

SPACE COAST

BUSINESS PARK

Grissom Parkway, Cocoa,
Brevard County, Florida

593,076 SF
delivering in Q1 2027

Buildings range in size between
38,000 SF and 220,000 SF



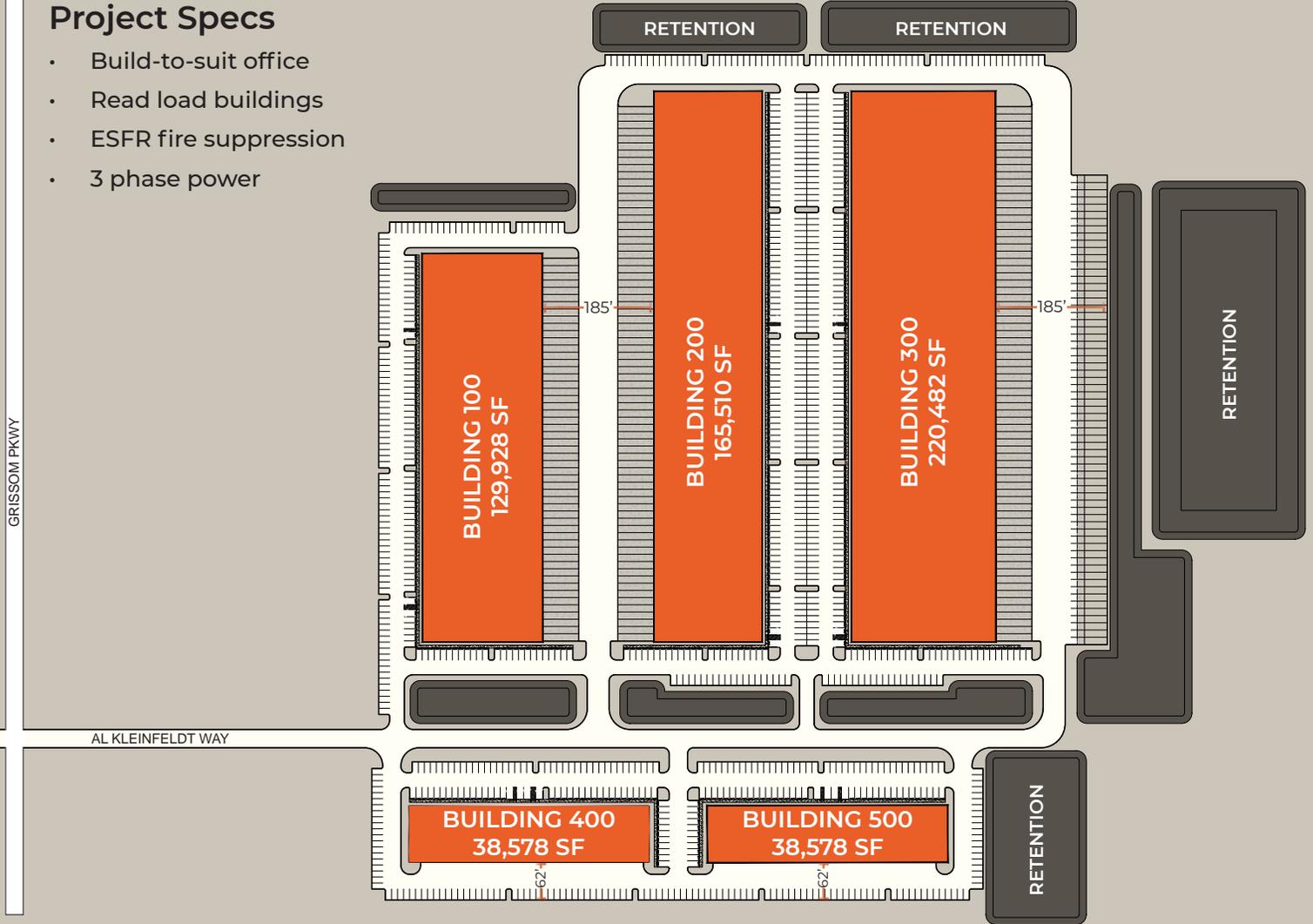
PROJECT RENDERINGS



SITE PLAN AND SPECS

Project Specs

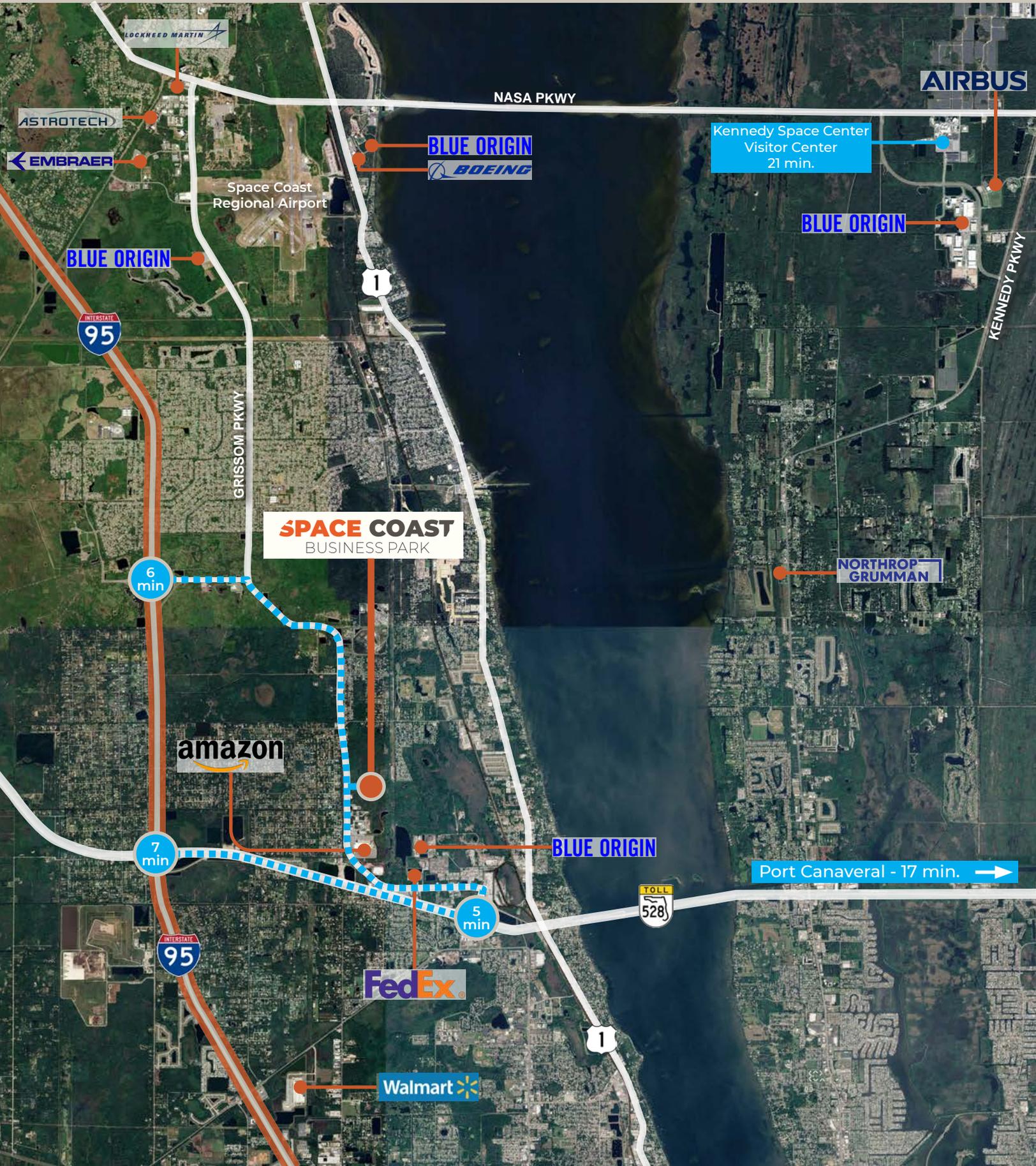
- Build-to-suit office
- Read load buildings
- ESRF fire suppression
- 3 phase power



Building Specifications

	Building 100	Building 200	Building 300	Building 400	Building 500
Building size	129,928 SF	165,510 SF	220,482 SF	38,578 SF	38,578 SF
Divisible to	28,000 SF	17,000 SF	35,000 SF	7,000 SF	7,000 SF
Clear height	32'	32'	36'	24'	24'
Loading doors	31 - 9' x 10' docks 2 - 18' x 22' drive-ins 1 - 14' x 16' drive-in	57 - 9' x 10' docks 2 - 18' x 22' drive-ins 1 - 14' x 16' drive-in	57 - 9' x 10' docks 2 - 18' x 22' drive-ins 1 - 14' x 16' drive-in	14 - 10' x 12' docks 4 - 14' x 16' drive-ins	14 - 10' x 12' grade 4 - 14' x 16' drive-ins
Dimensions	646' x 200'	916' x 180'	916' x 240'	400' x 95'	400' x 95'
Column spacing	52' x 46'8", typ.	52' x 60', typ.	52' x 45', typ.	32' x 40', typ.	32' x 40', typ.
Truck court	185', shared	185', shared	185'	62'	62'
Auto parking	190	249	262	156	155
Parking ratio	1.46/1,000 SF	1.50/1,000 SF	1.19/1,000 SF	4.04/1,000 SF	4.02/1,000 SF
Trailer parking	None	None	65	None	None

LOCAL ACCESS MAP



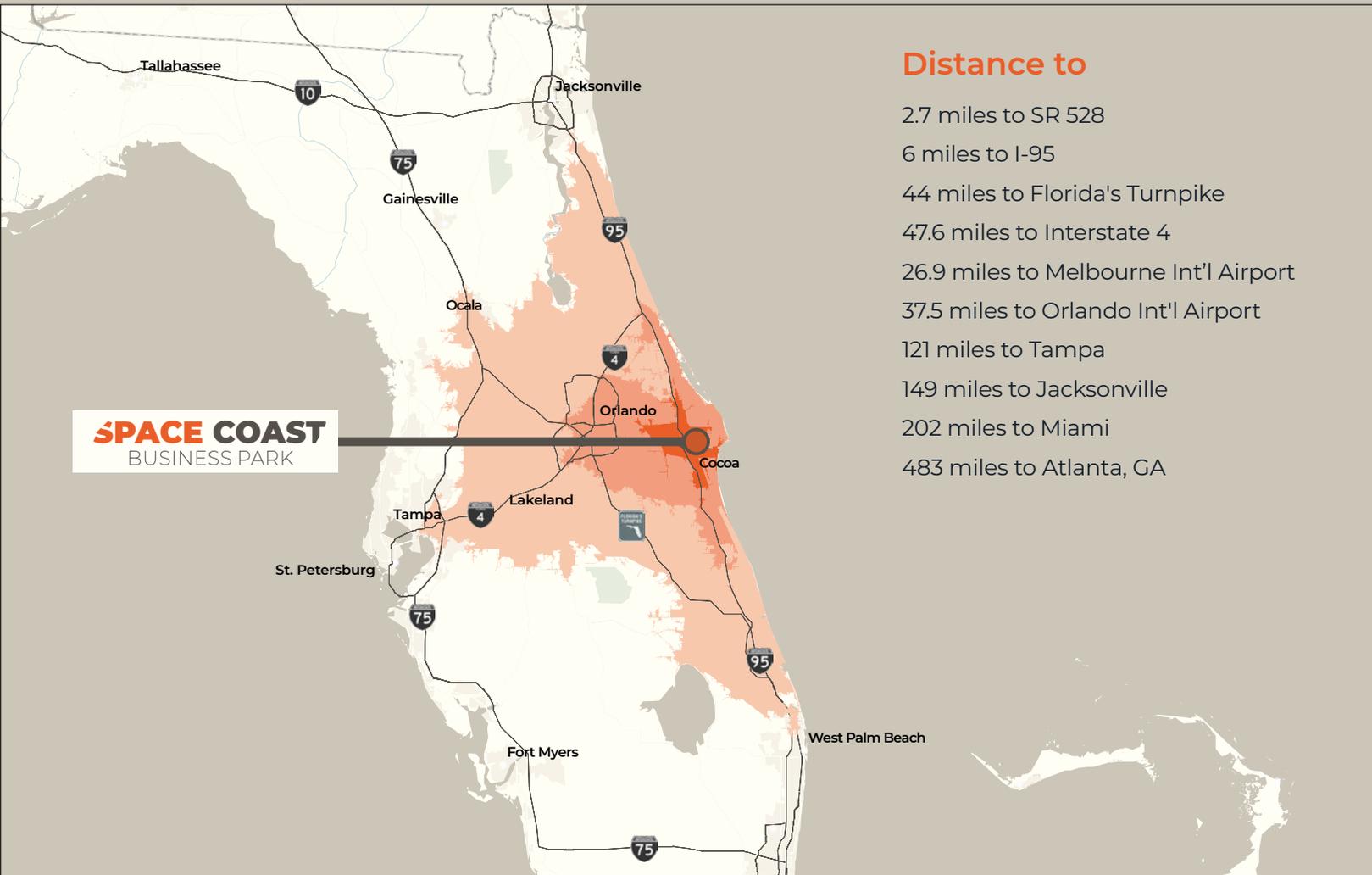
REGIONAL MAP



Brevard County by the Numbers

650k	278k	248k	26k	48.4
Total population	Total households	Total employees	Total businesses	Median age

DEMOGRAPHICS



DRIVE TIMES AND DEMOGRAPHICS

	30 mins	60 mins	120 mins
Total Population	309,787	2,833,378	7,332,911
Total Households	133,225	1,099,915	2,906,109
Avg Household Income	\$114,160	\$107,863	\$104,946
Total Businesses	13,178	127,257	281,570
Total Employees	129,627	1,311,202	2,856,362

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