



SPACE COAST

COMMERCE PARK AT PARKTOWNE

302 Parktowne Boulevard
Edgewater, FL 32132

291,850 SF
83.35-AC MASTER
DEVELOPMENT SITE

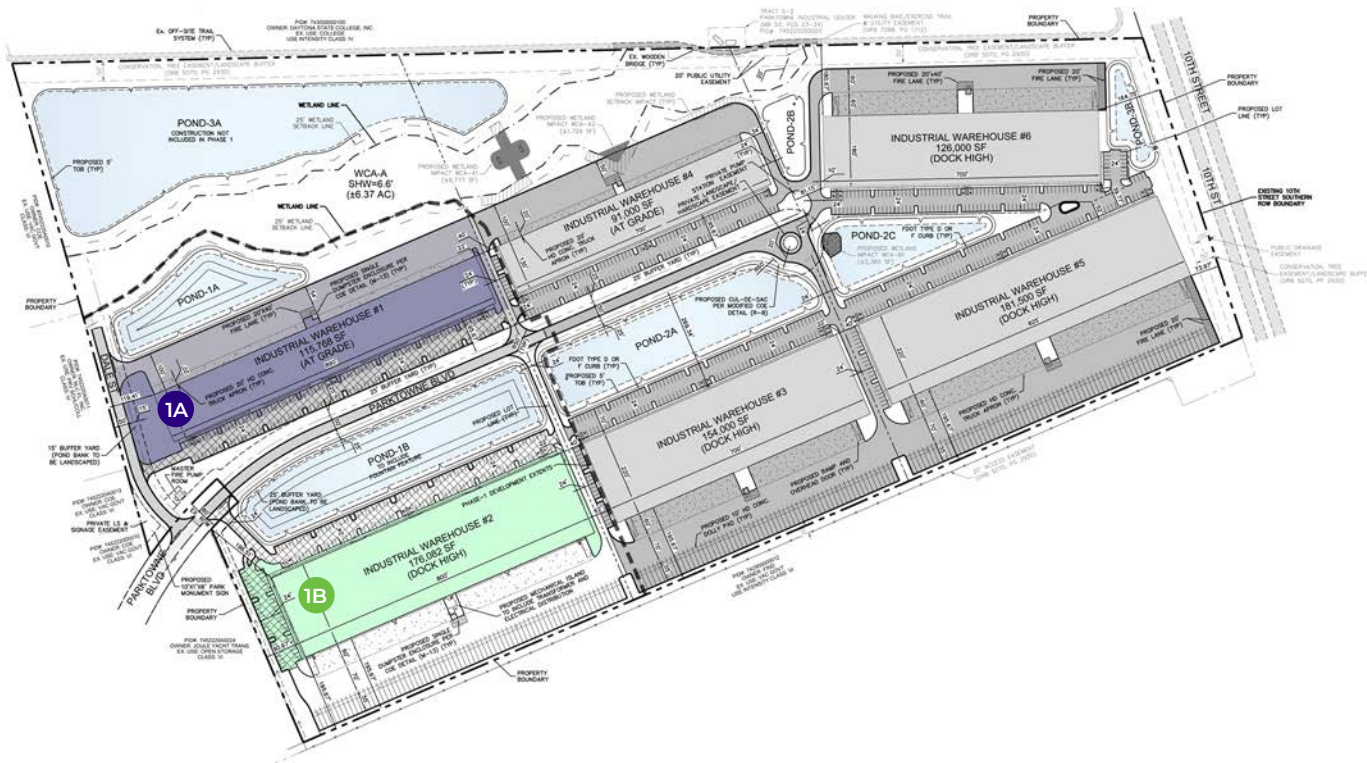


BUILDING SPECIFICATIONS

| | TOTAL SIZE (SF) | BUILDING DIMENSIONS | CLEAR HEIGHT | COLUMN SPACING | SPEED BAY | DOCK DOORS | DRIVE-IN DOORS | PARKING SPACES | TRAILER DROPS | TRUCK COURT |
|--------------|-----------------|---------------------|--------------|----------------|-----------|------------|----------------|----------------|---------------|-------------|
| WAREHOUSE #1 | 115,768 SF | 130' X 890' | 24' | 00' X 00' | 00' | 48 | 0 | 164 | 0 | 100' |
| WAREHOUSE #2 | 176,082 SF | 220' X 800' | 32' | 00' X 00' | 00' | 49 | 2 | 185 | 71 | 196' |

LOCATION OVERVIEW

Space Coast Commerce Park at Parktowne—located within the largest Industrial Park in Volusia County—is an Industrial Planned Unit Development in Edgewater, Florida geared toward businesses of all sizes and already home to major manufacturers including Brunswick Commercial and Government Products.



PHASE 1A
115,768 SF
 Warehouse #1

PHASE 1B
176,082 SF
 Warehouse #2

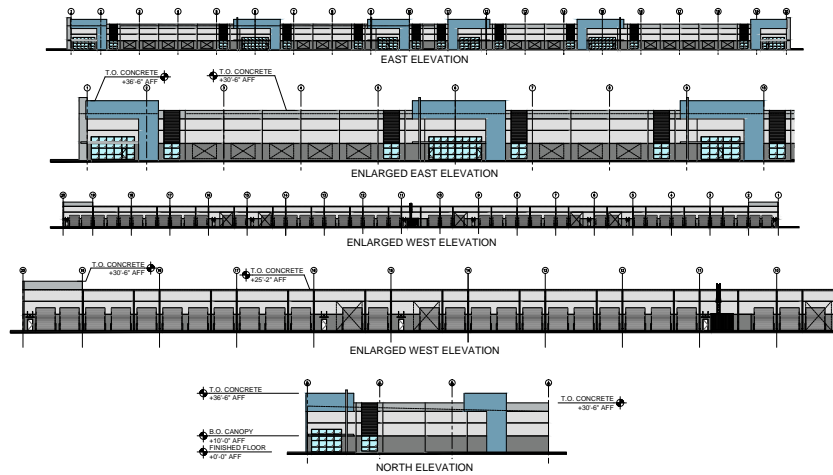
154,000 SF
 Warehouse #3

91,000 SF
 Warehouse #4

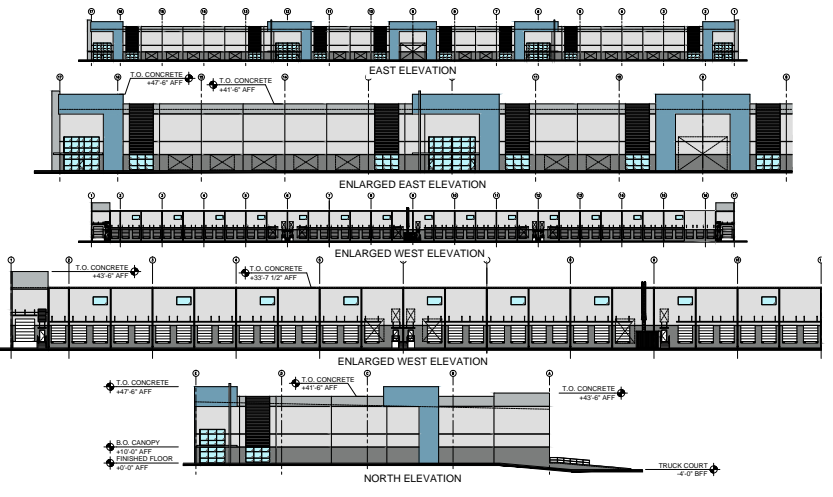
181,500 SF
 Warehouse #5

126,000 SF
 Warehouse #6

PHASE 1A - WAREHOUSE #1



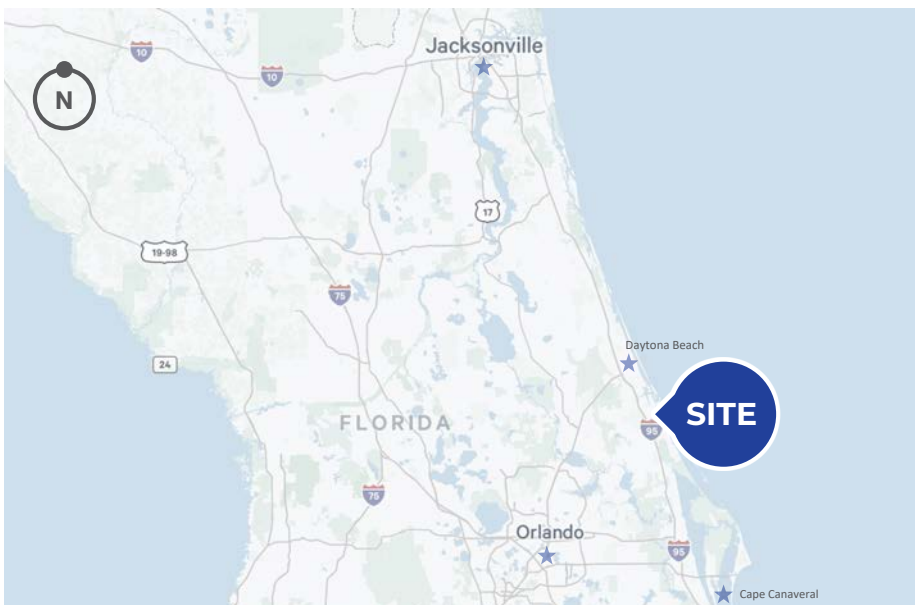
PHASE 1B - WAREHOUSE #2





PROPERTY OVERVIEW

Space Coast Commerce Park at Parktowne can be utilized for manufacturing or warehouse facilities in an array of commerce and is perfectly located for marine, aviation and aerospace related industries with research facilities and vocation schools. The entire development has been designed and engineered with a master storm water system for the entire park and all utilities.



Jacksonville, FL

112 Miles / 100–120 Minutes

Orlando, FL

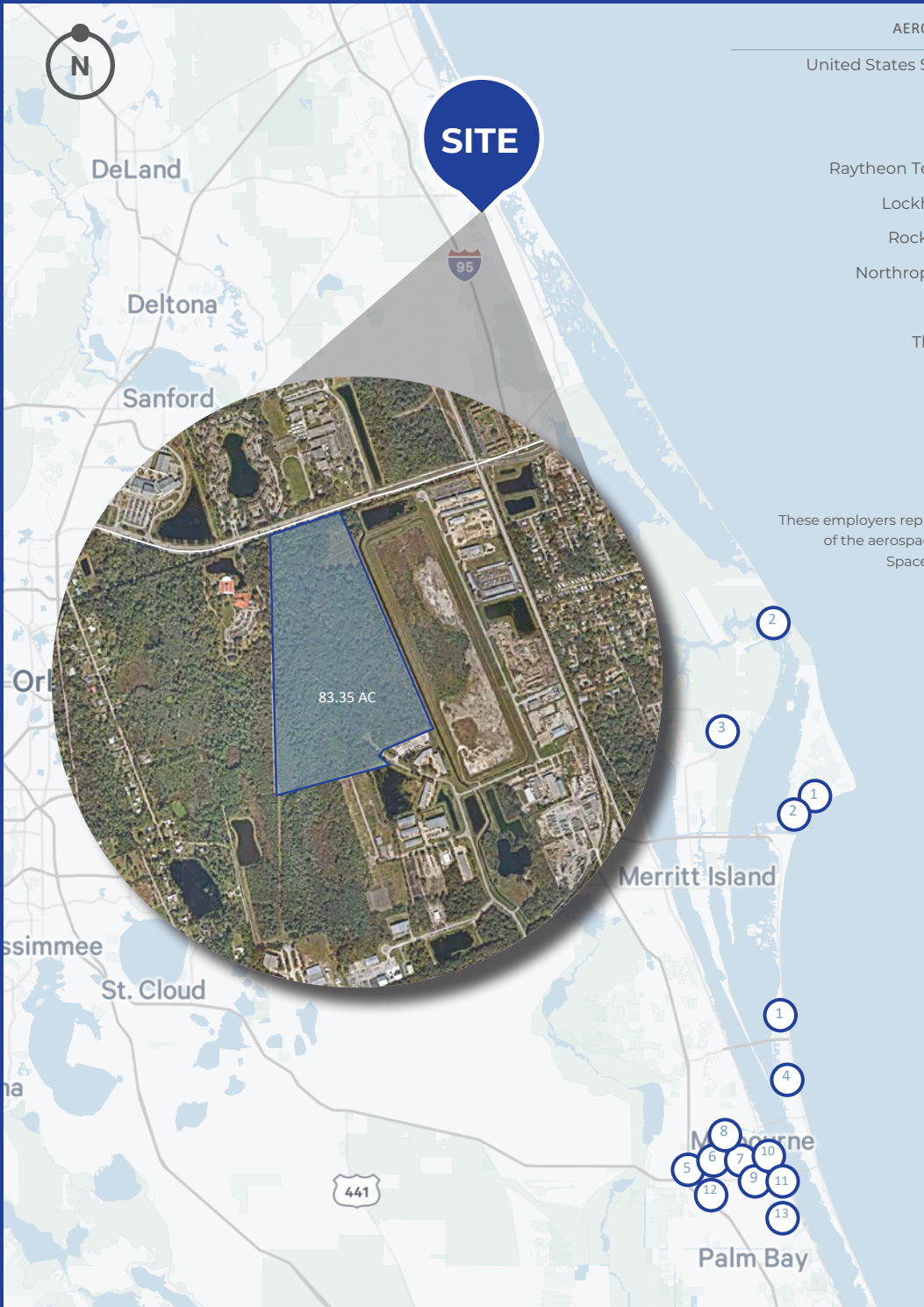
58.3 Miles / 60–70 Minutes

Daytona Beach, FL

18.1 Miles / 26–30 Minutes

Cape Canaveral, FL

57.4 Miles / 55–60 Minutes



AEROSPACE EMPLOYERS

1. United States Space Force
2. SpaceX
3. Blue Origin
4. Raytheon Technologies
5. Lockheed Martin
6. Rockwell Collins
7. Northrop Grumman
8. Embraer
9. Thales Group
10. L3Harris
11. Alstom
12. GE
13. AAR

These employers represent a small fraction of the aerospace employment in the Space Coast area of Florida.

DEMOGRAPHICS (10 MILES)

-  3,911 BUSINESSES
-  102,166 POPULATION
-  45,039 16+ IN LABOR FORCE
-  23,400 EMPLOYEES
-  \$95,325 AVERAGE HH INCOME
-  41.5% HIGHER EDUCATION

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