



AVIARA

MANUFACTURING PLANT

## SITE PRIOR TO EXPANSION

Show's full Marina and extra land on the East Side

Site is approximately 38.20 acres (1,663,992 Square Feet- sf)

Located along the North Side of Highway 528 along See Ray Drive

Water Frontage along Barge Canal requiring lease of easement from the Canaveral Port Authority, thru March of 2038 - Monthly @ \$1,408.21

~ 333 paved parking spaces and two overflow parking lot's



## SITE AFTER EXPANSION



Building 2 was expanded West,  
Building 3 & 5 are new buildings,  
complete in 2024

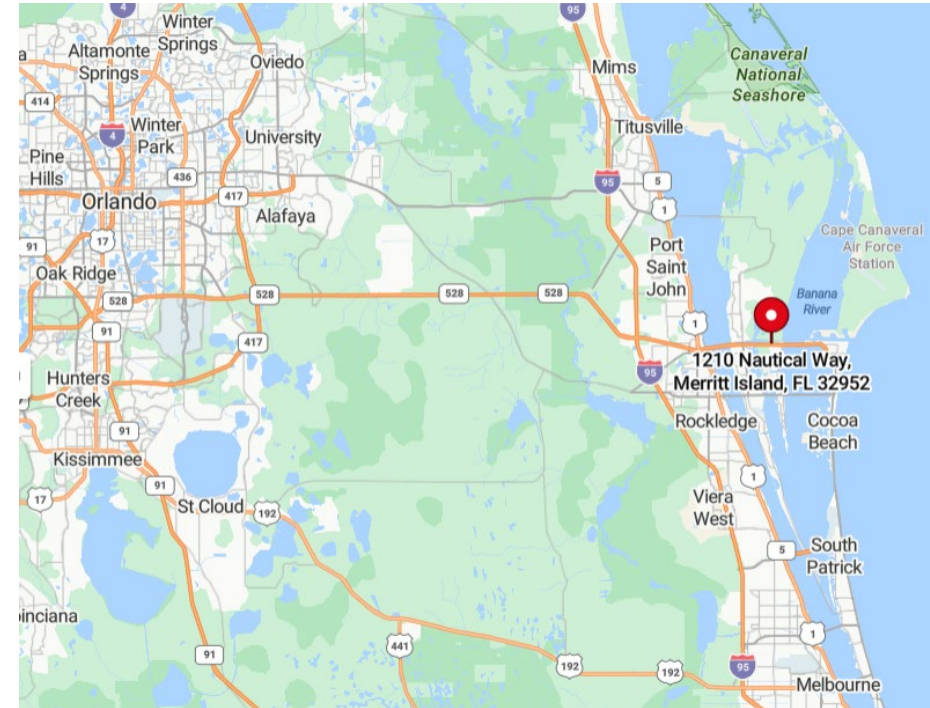
Property total is about 167,000 sf

Title V Air Permit with an allowable  
limit of 200 Tons. Assumable at time  
of sale, renewable in 2026.

Facility is 1 story with a catwalk in the  
Assembly building

X = Tents to be returned





BLDG. 1  
FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

Approx. 43,400sf  
With an additional 5,250sf front office space



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

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## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

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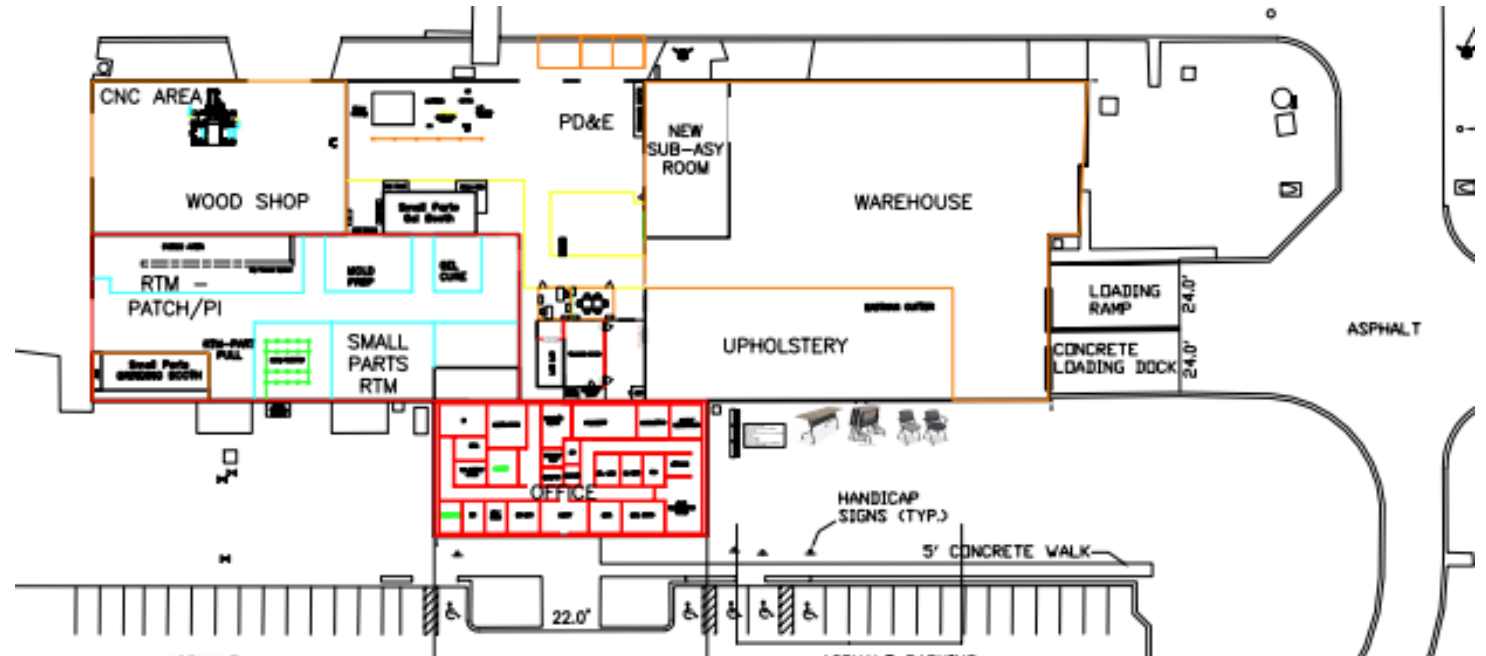
Dust collector



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

Woodshop SM Parts Fab	5,528 sf
RTM	10,118 sf
Upholstery	4,882 sf
Training/Lab	1,708 sf
CNC + Staging	6,350 sf
Gel Booth	764 sf
Warehouse	14,104 sf
Front Office	5,257 sf

<b>Administration building</b>				
	Height			
Ceiling height (High)	25			
Ceiling height (Low)	23			
Overhead doors		Width		Height
Whse 1 East		10	X	10
Whse 2 East		10	X	10
Whse 3 East		10	X	10
Whse 4 East		10	X	10
Whse 4 North		20	X	16
Mat cut north east		12	X	12
Mat cut north west		20	X	16
RTM		20	X	16
Fab/Wood Shop West		24	X	16
Fab/Wood Shop North		24	X	16



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

RTM



GEL BOOTH – 764 SF



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

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RTM

Cut & Grind Booth with Ventilation

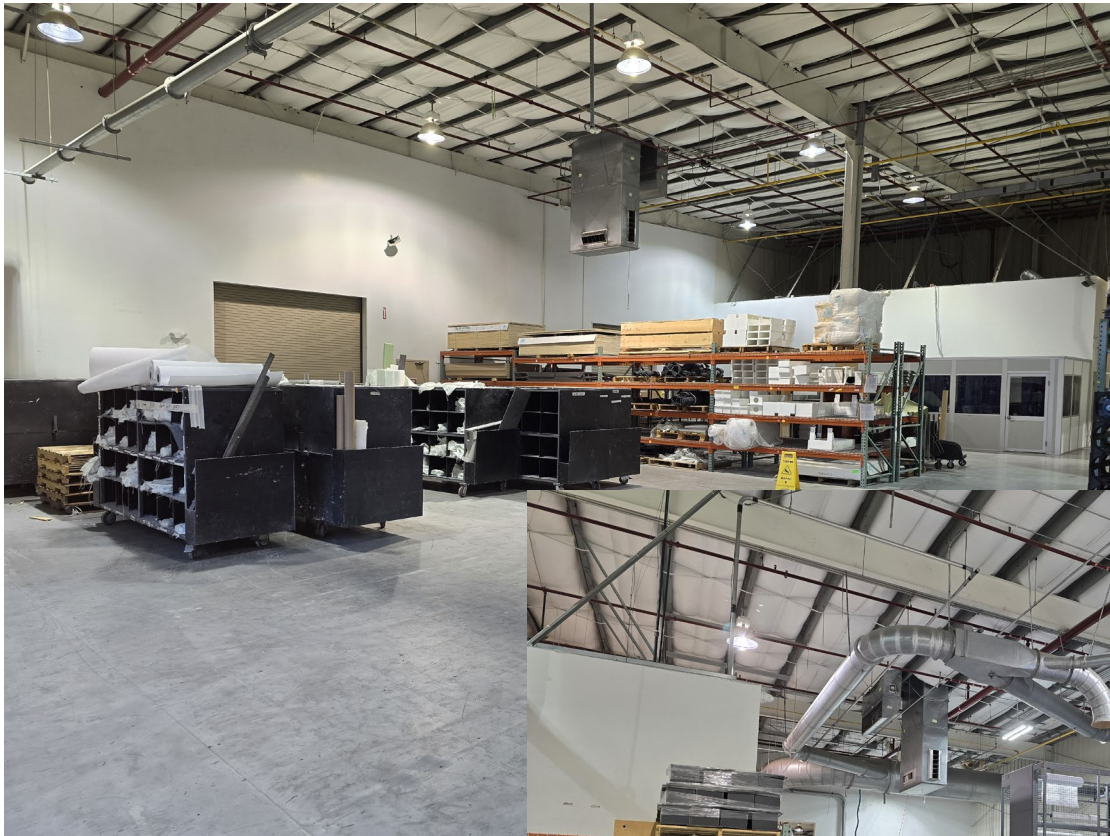


## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

### SMALL PARTS FABRICATION



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION



Staging area with three more offices and storage/conference/training room

## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

### SHIPPING & RECEIVING WITH LOADING DOCK



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

### WAREHOUSE



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

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### WAREHOUSE



## FRONT OFFICE/UPHOLSTERY/WAREHOUSE, AND SMALL PARTS FABRICATION

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### UPHOLSTERY



BLDG. 2  
ASSEMBLY & LAMINATION BUILDING

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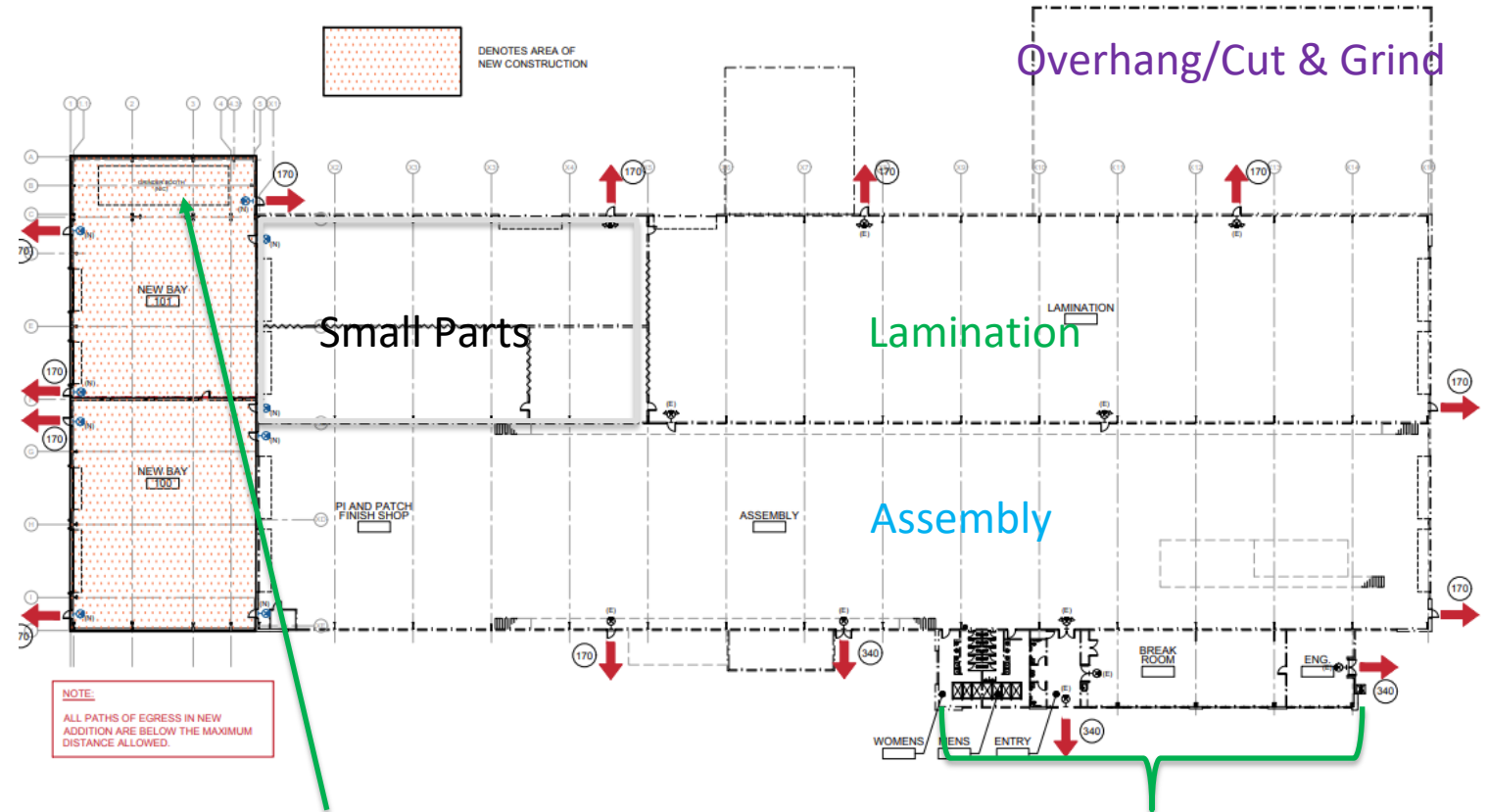
Approx. 85,000 sf production area  
plus 6,400 sf office/Breakroom/Facilities Space  
plus 12,000 sf Overhang with Cut & Grind booth



## ASSEMBLY & LAMINATION BUILDING

	Area
Assembly	36,250 sf
Lamination	23,889 sf
Small Parts	12,361 sf
Extension – New Build	12,625 sf
Cut & Grind	12,000 sf
Eng. Office + Lunchroom + Restrooms	6,435 sf

Assembly Bldg.	Height			
Assy Bldg (high)	48			
Assy Bldg (low)	46			
East Door 1		30	X	30
East Door 2		30	X	30
East Door 3		24	X	28
East Door 4		24	X	28
West Door 1		24	X	28
West Door 2		24	X	28
West Door 3		24	X	28
West Door 4		24	X	28
North Door 1		24	X	28
North Door 2		24	X	28



Additional Cut & Grind Booth in Extension

Office/Breakroom/Facilities

## ASSEMBLY & LAMINATION BUILDING

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### Assembly

- 4 10 ton Bridges  
each have 2 5 ton Harrington hoists
- 2 3 ton bridges  
each have 3 1 ton Cheng day hoists
- Total 6 Bridges

### Lamination

- 1 10 ton bridge  
w/ 2.5 ton Harrington hoist
- 1 9 ton bridge  
w/ 3 3 ton Cheng day hoists
- 2 3 ton Bridges  
ea have 3 1 ton Cheng day hoists

### Cut and Grind (overhang)

- 2 3 ton Bridges  
ea have 3 1 ton cheng day hoists

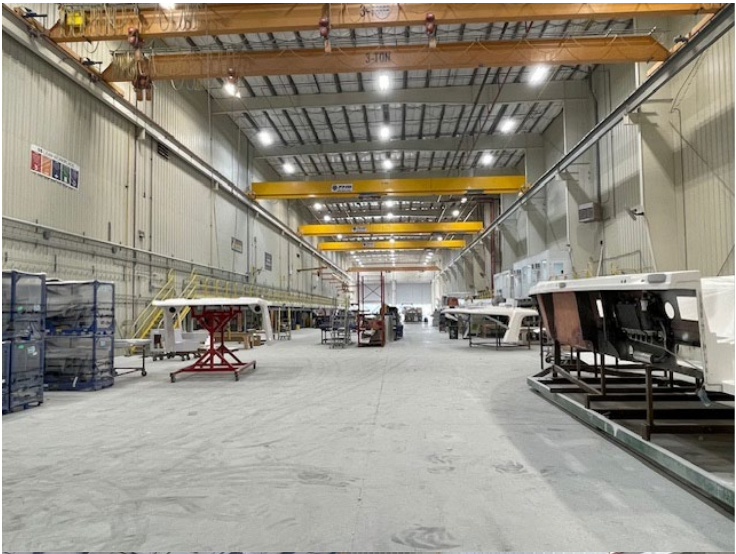
Assembly



Lamination

Overhang

ASSEMBLY



## ASSEMBLY BUILDING – ASSEMBLY



## Offices along the catwalk



## LAMINATION

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Permanently applied booms for open mold chop guns with skin and bulk resin lines

## LAMINATION

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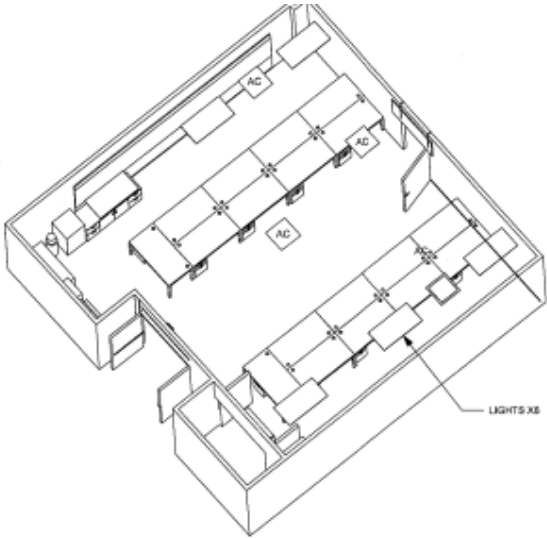
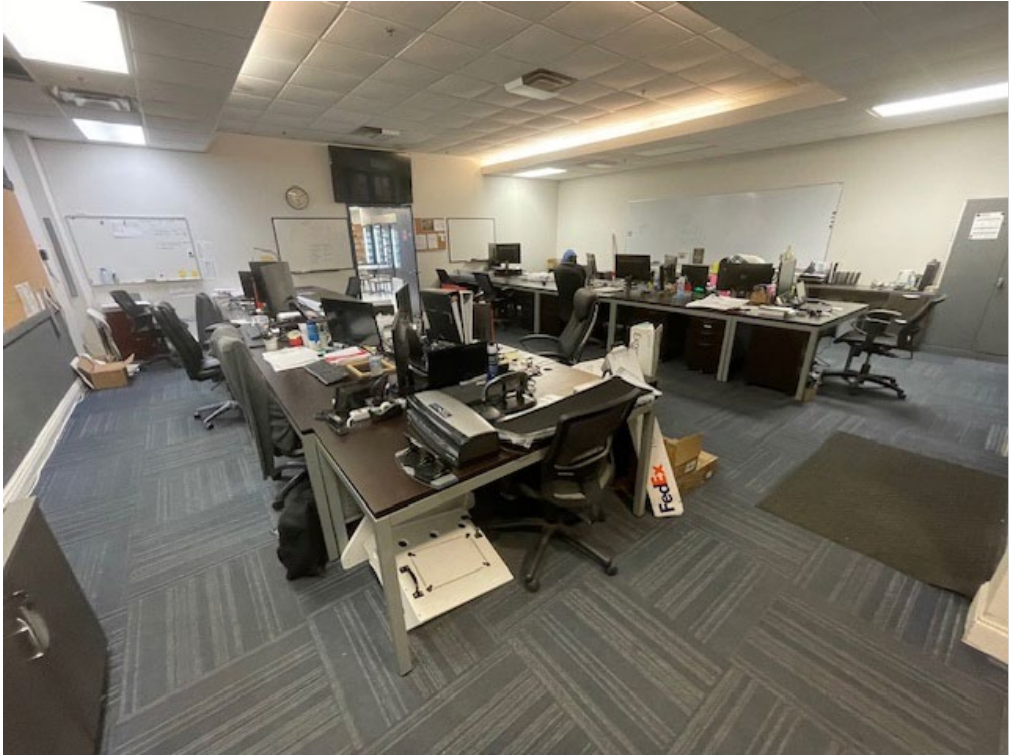


## OVERHANG WITH CUT & GRIND BOOTH

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ASSEMBLY BUILDING – OFFICE & BREAKROOM



BLDG. 3  
FINAL FINISH

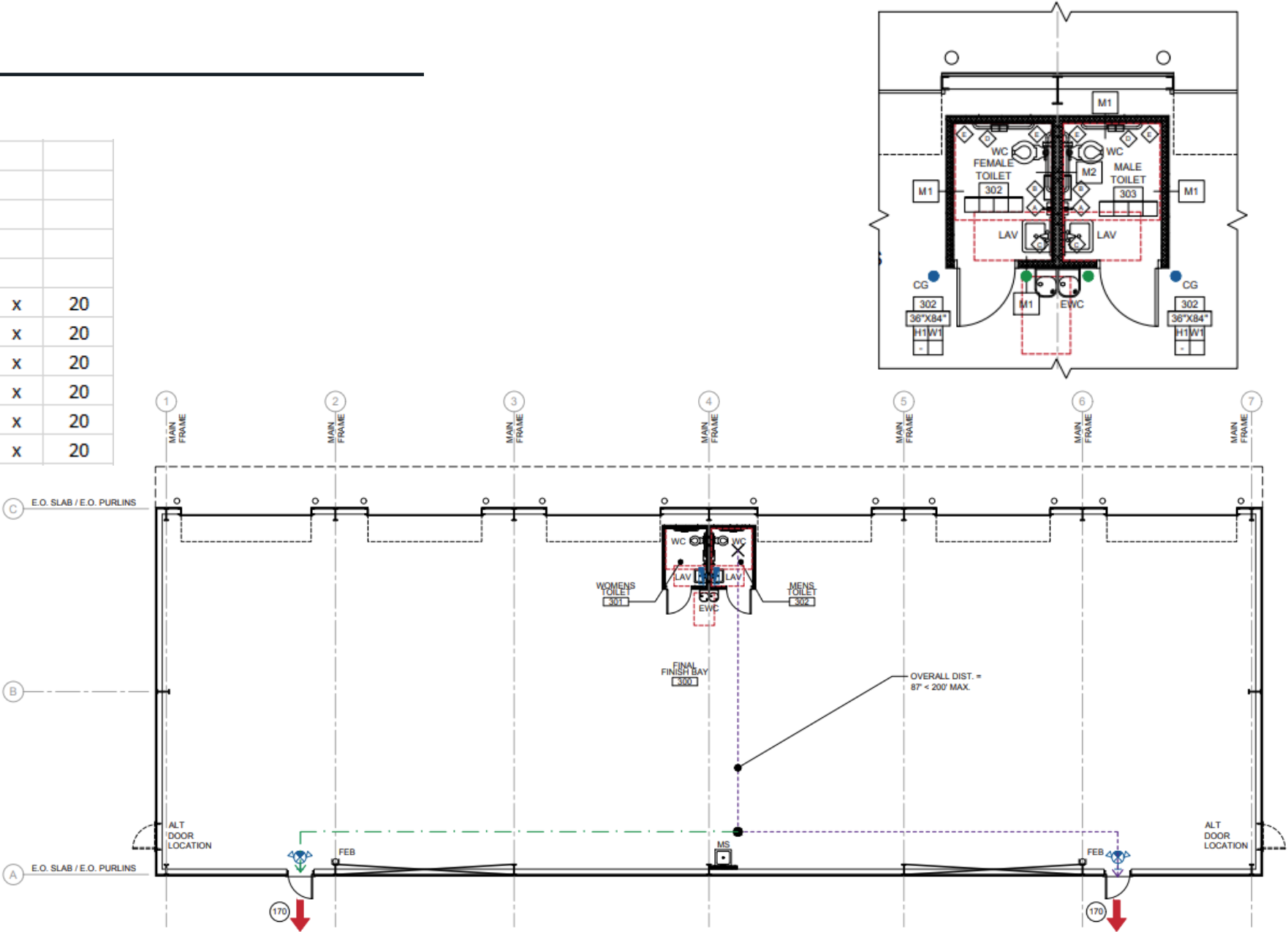
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FINAL FINISH

Approx. 7,480 sf

Final Finish				
Ceiling height (High)	28			
Ceiling height (Low)	24			
North door 1	16	x	20	
North door 2	14	x	20	
North door 3	14	x	20	
North Door 4	14	x	20	
North Door 5	14	x	20	
North Door 6	16	x	20	



## FINAL FINISH



BLDG. 4  
CHEMICAL WH/STORAGE BUILDING

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Approx. 45ft x 80ft 3,200 sf  
Divided Space - West side climate controlled



BLDG. 5  
MAINTENANCE/ENGINEERING BUILDING

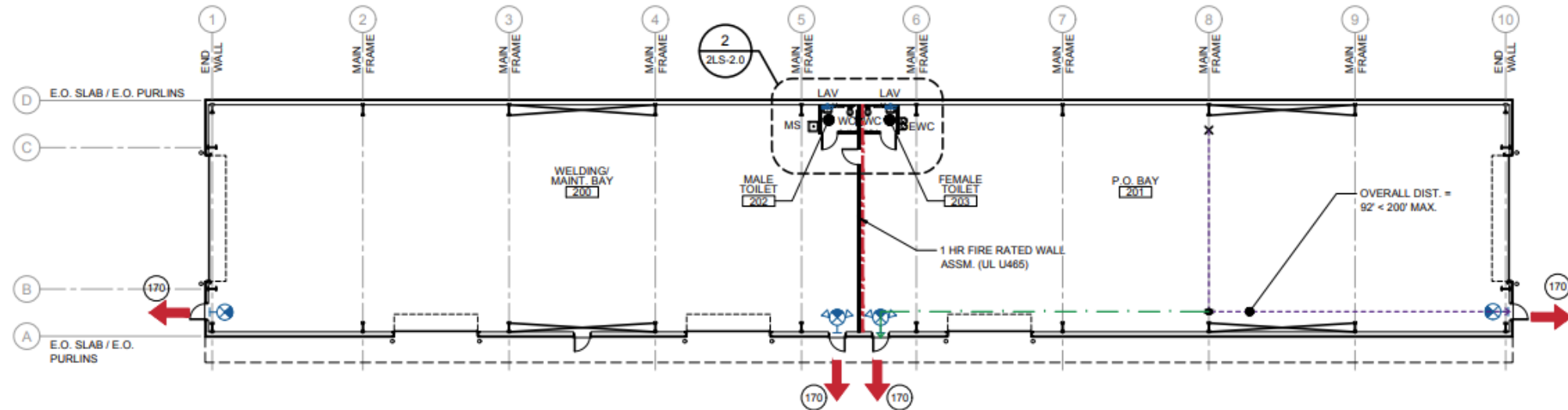
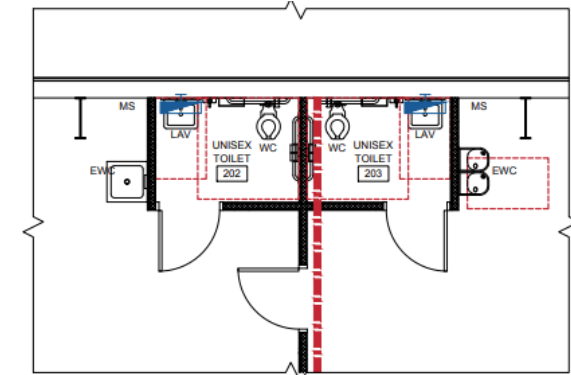
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## MAINTENANCE/ENGINEERING BUILDING

Approx. 11,250 sf

Maint/PD				
Ceiling height (High)	27			
Ceiling height (Low)	25			
		Height		Width
East door 1	24	x		20
Southeast door 2	16	x		20
Southeast door 3	16	x		20
Southeast Door 4	16	x		20
West Door 5	24	x		20



MAINTENANCE/ENGINEERING



## MARINA

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Marina is located off the Barge Canal between the Indian and Banana Rivers in a protected cove

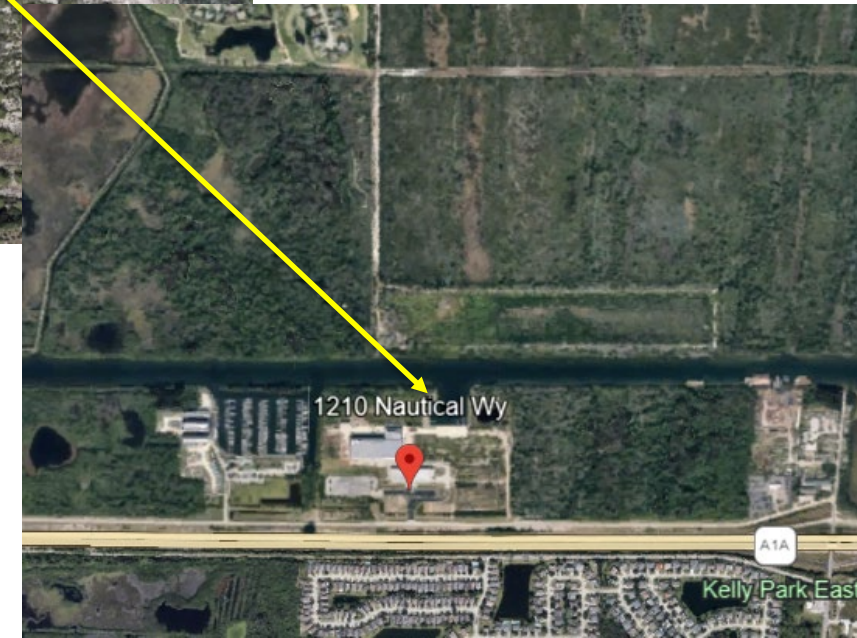
~200' wide

8 wet slips on the West side of Marina with  
220v 50amp and 110v 20amp shore power & water  
5' Docks  
6 Docking spaces 22'x65'  
2 Docking spaces 18'x65'

Sea wall on East side of Marina for docking boats

1 24' boat ramp with 5' dock

1 25'x70' travel lift launch slip



MARINA



MARINA



MARINA



MISCELLANEOUS EQUIPMENT



MISCELLANEOUS EQUIPMENT



## MISCELLANEOUS EQUIPMENT

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KOMO CNC



ZUND CNC



## MISCELLANEOUS EQUIPMENT

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### Eastman CNC



## MISCELLANEOUS EQUIPMENT



MARINA



## AVIARA BOATS MANUFACTURING FACILITY

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# Conclusion

