

205 N MANTOR AVE

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NEWMARK

EXECUTIVE SUMMARY

The property at 205 N Mantor Avenue in Titusville, Florida, is a single-story industrial building offering approximately 4,165 square feet of climate-controlled interior space. Situated on over half an acre of land, the site is zoned for heavy industrial use, allowing for a wide range of commercial or manufacturing applications. Built in 1979, the facility includes features such as a 12-foot ceiling height, updated restrooms, and dedicated outdoor storage areas. It's also equipped with robust 3-phase electrical service to support more demanding operational needs.

The surrounding area is part of the broader Space Coast region, which has seen steady population and economic growth. Within a few miles of the property, the community features moderate household incomes and increasing housing demand, suggesting a solid local workforce and long-term development potential.

INVESTMENT HIGHLIGHTS

Strategically positioned near I-95 and US-1, with easy access to the Arthur Dunn Airpark, supporting both ground and light air freight movement. Titusville is part of Florida's expanding Space Coast, with increasing industrial demand driven by aerospace, defense, and tech-sector growth. The region is experiencing strong in-migration, especially from high-tax states. New housing developments are pushing further north, surrounding Titusville, and increasing demand for nearby employment centers. Florida offers a business-friendly tax climate (no state income tax) and incentive programs at both the state and county levels. The Space Coast Economic Development Commission actively supports industrial expansion and relocation. These macro-level advantages make the property at 205 N Mantor Ave especially attractive, whether for direct use, lease-up, or as a long-term hold in a high-growth industrial market.



CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of 205 N. Mantor Ave., Titusville, FL 32796 (the “Property”) by Kennedy Properties, LLC (the “Seller”).

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (July 2025) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

PROPERTY DESCRIPTION

PROPERTY ADDRESS	205 N. Mantor Ave., Titusville, FL
TYPE	Single story flex, light distribution building
SIZE	4,165 SF
LAND	.56 acres
YEAR BUILT	1979
CLEAR HEIGHT	12’
ZONING	M-2
PARCEL	21-35-32-00-00766.1-0000.00
PARKING	1.2/1,000 SF
AIRPORT	Orlando International Airport (40 miles)
WALK SCORE	Car dependent (38)
TRANSIT SCORE	Some transit (27)
WALK SCORE	Walkable (78)
TRANSIT	.7 mile to nearest stop



LOCATION OVERVIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



ABOUT TITUSVILLE

Jupiter Titusville has a population of over 43,000, covering over 30 square miles. Titusville is bordered on the west by the St. Johns River, the eastern edge runs along the Indian River Lagoon providing access to the Merritt Island Wildlife Refuge, Canaveral National Seashore and Kennedy Space Center. Titusville’s central location offers easy access to Daytona International Speedway, Port Canaveral and all Orlando attractions. Titusville is conveniently located near four international airports. Titusville is the best place on the east coast for viewing rocket launches with a nostalgic downtown area filled with quirky shops and rich, unspoiled natural landscapes that beckon explorers of all ages.

ABOUT BREVARD COUNTY:

Brevard County is located on the Atlantic coast of Eastern Central Florida reaching 72 miles from north to south. The tenth largest county in Florida, Brevard is home to more than 600,000 residents. Brevard County is known for its strong connection to the

space industry, miles of scenic coastline along the Atlantic Ocean and diverse ecosystems. It is home to the Kennedy Space Center, a major tourist attraction and an integral part of America’s space exploration efforts. It is also home to Port Canaveral, the second largest cruise port in the World and is currently in the process of expanding cargo operations. Brevard county is part of the Palm Bay-Melbourne-Titusville, MSA and is divided into three sections: North County comprising Titusville, Mimms and Port St. John; Central Brevard, which includes Cocoa, Rockledge, Merritt Island and Cocoa Beach and South County which includes Melbourne, Palm Bay, Grant, Valkaria and South beaches.

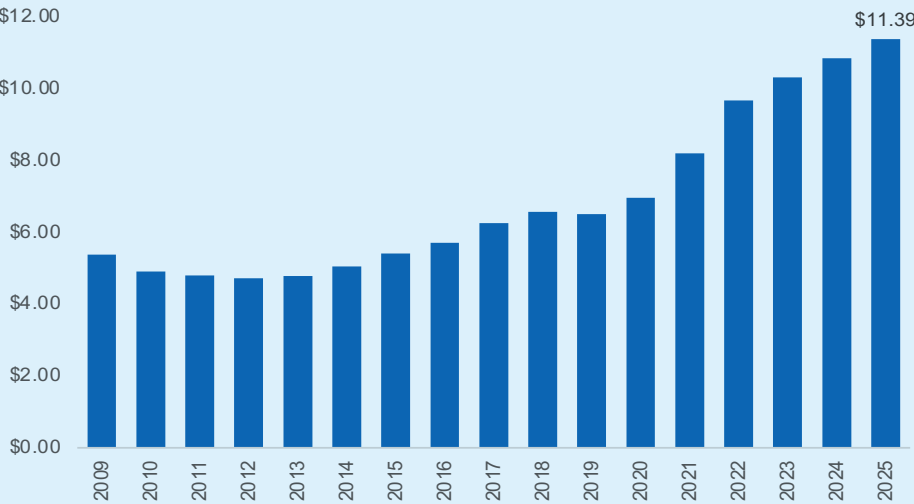
The presence of the space industry, coupled with Port Canaveral, a steady influx of tourists, supports a vibrant economy. Brevard County continues to experience development and growth.

ORLANDO INDUSTRIAL MARKET OVERVIEW

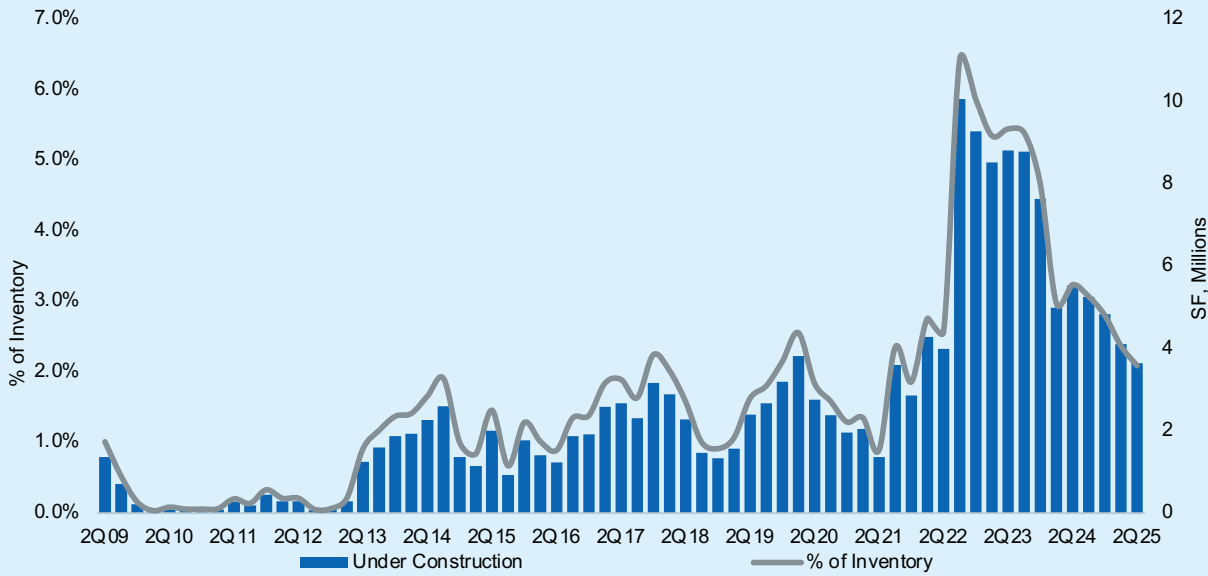
Market Snapshot 2Q 2025	Inventory 174.5 MSF	Overall Vacancy 9.2%	YTD Net Absorption -277,199 SF	AVG Asking Rent \$11.39/SF	Under Construction 3.6 MSF
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The Orlando industrial vacancy rate increased by 220 basis points year over year to 9.2% in the second quarter of 2025, driven by over 6.9 MSF of new deliveries since the first quarter of 2024, which outpaced absorption by more than 5.7 MSF. Vacancy rates are currently at a 10-year high and are expected to remain elevated throughout most of 2025 as softening demand continues to lag newly delivered supply. Deliveries remain strong, with 778,971 SF of new space added in the second quarter of 2025, bringing year-to-date completions to 1.4 MSF.

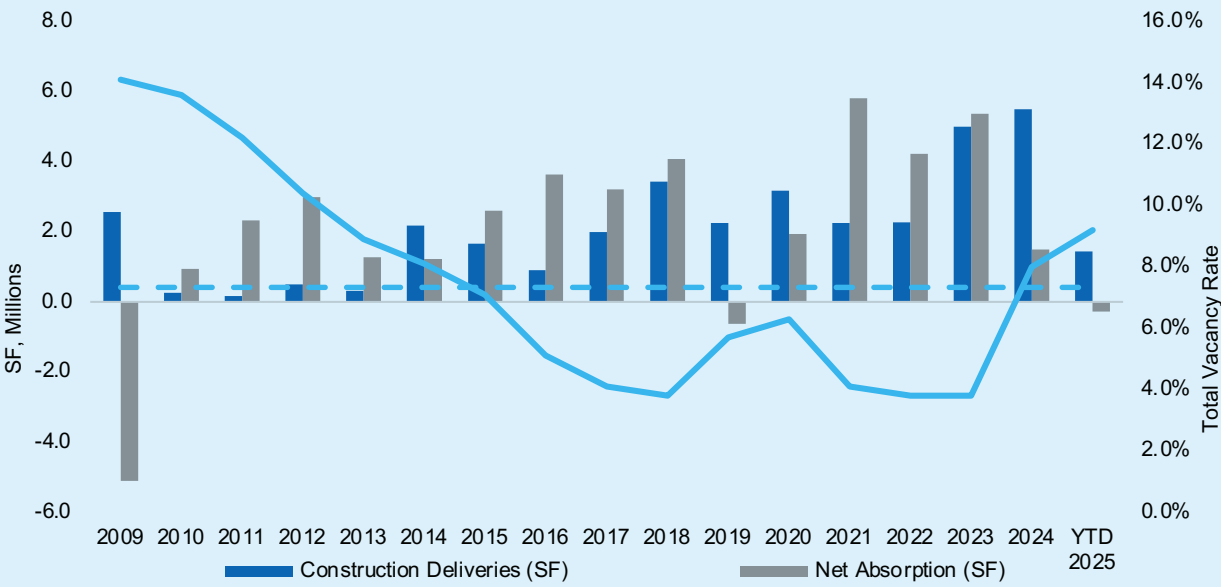
INDUSTRIAL
AVERAGE
ASKING RENT



INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



Source: Newmark Research; CoStar

MEET THE TEAM

Brokerage Services



HAMILTON LONG



ALAN H. LONG

Research



LISA DENIGHT



CHING-TING WANG

Marketing



MARTA SOFI



PENNY EZELL

TEAM BIOS



Alan H.
Long

MANAGING DIRECTOR

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20+ Years
OF EXPERIENCE

AREAS OF
SPECIALIZATION:

- INDUSTRIAL
- MEDICAL
- OFFICE

PROFESSIONAL BACKGROUND

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on industrial, office, medical and land property dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.

PARTIAL LIST OF TRANSACTIONS

- Office/medical, 44,857 SF, Tamarac, FL \$6.4 million
- Office/medical, 33,090 SF, West Palm Beach, \$10.2 million
- Mixed use land transaction: 52 acres, Palm Beach County; \$18 million
- Industrial building sale: 125,000 SF, Windsor, CT; \$10 million
- Land transaction, Singer Island, FL: \$10.5 million
- Office/medical office building sale: 70,000 SF, Palm Beach County; \$9.5 million
- Land transaction, West Palm Beach: \$7.2 million
- Industrial building sale: 225,000 SF, Riviera Beach
- Industrial Lease transaction: 67,000 SF, Broward County
- Industrial building sale: 60,000 SF, Martin County
- Medical building sale: 38,000 SF, \$11 million, Palm Beach Gardens
- Land transaction, sale: 35 Acres, Jupiter; \$12.5 million
- Office building sale: 19,200 SF, Fort Lauderdale; \$2,5 million
- Flex building sale: 15,250 SF, Fort Lauderdale; \$2.0 million

EDUCATION

Mr. Long earned a Master of Business Administration degree in business/managerial economics from Averett University and a Bachelor of Science degree from Virginia Commonwealth University.



Hamilton
Long

ASSOCIATE

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AREAS OF
SPECIALIZATION:

- INDUSTRIAL
- MEDICAL
- OFFICE

PROFESSIONAL BACKGROUND

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company’s South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years, where he was responsible for gathering information from local and regional markets.

PROFESSIONAL RECOGNITIONS/AFFILIATIONS

- Ambassador of The Honda Classic
- Habitat for Humanity

EDUCATION

Hamilton received a Master of Business Administration degree in international business from Florida International University and a Bachelor of Science from the University of Alabama in finance with a minor in real estate.

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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