



# SPACE COAST

COMMERCE PARK AT PARKTOWNE

302 PARKTOWNE BOULEVARD  
EDGEWATER, FL 32132

CBRE

Onicx  
group

ARIES  
CAPITAL

**±115K SF**  
TOTAL SIZE

**24'**  
CLEAR HEIGHT

**47**  
DRIVE-IN  
DOORS

CONCEPTUAL RENDERING

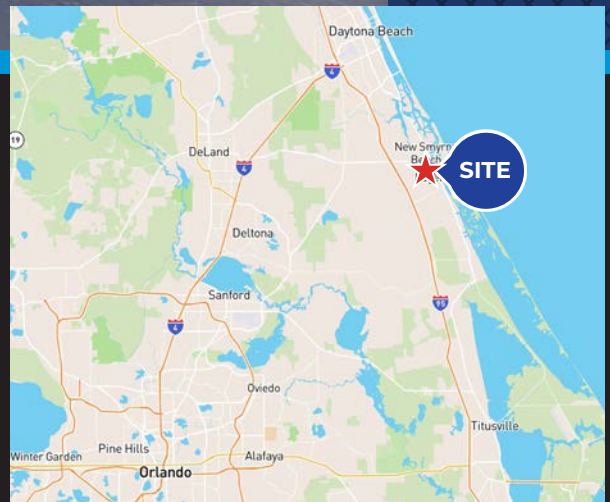
## 20,000 - 115,806 SF

PHASE 1 - UNDER CONSTRUCTION

### 83.35-AC MASTER DEVELOPMENT SITE

#### 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.



#### David Murphy

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

#### Monica Wonus

Executive Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

#### Gaby Gissy

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

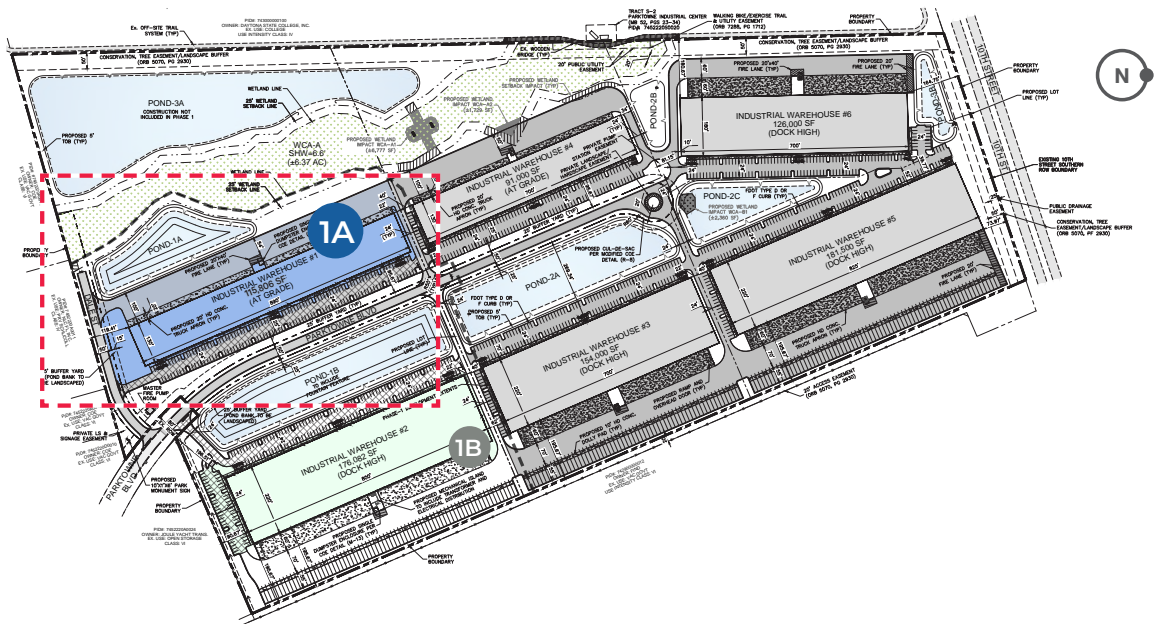
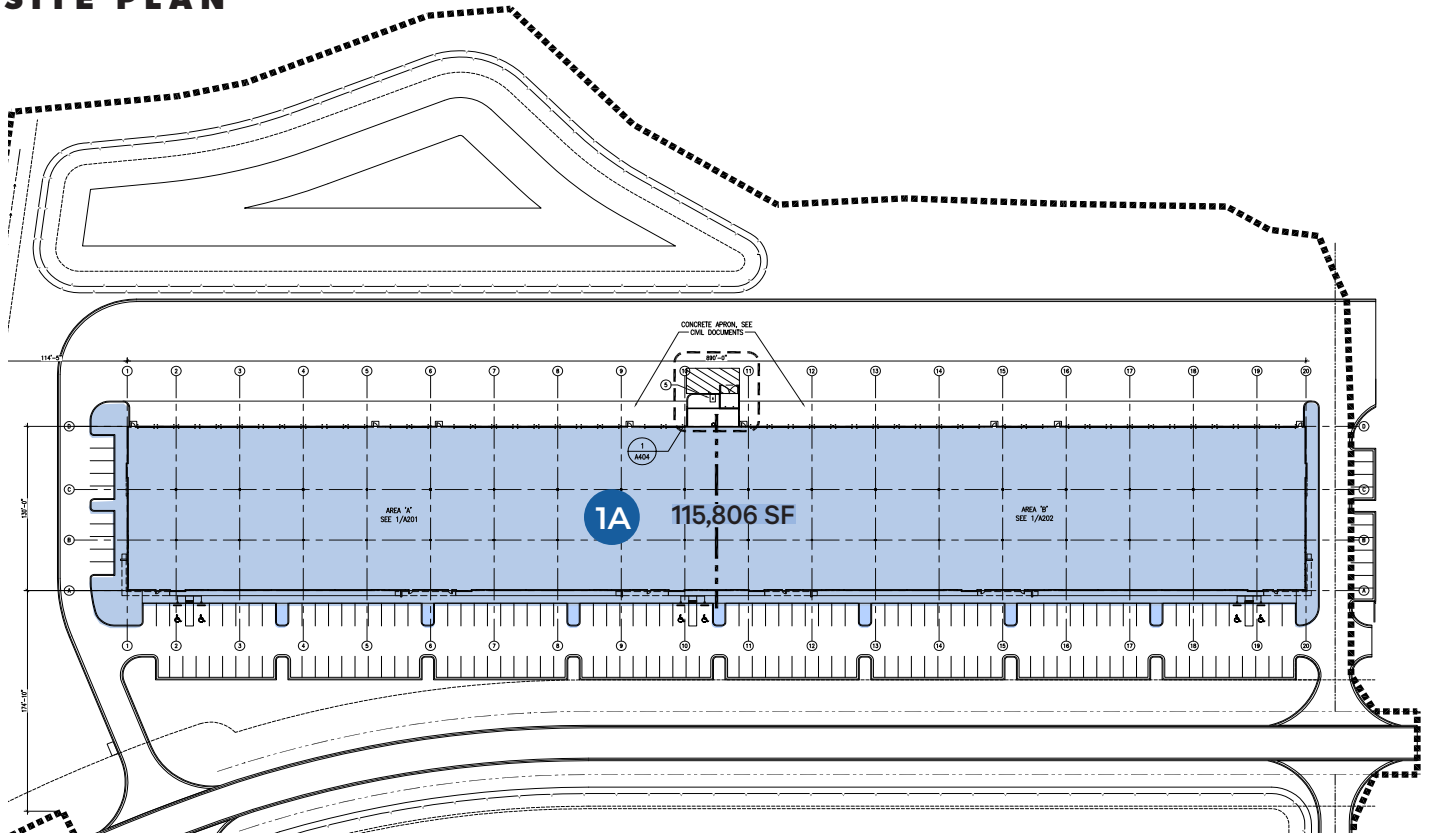
#### Bob Rand, CCIM, SIOR

Coldwell Banker Commercial Benchmark  
+1 386 672 8530  
brand@cbcbenchmark.com

# PHASE 1A - WAREHOUSE #1

TOTAL SIZE (SF)	BUILDING DEPTH	CLEAR HEIGHT	COLUMN SPACING	DRIVE-IN DOORS	PARKING SPACES	POWER
115,806 SF	130'	24'	48' X 40'	47	168	1,600 AMPS (3-PHASE 480V)

## SITE PLAN



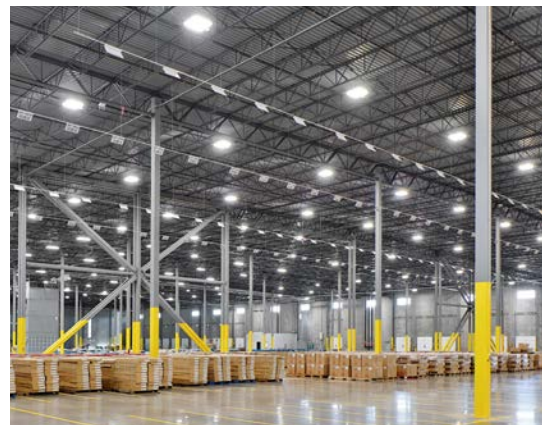


## PROPERTY OVERVIEW

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.

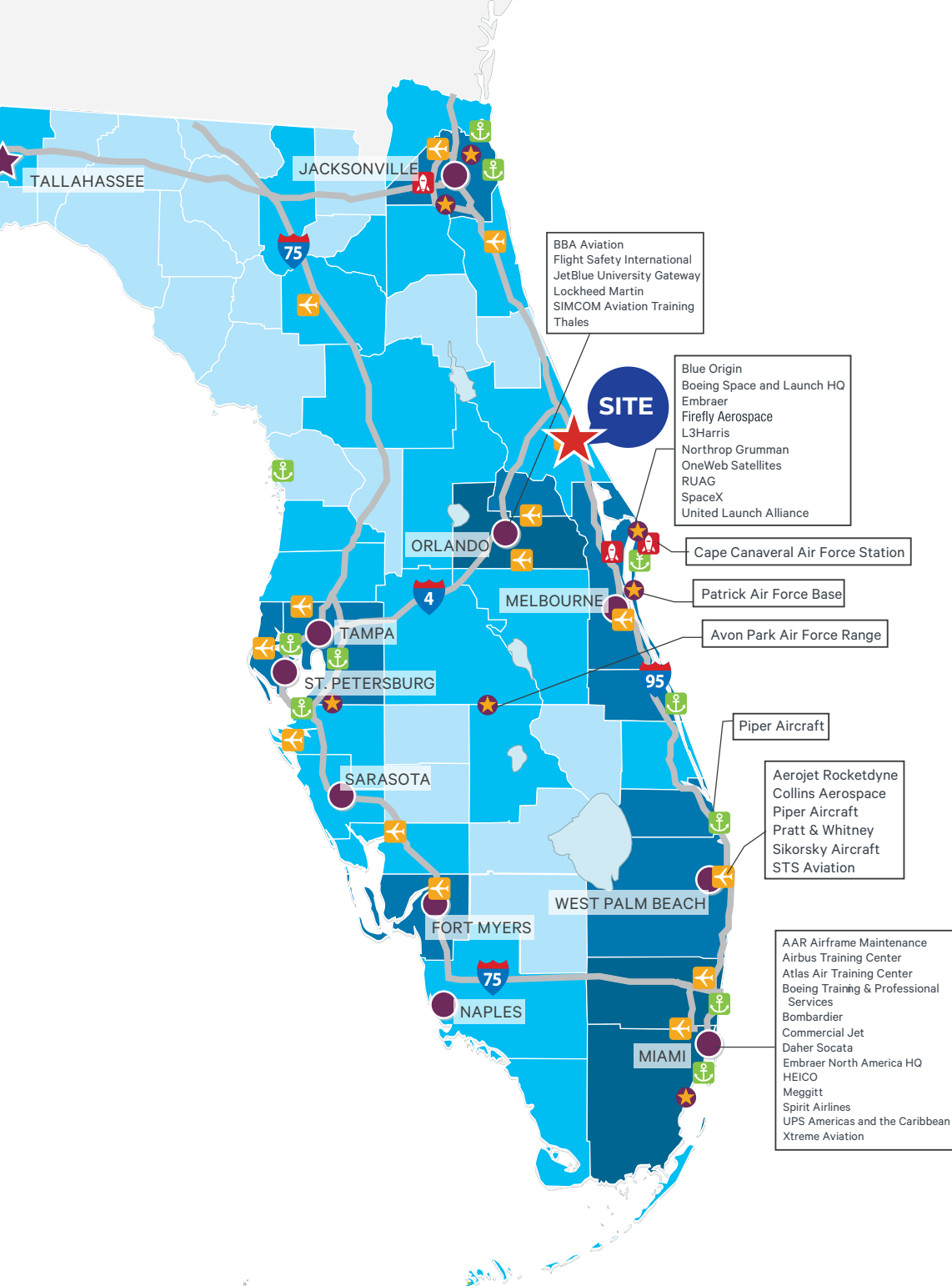


## PHASE 1A CONSTRUCTION PROGRESS



## WHY VOLUSIA COUNTY

Volusia County is a prime location on Florida's "Space Coast," strategically positioned near the Kennedy Space Center. This proximity drives a flourishing aerospace industry, attracting investment and talent due to a skilled workforce, strong infrastructure (ports, rail, roads), and the presence of institutions like Embry-Riddle. The county actively leverages its geographic advantages and resources to capitalize on the booming commercial space sector, offering a compelling business environment under the "Florida's Space Coast" brand.



## DEMOGRAPHICS VOLUSIA COUNTY



22,825  
BUSINESSES



593,148  
POPULATION



259,390  
16+ IN LABOR FORCE



210,725  
EMPLOYEES



\$94,514  
AVERAGE HH INCOME



88,455  
HIGHER EDUCATION

## DRIVE TIMES

Daytona Beach, FL  
18.1 Miles / 26-30 Minutes

Brevard County, FL  
56 Miles / 48-52 Minutes

Cape Canaveral, FL  
57.4 Miles / 55-60 Minutes

Orlando, FL  
58.3 Miles / 60-70 Minutes

Jacksonville, FL  
112 Miles / 100-120 Minutes

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