



# SPACE COAST

## COMMERCE PARK AT PARKTOWNE

302 Parktowne Boulevard  
Edgewater, FL 32132

**UNDER CONSTRUCTION**

**291,850 SF**  
**83.35-AC MASTER**  
**DEVELOPMENT SITE**



**Onicx**  
group

**ARIES**  
CAPITAL

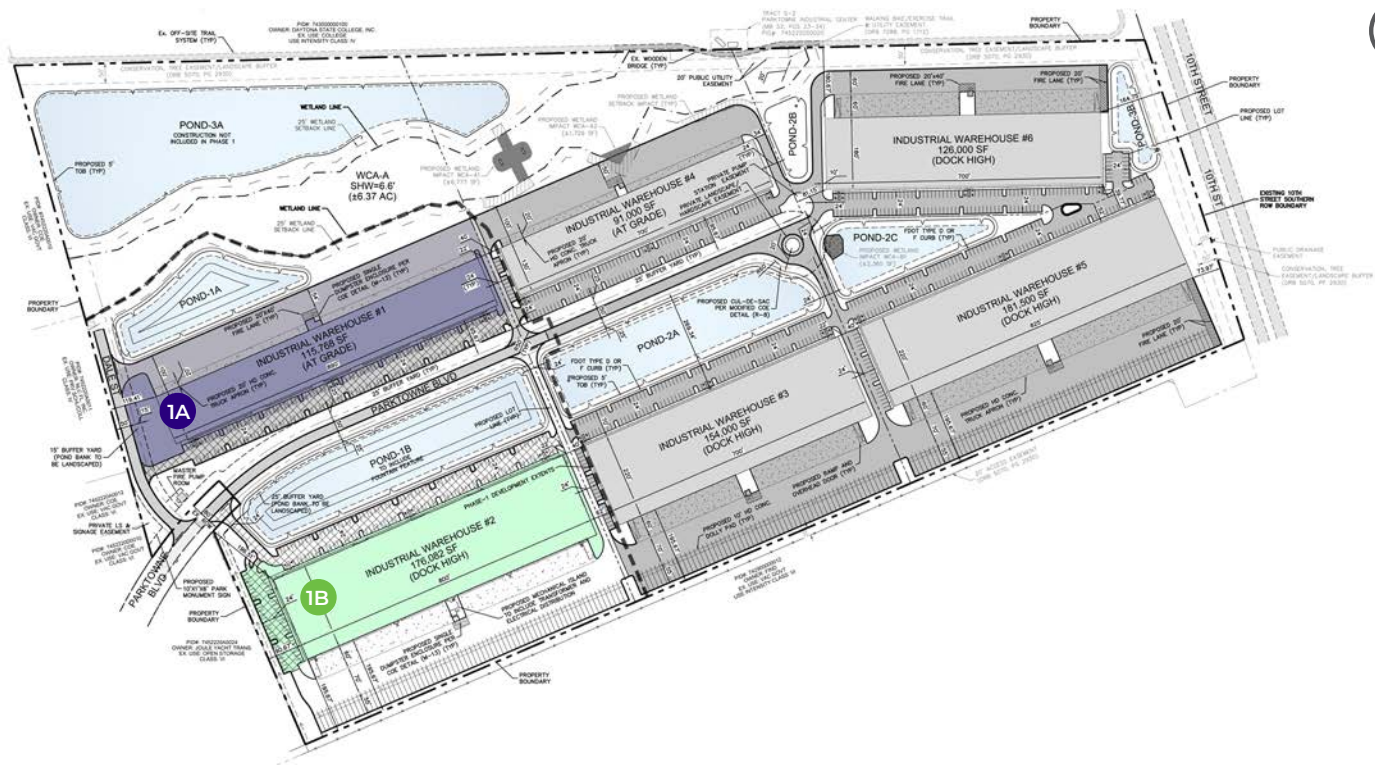
**CBRE**

### BUILDING SPECIFICATIONS

	TOTAL SIZE (SF)	BUILDING DIMENSIONS	CLEAR HEIGHT	COLUMN SPACING	SPEED BAY	DOCK DOORS	DRIVE-IN DOORS	PARKING SPACES	TRAILER DROPS	TRUCK COURT
WAREHOUSE #1	115,768 SF	130' X 890'	24'	00' X 00'	00'	48	0	164	0	100'
WAREHOUSE #2	176,082 SF	220' X 800'	32'	00' X 00'	00'	49	2	185	71	196'

### 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.*



PHASE 1A  
115,768 SF  
Warehouse #1

PHASE 1B  
176,082 SF  
Warehouse #2

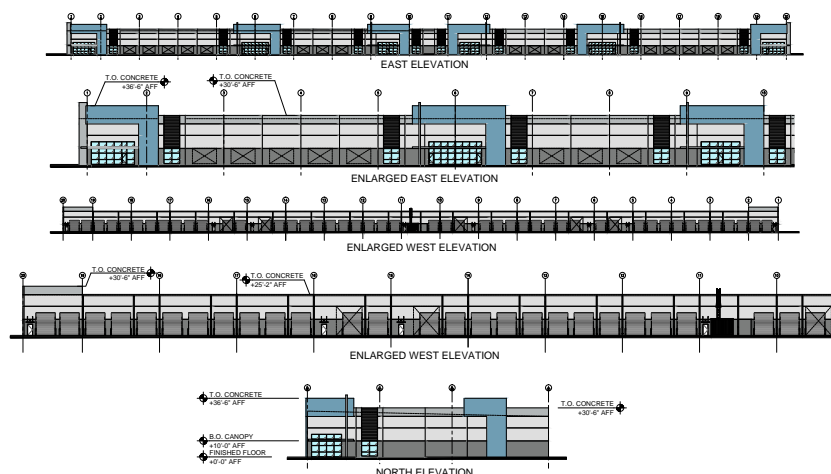
154,000 SF  
Warehouse #3

91,000 SF  
Warehouse #4

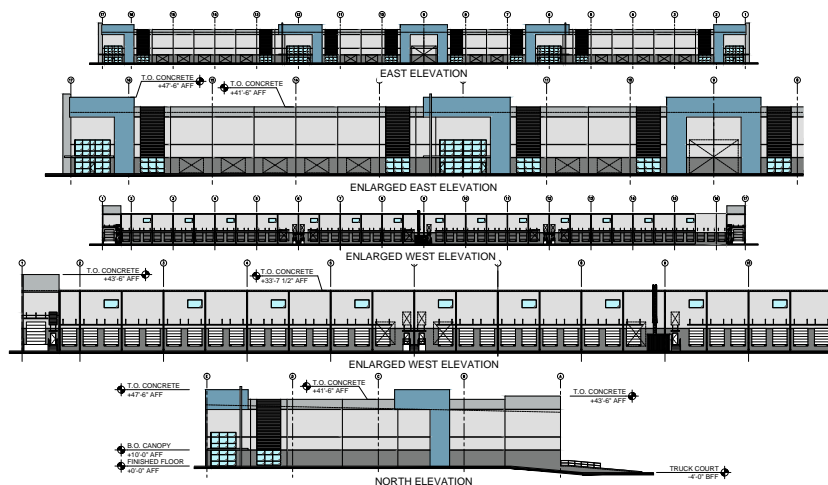
181,500 SF  
Warehouse #5

126,000 SF  
Warehouse #6

#### PHASE 1A - WAREHOUSE #1



#### PHASE 1B - WAREHOUSE #2

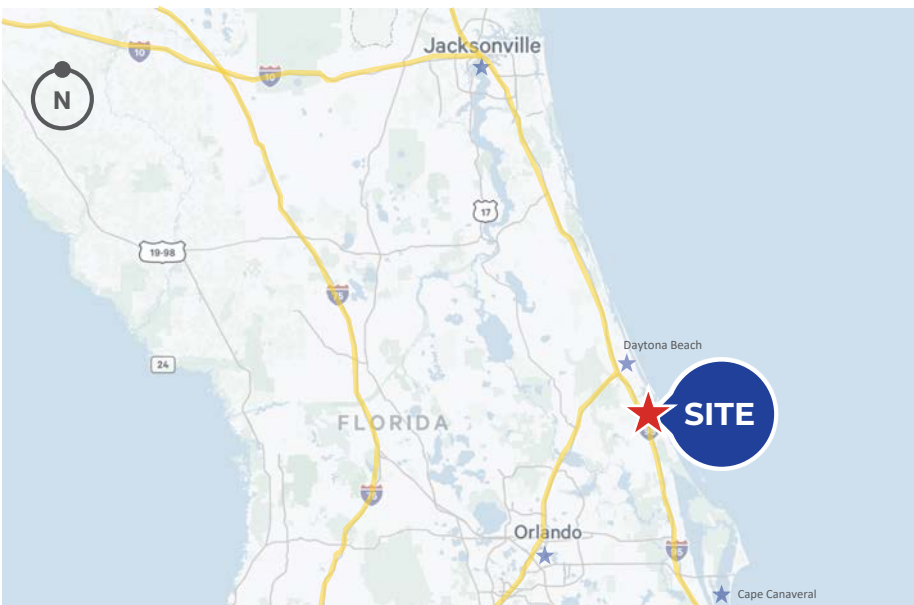






#### PROPERTY OVERVIEW

*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.*



Jacksonville, FL

112 Miles / 100-120 Minutes

Orlando, FL

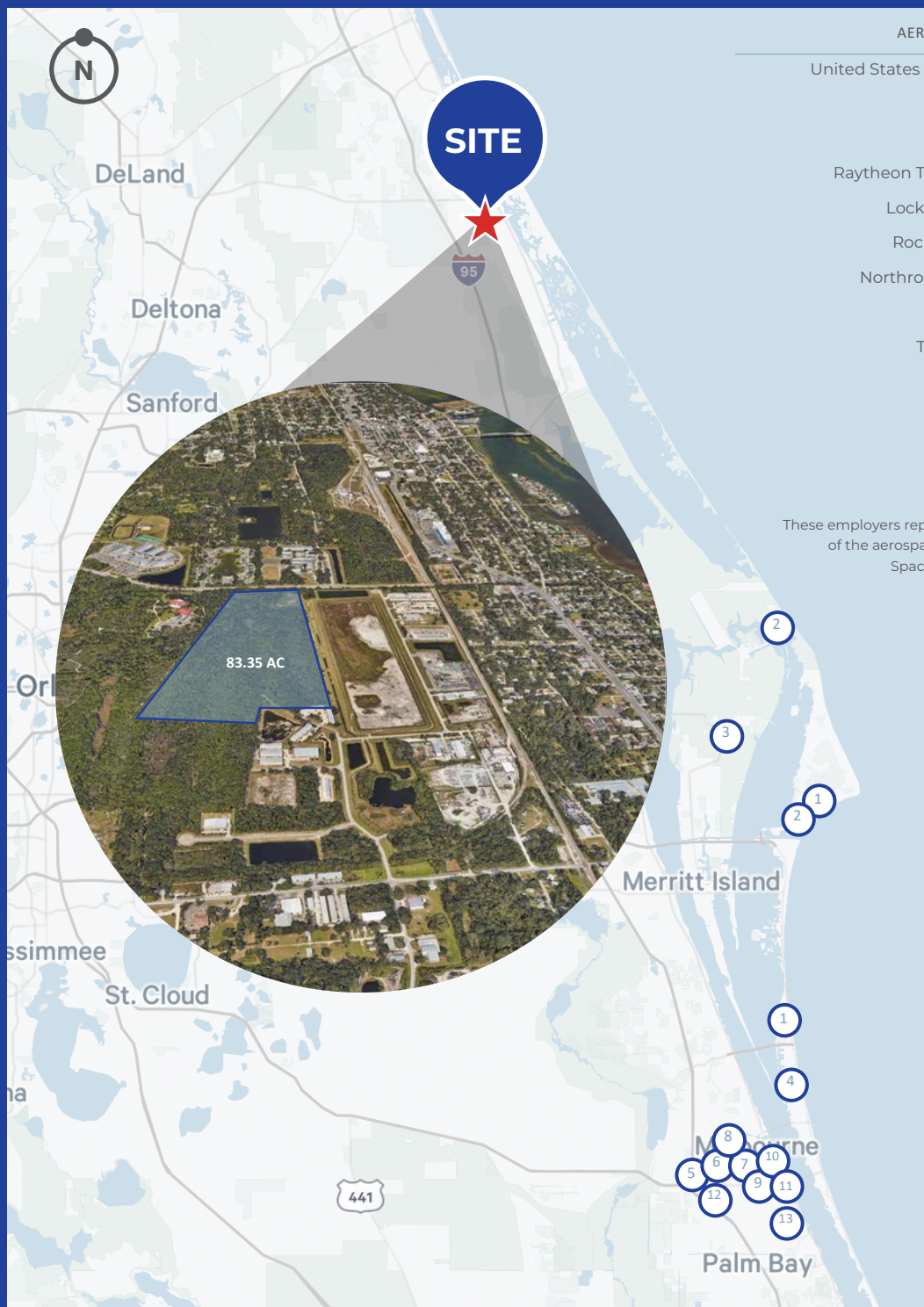
58.3 Miles / 60-70 Minutes

Daytona Beach, FL

18.1 Miles / 26-30 Minutes

Cape Canaveral, FL

57.4 Miles / 55-60 Minutes



## DEMOGRAPHICS (10 MILES)

	3,911
	BUSINESSES
	102,166
	POPULATION
	45,039
	16+ IN LABOR FORCE
	23,400
	EMPLOYEES
	\$95,325
	AVERAGE HH INCOME
	41.5%
	HIGHER EDUCATION

## Contact Us

### David Murphy

Vice Chairman  
+1 407 404 5020  
david.murphy@cbre.com

### Monica Wonus

Executive Vice President  
+1 407 404 5042  
monica.wonus@cbre.com

### Gaby Gissy

Associate  
+1 407 404 5012  
gaby.gissy@cbre.com

### Bob Rand, CCIM, SIOR

Coldwell Banker Commercial Benchmark  
+1 386 672 8530  
brand@cbcbenchmark.com

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