



# SPACE COAST

COMMERCE PARK AT PARKTOWNE

302 PARKTOWNE BOULEVARD  
EDGEWATER, FL 32132

CBRE

Onix  
group



CONCEPTUAL RENDERING

## 20,000 - 115,806 SF

PHASE 1 - UNDER CONSTRUCTION

±115K SF  
TOTAL SIZE

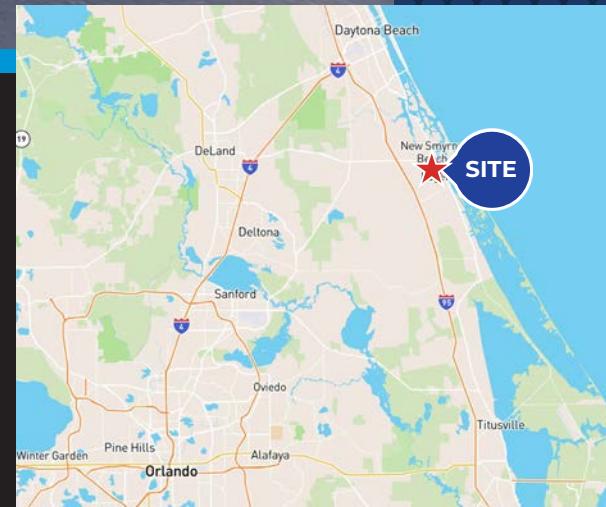
24'  
CLEAR HEIGHT

47  
DRIVE-IN  
DOORS

## 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.



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Coldwell Banker Commercial Benchmark

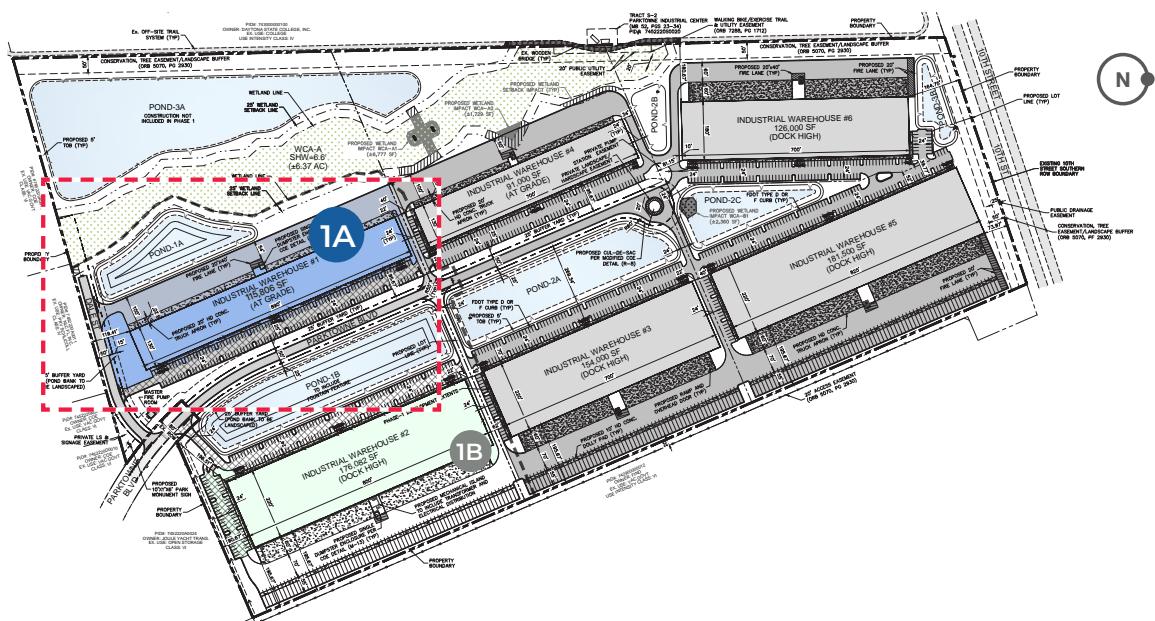
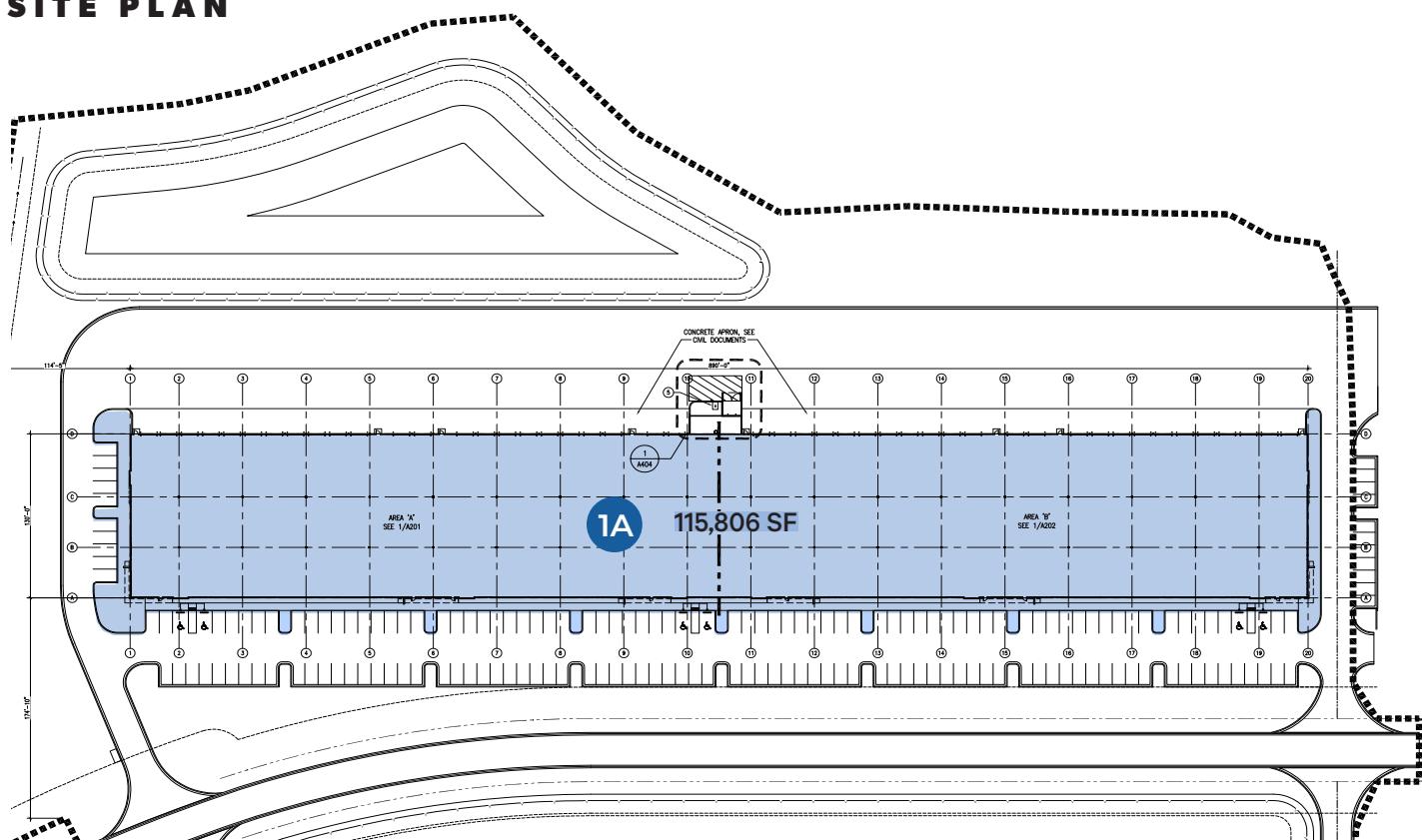
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# PHASE 1A - WAREHOUSE #1

Total Size (sf)	Building Depth	Clear Height	Column Spacing	Drive-in Doors	Parking Spaces	Power 1,600 AMPS
115,806 SF	130'	24'	48' x 40'	47	168	(3-PHASE 480V)

## **SITE PLAN**



## PROPERTY OVERVIEW

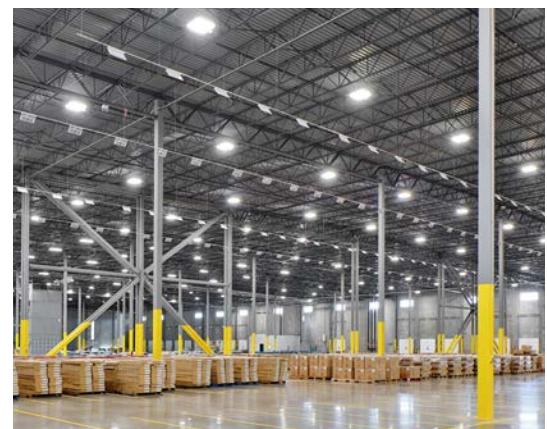
Space Coast Commerce Park at Parktowne can be utilized for manufacturing or warehouse facilities in an array of commerce and is perfectly located for marine, aviation and aerospace related industries with research facilities and vocation schools. The entire development has been designed and engineered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



## PHASE 1A CONSTRUCTION PROGRESS

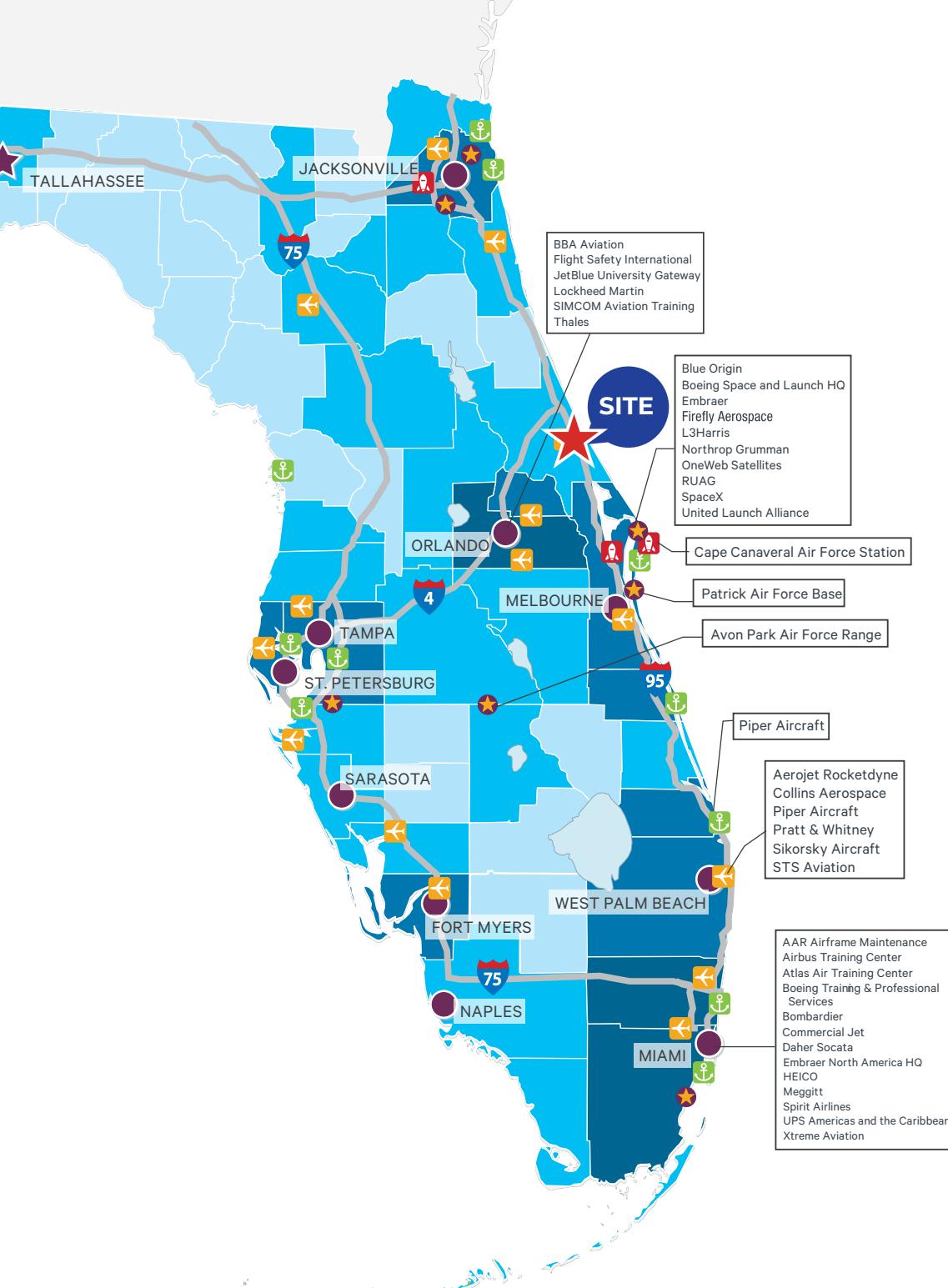


SITE PLAN CONCEPTUAL RENDERING



## 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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