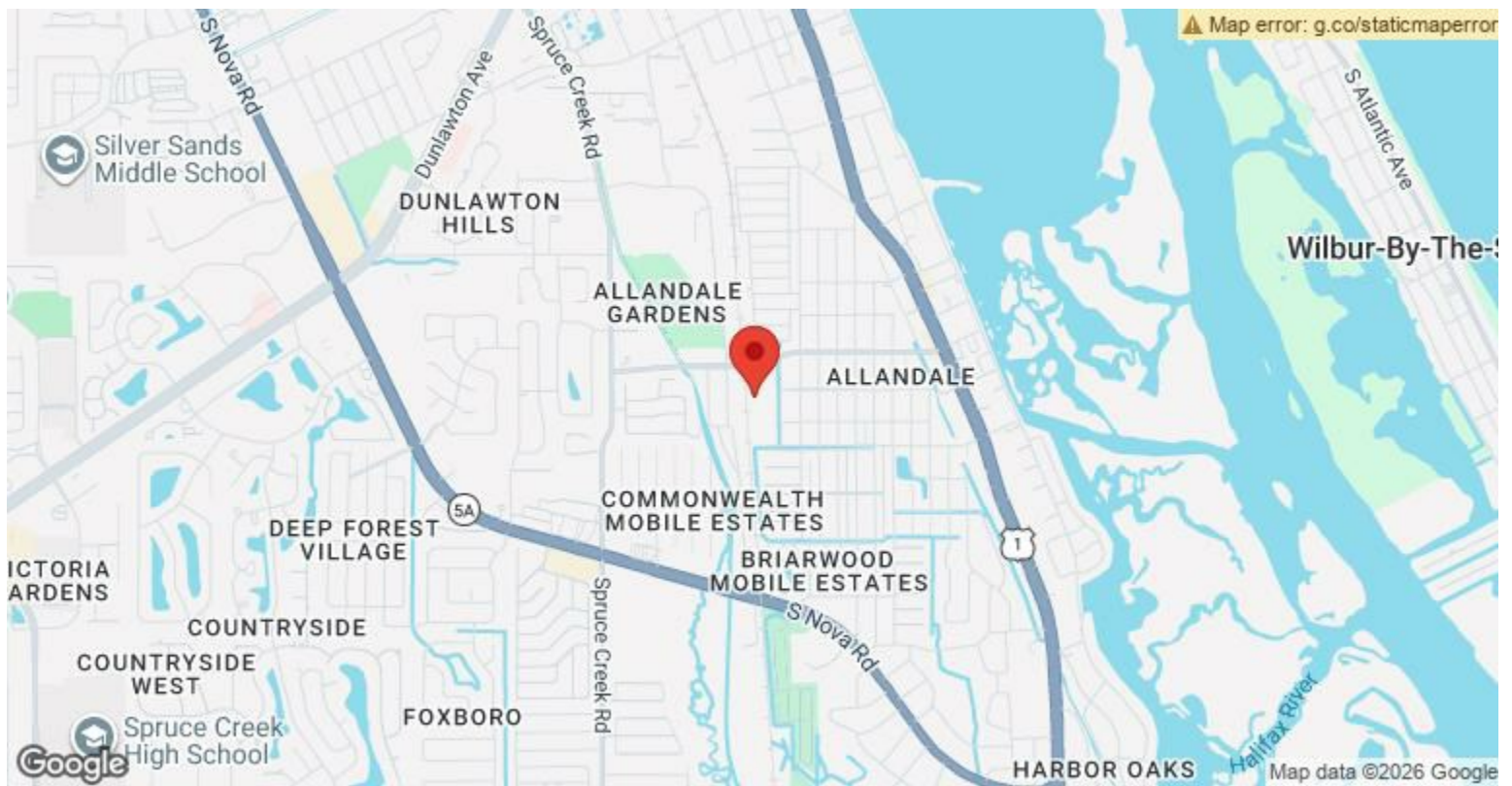
Sale Type:	Investment or Owner User
Lot Size:	3.40 AC
Gross Building Area:	31,000 SF
Rentable Building Area:	31,000 SF
No. Stories:	1
Year Built:	2009
Tenancy:	Single
Clear Ceiling Height:	37 FT
No. Drive In / Grade-Level Doors:	15
Zoning Description:	CL
APN / Parcel ID:	6310-08-21-0010

- Secure design with firewall separation between office and warehouse for safety and compliance.



Major Tenant Information

Tenant	SF Occupied	Lease Expired
Shade And Light, Inc.	-	



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Property Photos



Property Photos



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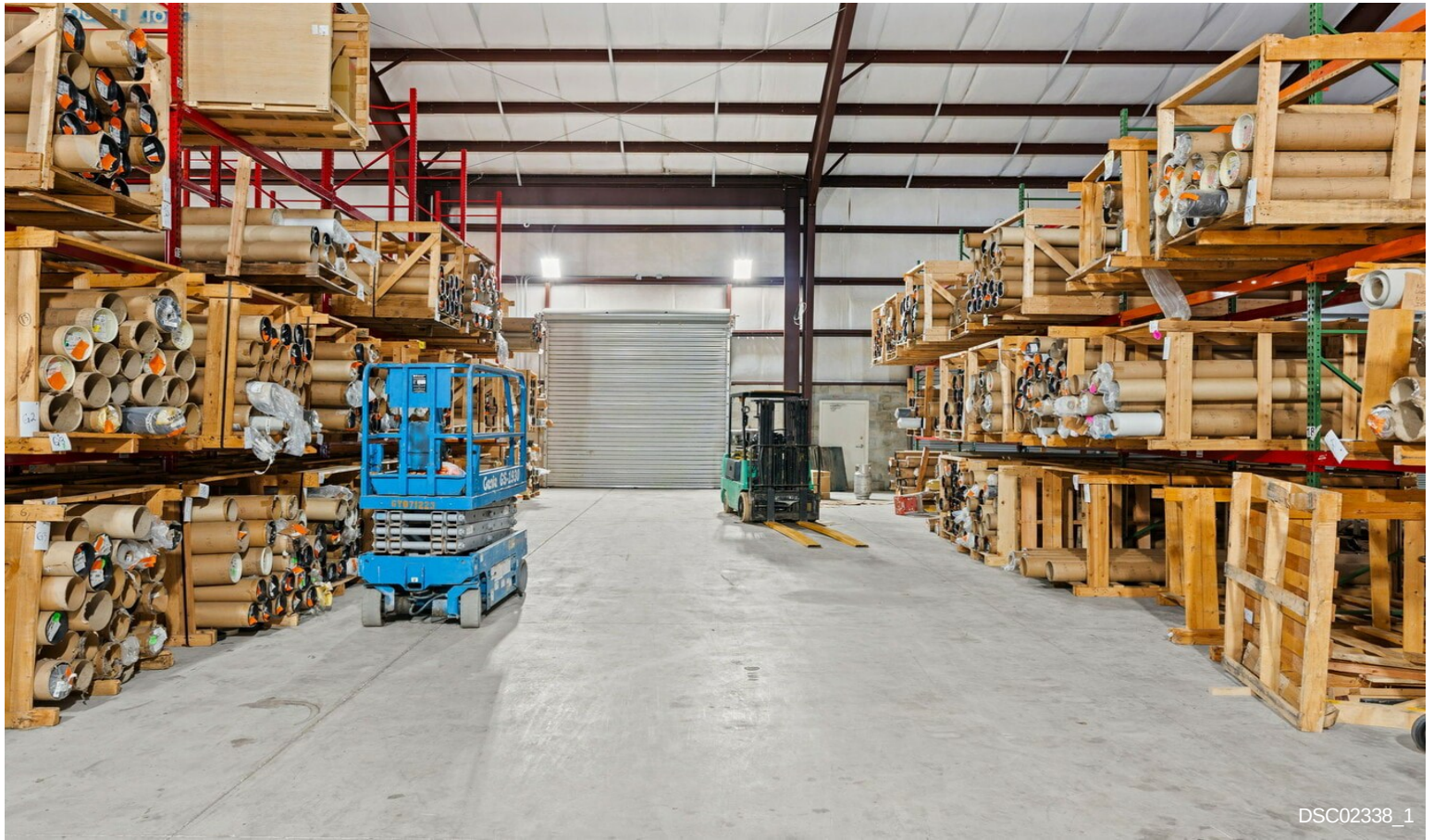
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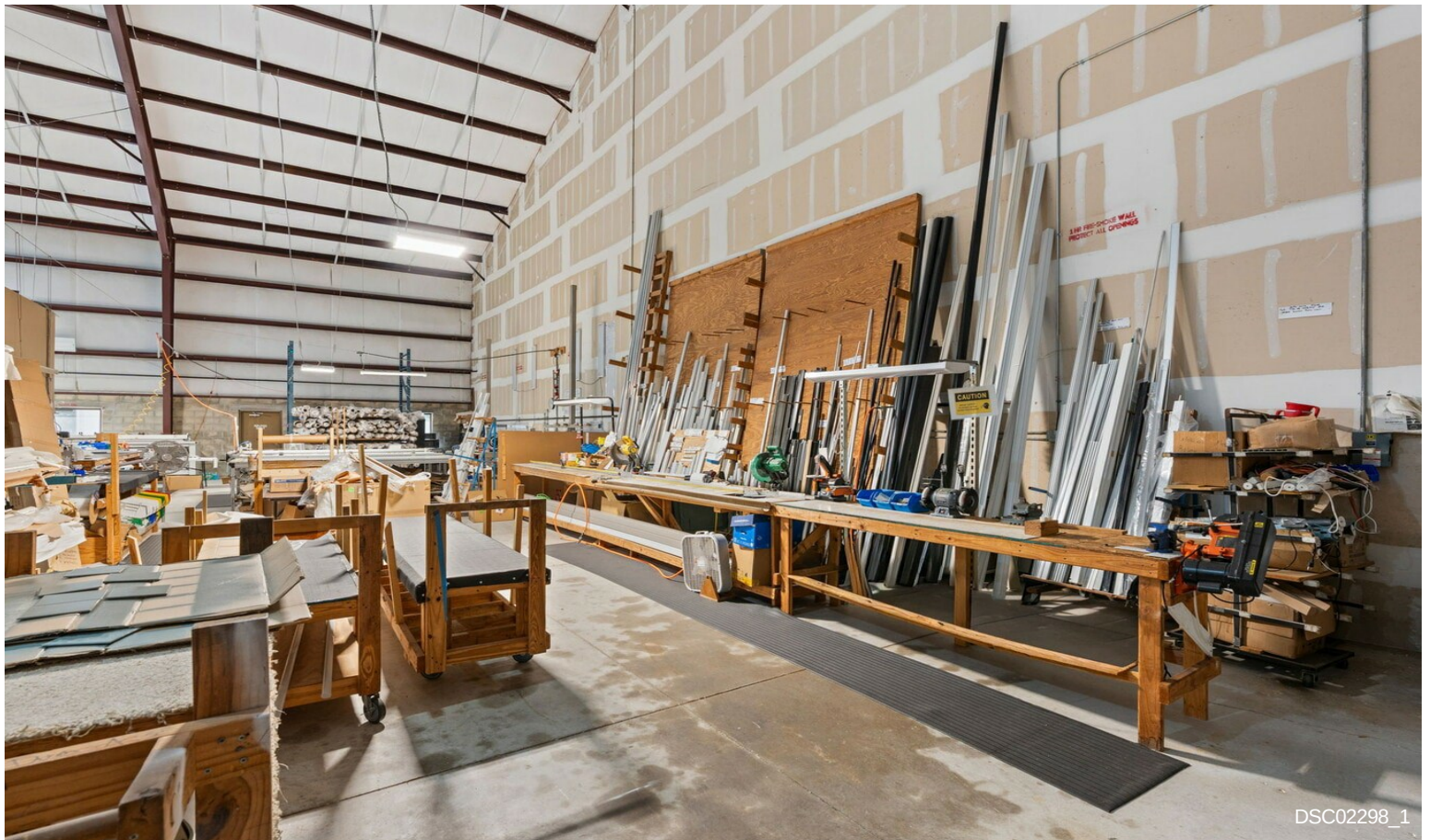
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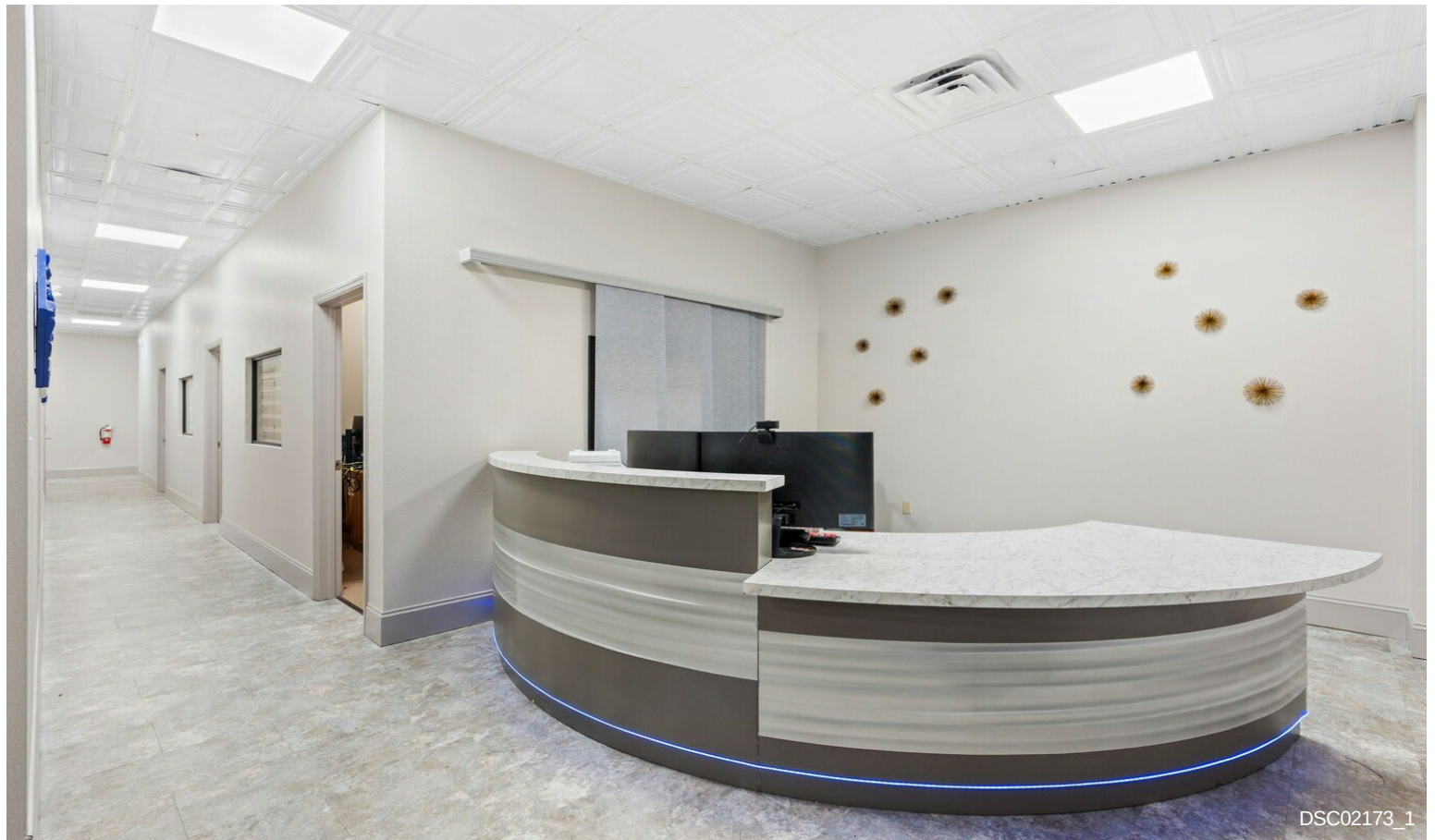
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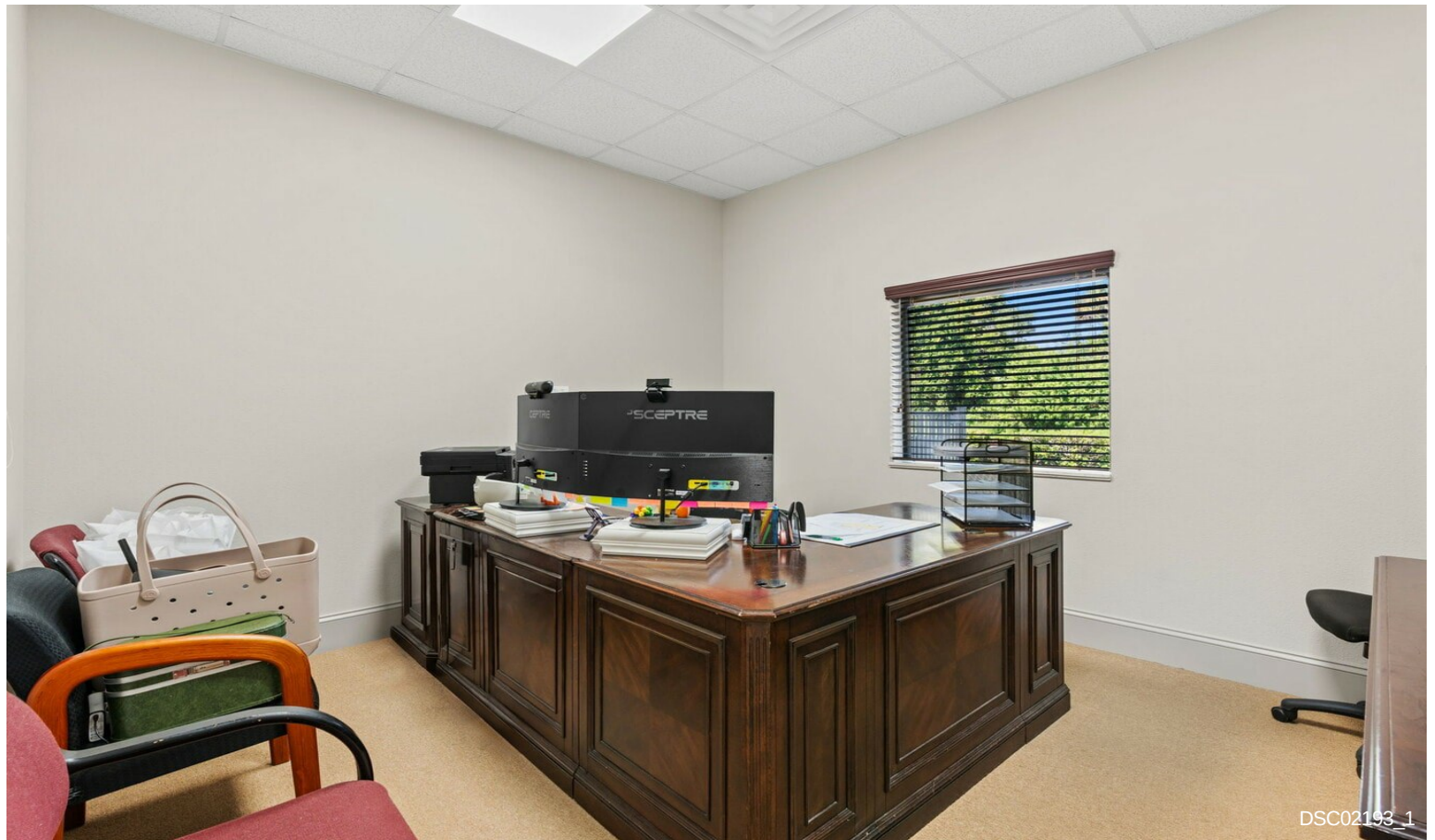
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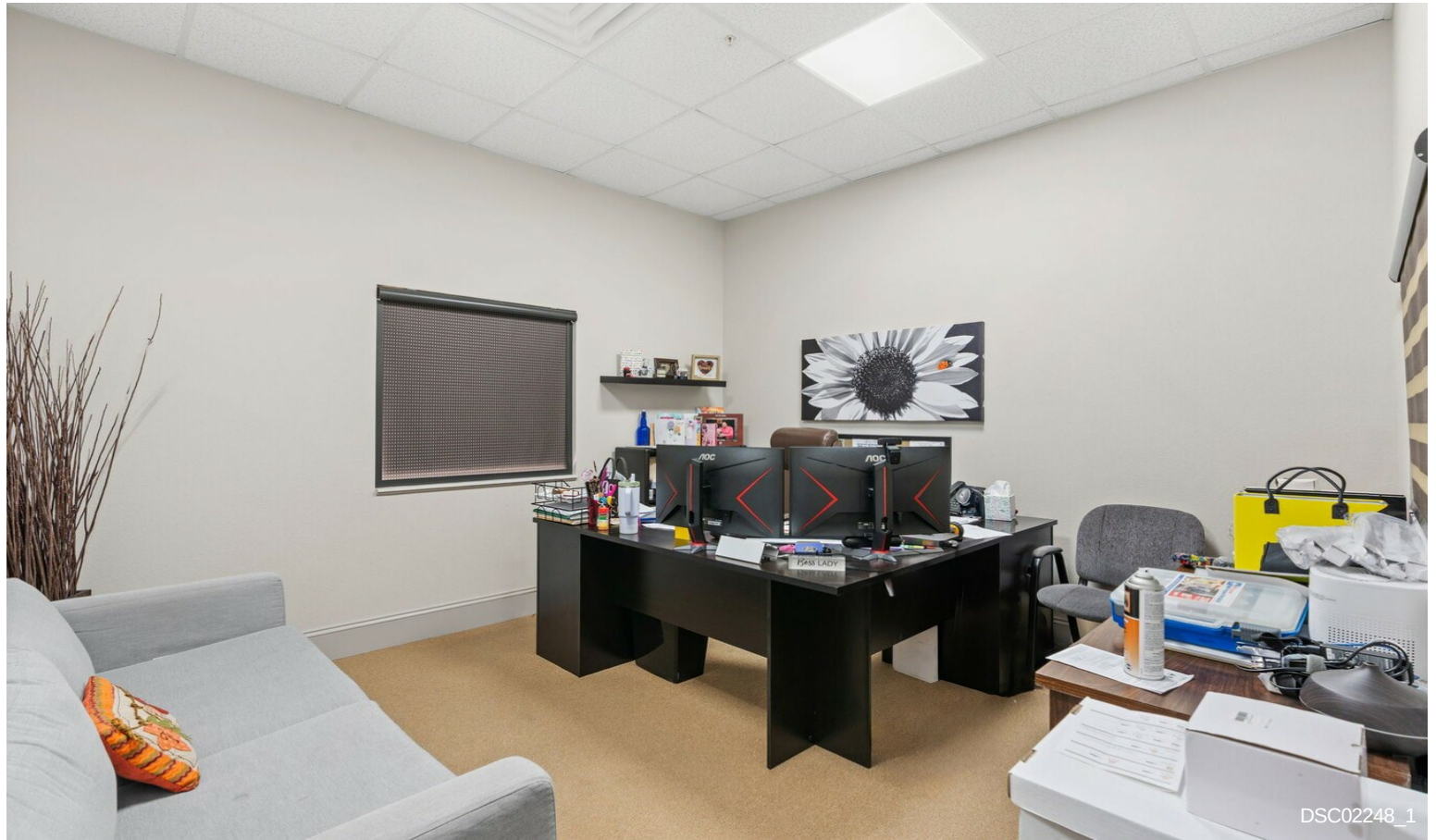
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