

±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





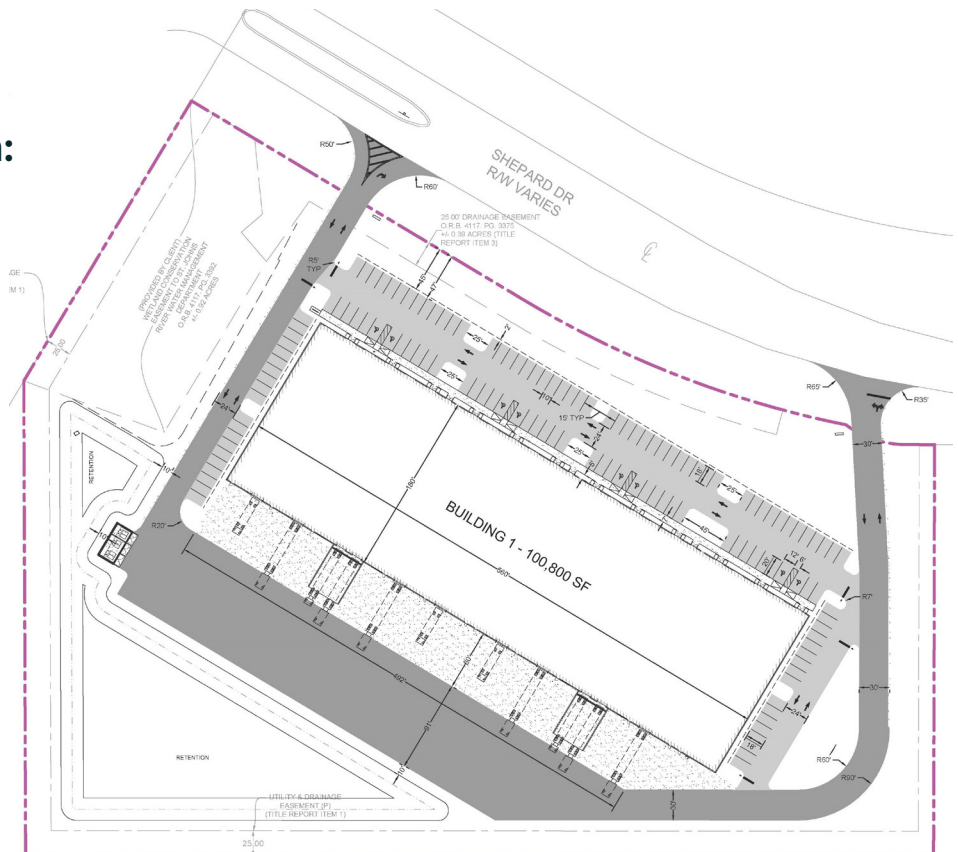
Property Highlights

- + 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.

Conceptual Plan: Build-To-Suit

Site Ready for Customization:

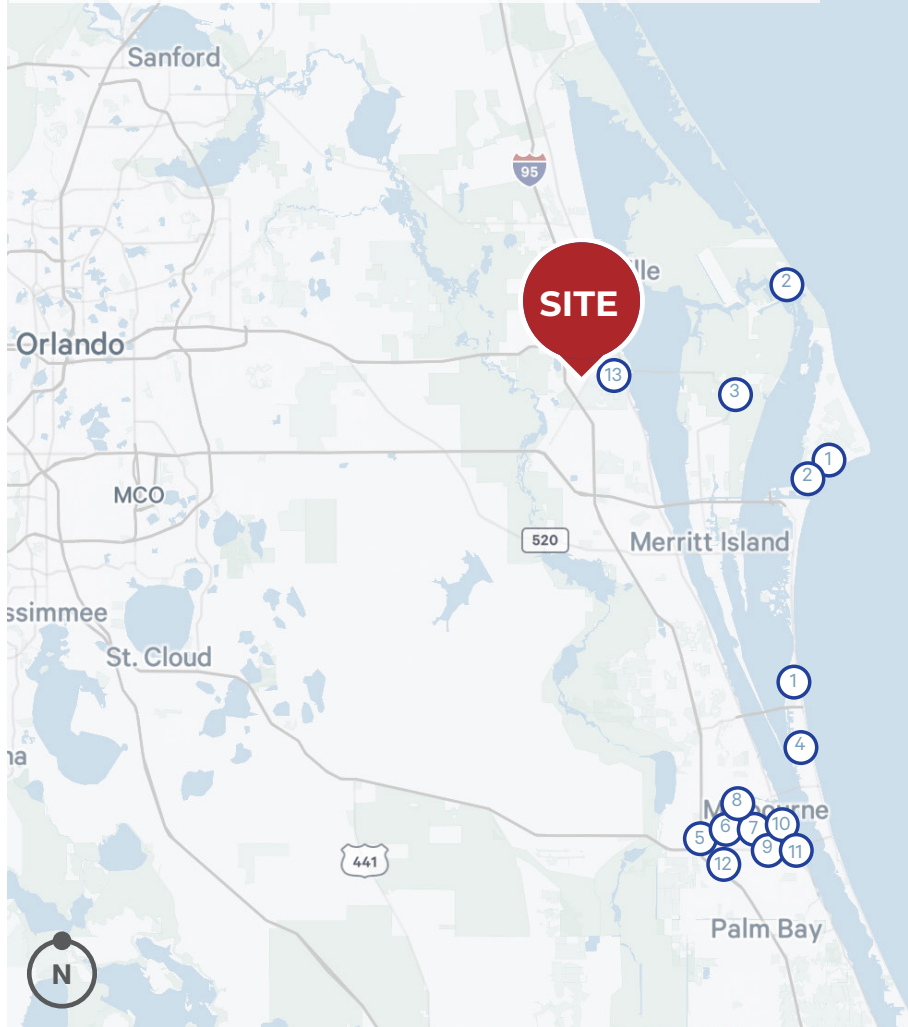
Total SF	100,800 SF
Office SF	BUILD TO SUIT
Clear Height	32'
Dock Doors	4
Drive-In Doors	4
Truck Court	150'
Sprinklers	Tilt Wall Concrete
Electric	Florida Power and Light
Water	City of Cocoa
Zoning	PID





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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