



PROPERTY OVERVIEW



Hines

PROJECT OVERVIEW



SPACE COAST INNOVATION PARK

Located in the heart of Florida's Space Coast in Brevard County, Space Coast Innovation Park is a state-of-the-art industrial development bringing 1,104,760 total building SF consisting of five industrial buildings in Phase I and II.

- **Phase I** includes three industrial buildings totaling 639,040 SF
- **Phase II** includes two industrial buildings totaling 465,720 SF

These newest and largest Class-A facilities have direct access to Space Coast Regional Airport (TIX) and are within the Exploration Spaceport federally licensed spaceport territory. TIX airport is also within Port Canaveral's Foreign Trade Zone (FTZ) #136 waiving the standard application fee for businesses located in Brevard County seeking to establish a designated usage driven site. Launch here and deliver anywhere via sea, rail, truck, air and space with:

- 2 miles to FEC Rail yard
- 4 miles to I-95
- 10 miles to KSC
- 18 miles Port Canaveral
- 34 miles to MCO

PROPERTY HIGHLIGHTS

-  State-of-the-art industrial development situated on 100 acres of land
-  Located within the boundaries of Space Coast Regional Airport's (TIX) federally licensed Exploration Spaceport
-  Various opportunities for state and local incentives
-  Located in a Foreign Trade Zone #136 waiving the standard application fee for businesses and reduces processing times
-  Within 10 miles of Kennedy Space Center (Vehicle Assembly Building)
-  Direct access to SR-407
-  Located in the heart of Florida's Space Coast in Brevard County
-  Full-service distribution/manufacturing & logistics opportunities
-  Corporate campus opportunities

LOCATION MAP

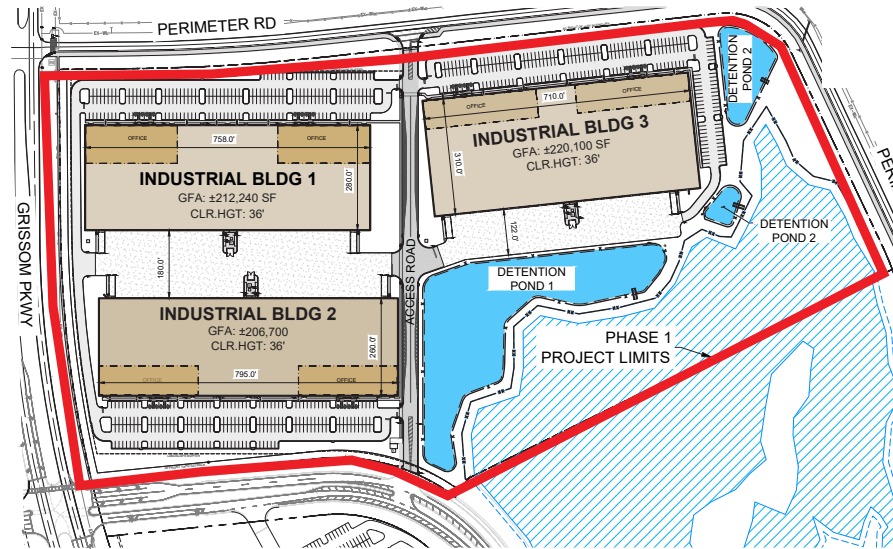
LOCATION HIGHLIGHTS:

- Direct access to I-95 and SR-407
- Within 10 miles of Kennedy Space Center (Vehicle Assembly Building)
- Availability of redundant support systems and utility infrastructure



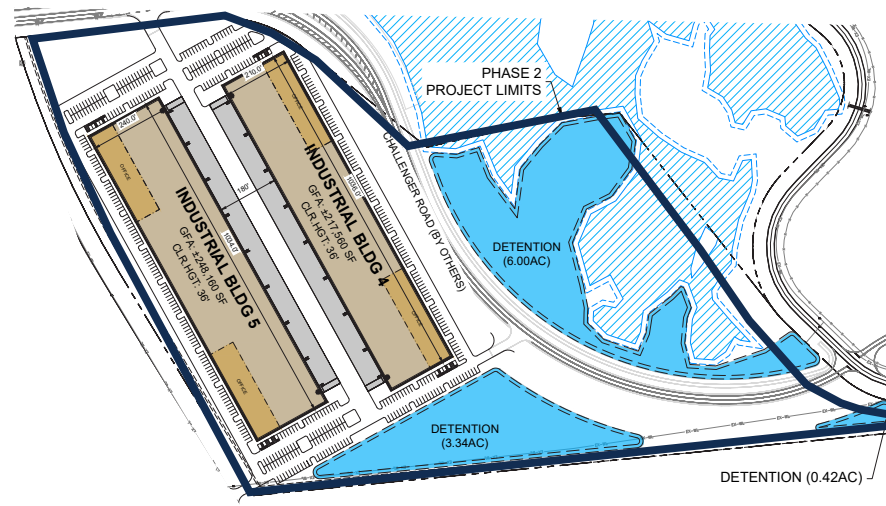
SITE PLAN PHASES I & II

PHASE I



PHASE I PROJECT DATA	
SITE AREA:	
GROSS:	49.30 AC 2,147,399 SF
DETENTION:	176,117 SF
NET:	45.25 AC 1,971,283 SF
ZONING REQUIREMENTS:	
ZONE:	INDUSTRIAL M-2
LOT AREA (MIN):	20,000 SF
LOT WIDTH (MIN):	100 FT
HEIGHT (MAX):	50 FT
BUILDING AREA:	
BUILDING 1:	4.87 AC 212,240 SF
BUILDING 2:	4.75 AC 206,700 SF
BUILDING 3:	5.05 AC 220,100 SF
TOTAL:	639,040 SF
PARKING REQUIREMENTS:	
INDUSTRIAL:	First 10,000 SF = 1/500 SF > 10,000 SF = 1/1,000 SF
OFFICE:	1/300 SF
COVERAGE:	
BUILDING:	30%
IMPERVIOUS AREA:	16.54 AC 720,486 SF 37%

PHASE II



PHASE II PROJECT DATA	
SITE AREA:	
GROSS:	50.37 AC 2,194,238 SF
DETENTION:	406,853 SF
NET:	41.03 AC 1,787,385 SF
ZONING REQUIREMENTS:	
ZONE:	INDUSTRIAL M-2
LOT AREA (MIN):	20,000 SF
LOT WIDTH (MIN):	100 FT
HEIGHT (MAX):	50 FT
BUILDING AREA:	
BUILDING 4:	4.99 AC 217,560 SF
BUILDING 5:	5.70 AC 248,160 SF
TOTAL:	465,720 SF
PARKING REQUIREMENTS:	
INDUSTRIAL:	First 10,000 SF = 1/500 SF > 10,000 SF = 1/1,000 SF
OFFICE:	1/300 SF
COVERAGE:	
BUILDING:	21%
IMPERVIOUS AREA:	9.49 AC 413,426 SF 23%



BUILDING RENDERING



WEST ELEVATION



WEST ELEVATION ENLARGED OFFICE



SOUTH ELEVATION (NORTH ELEVATION SIMILAR)

FOR MORE INFORMATION, PLEASE CONTACT:



MIKE MOSS, SIOR
321.543.2498
mike@teamlbr.com

MIKE MOSS II
321.266.1150
mmoss@teamlbr.com



*Each Office Independently Owned And Operated

NICHOLAS LIMNER, RPA
Chief Operating Officer
FL License No. SL526099
321.250.4962 ext. 4



Hines