

±11.4 AC

# Located minutes from I-95 & SR-528 Titusville, FL

Industrial, Office Space Opportunities Available

SHEPARD DRIVE  
TITUSVILLE FL 32780  
[Google Maps](#)

±11.4 Total Acres | Florida High Tech Corridor





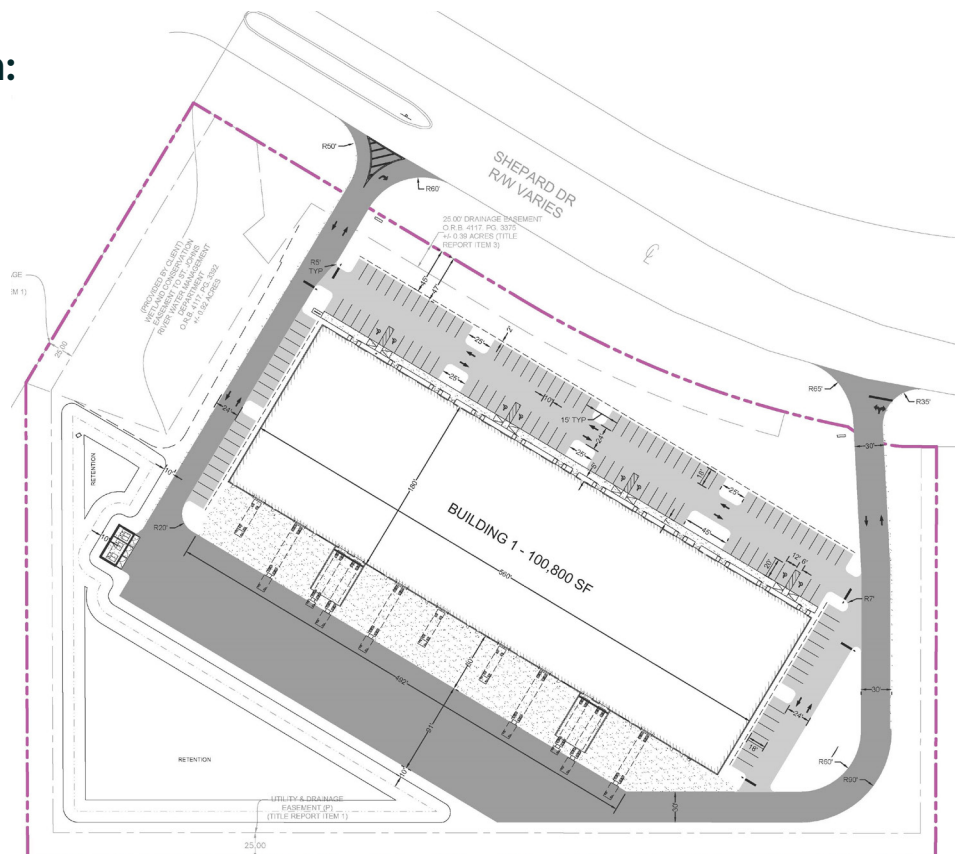
## Property Highlights

- + Located at Challenger Memorial Pkwy Titusville, Florida, is notably positioned to streamline your logistics operations, emphasizing Florida's High Tech Corridor.
- + Proximity to Major Transportation Routes: Near Interstate 95 and SR-528 for streamlined logistics and distribution.
- + Industrial Zoning: Supports a range of industrial activities, including manufacturing.
- + On Florida's Space Coast: Booming space and defense industries continue to create thousands of high wage jobs.
- + Access to Services: Nearby dining, lodging, and amenities aid business and workforce
- + Site will be pad ready by September 1, 2024.

## Conceptual Plan: Build-To-Suit

Site Ready for Customization:  
September 1, 2024

Total SF	100,800 SF
Office SF	BUILD TO SUIT
Clear Height	32'
Dock Doors	4
Drive-In Doors	4
Truck Court	150'
Sprinklers	Tilt Wall Concrete
Electric	Florida Power and Light
Water	City of Cocoa
Zoning	PID



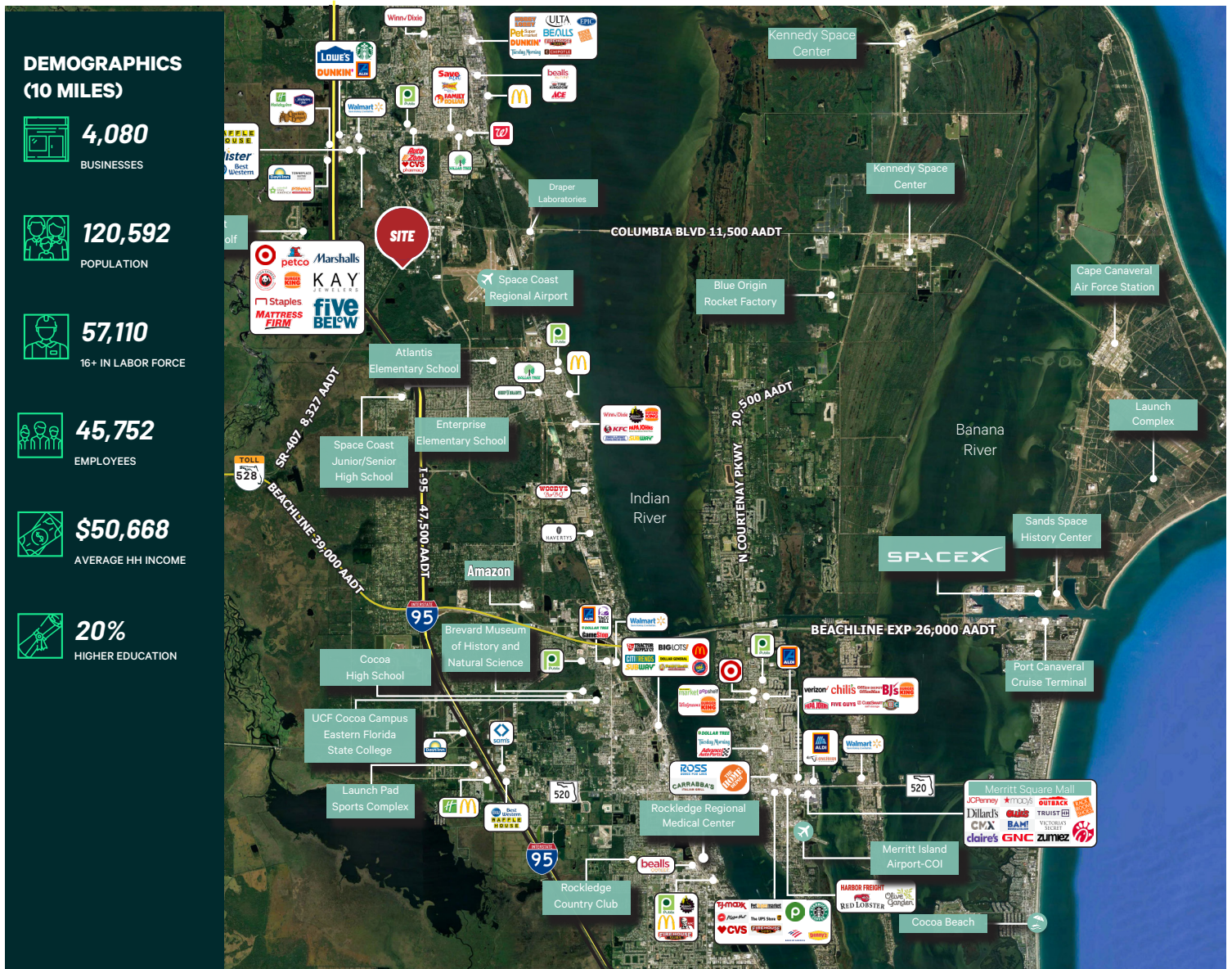
# Prime Location

This exceptional property is situated in Brevard County, along the picturesque eastern coast of Central Florida. Its prime location in Titusville places it in close proximity to renowned landmarks such as the Kennedy Space Center and the Space Coast Regional Airport, which boasts a large jet capacity. What sets this property apart is its distinction as the world's only Free Trade Zone at Port Canaveral (#136), providing a unique Quadra modal hub for efficient interchange of freight across sea, land, air, and even space transportation. Surrounding this property are esteemed corporate neighbors including Draper Laboratories, Fiserv, Boeing Company, Northrop Grumman Corporation, Jacobs/Sverdrup Engineering, NASA, Lockheed Martin, Harris Corporation, Space Gateway Support, United Space Alliance, and the Department of Defense. Moreover, the property offers convenient access to the Port Canaveral Logistics Center and immediate connection to the NASA Causeway (405), with the Kennedy Space Center just a short 15-minute drive away. The area not only boasts numerous amenities such as restaurants, financial institutions, and shopping centers, but also offers breathtaking views of the intercostal waterway and captivating shuttle launches.

# Why Florida's Space Coast?

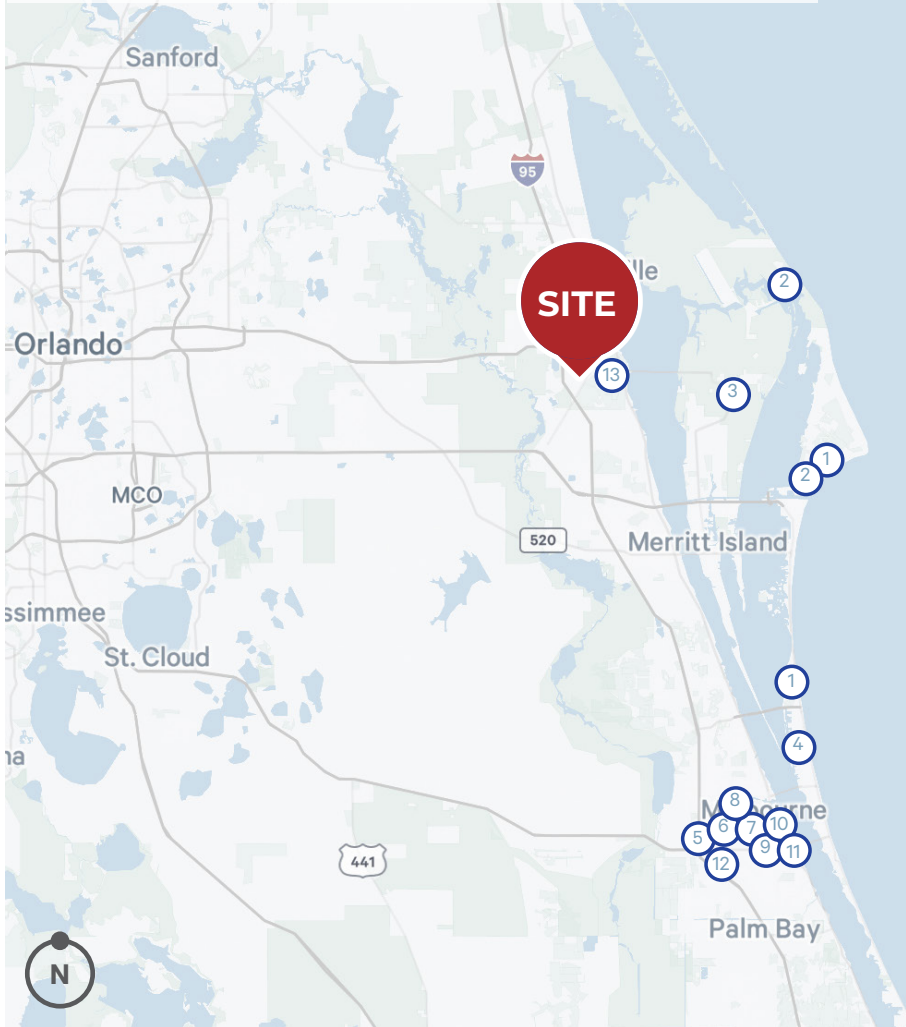
- + Ranked #1 place to live in the state by U.S. News & World Report
- + Ranked No. 10 on Milken Institute's Best Performing Cities 2020
  - Where America's jobs are created and sustained
- + Booming space and defense industries continue to create thousands of high wage jobs
- + Highly skilled and educated workforce

# Amenities



## Space Coast Overview

- + The Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce.
- + This area is Growing in industry related to manufacturing, engineering, distribution and assemblage.
- + With Brevard County's growing investment opportunities, these types of innovative industrial properties can be adapted to fit the many businesses that make up the Space Coast light manufacturing and hi-tech base.



### AEROSPACE EMPLOYERS

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

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

### Key Distances

- + Space Coast Regional Airport: 1.0 Mi
- + Blue Origin: 8.9 Mi
- + Kennedy Space Center: 14 Mi
- + SpaceX: 16 Mi
- + Patrick Space Force Base: 28.6 Mi
- + Central Florida Research Park: 30.5 Mi
- + Port Canaveral: 17.1 Mi
- + Orlando Int'l Airport: 37.9 Mi
- + Melbourne Int'l Airport: 39 Mi

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