

SALE

U.S.1 FLEX BUILDING

1524 & 1522 Ridgewood Avenue, Holly Hill, FL 32117



PROPERTY OVERVIEW

Strong US-1 location consisting of 2 parcels for over 1 acre with approximately 300' of frontage and over 25,000 cars passing daily. Building A is 7100+SF and has 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. Building B is a 1955 built former office building just over 1,000SF. Great visibility and easy to get to with potential laydown yard and outside storage. Zoning is CC-1.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Both Parcels	1524 & 1522 US-1
Lot Size:	47,208sf / 1.08acres
Buildings (2):	8,239sf
Frontage:	±300
Year Built:	1992 & 1955
Zoning:	Commercial Corridor

- 5,000+SF renovated offices/retail/showroom area
- 1,900+sf warehouse/shop area with 4 roll-up doors
- approximately 300' US1 frontage
- 2 parcels for over 1 acre
- potential laydown yard & outside storage
- over 25,000 cars passing daily
- Zoning is CC-1



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