



SPACE COAST

COMMERCE PARK AT PARKTOWNE

302 PARKTOWNE BOULEVARD
EDGEWATER, FL 32132



SCAN NOW TO
VIEW VIDEO



CONCEPTUAL RENDERING

20,000 - 115,806 SF

PHASE 1 - UNDER CONSTRUCTION

CBRE

Onicx
group

ARIES
CAPITAL

±115K SF
TOTAL SIZE

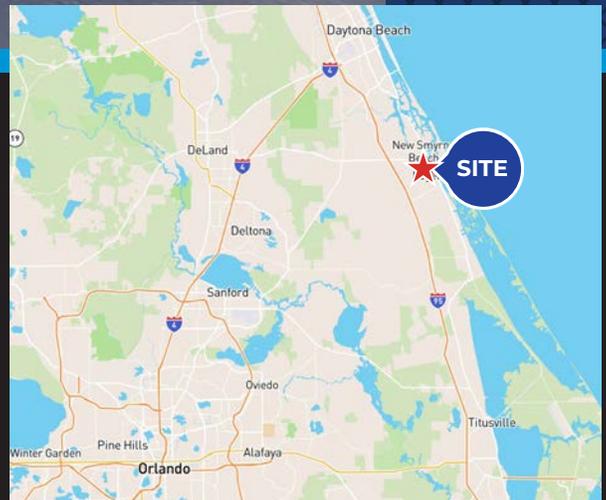
24'
CLEAR HEIGHT

47
DRIVE-IN
DOORS

83.35-AC MASTER DEVELOPMENT SITE

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.



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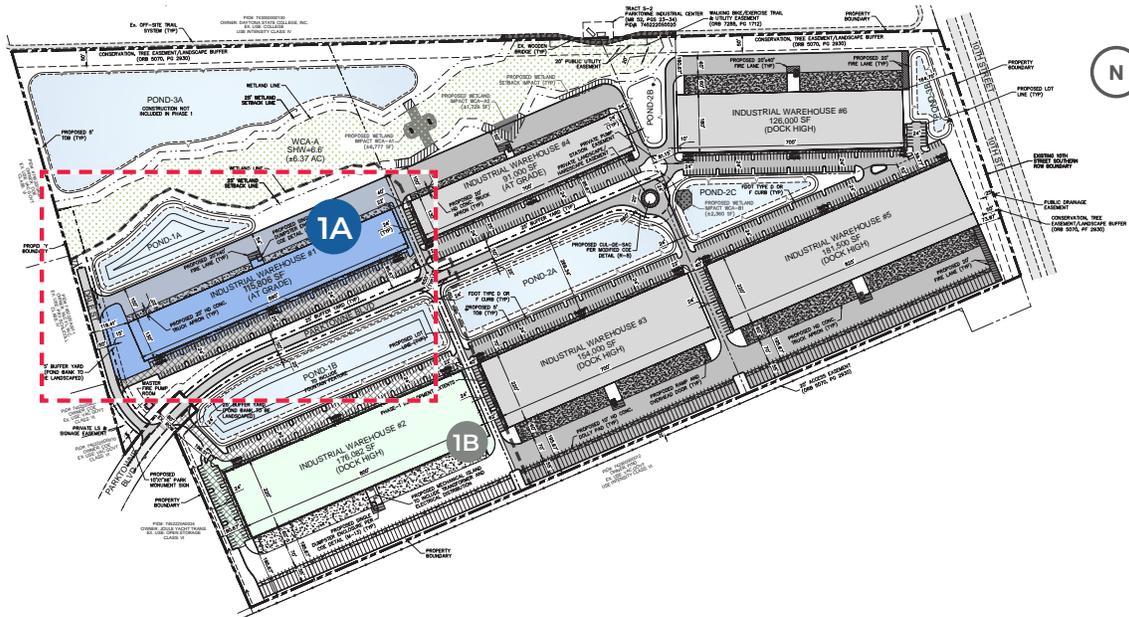
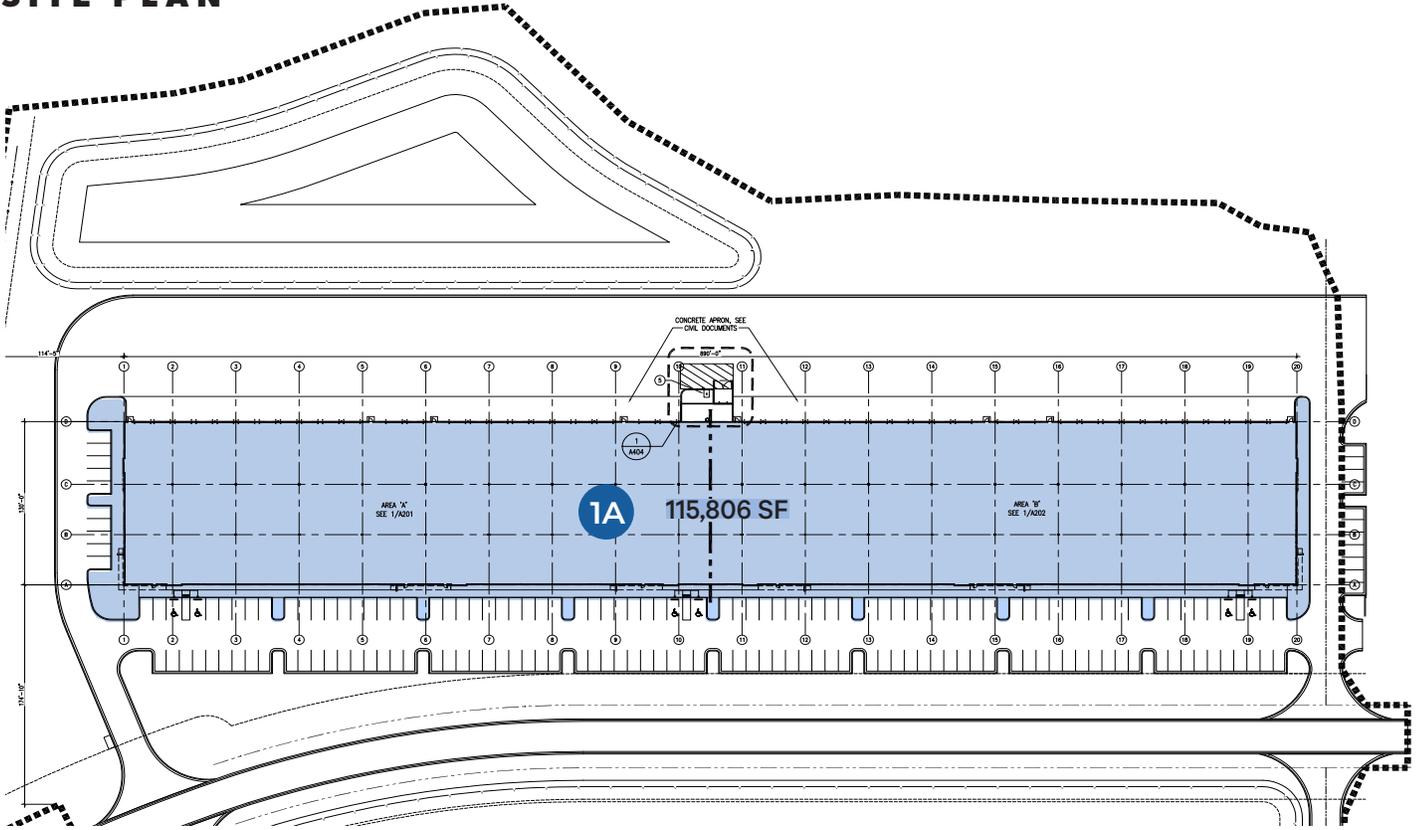
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PHASE 1A - WAREHOUSE #1

TOTAL SIZE (SF)	BUILDING DEPTH	CLEAR HEIGHT	COLUMN SPACING	DRIVE-IN DOORS	PARKING SPACES	POWER	SPRINKLER
115,806 SF	130'	24'	48' X 40'	47 - 12' X 14'	168	1,600 AMPS (3-PHASE 480V)	ESFR

SITE PLAN



PROPERTY OVERVIEW

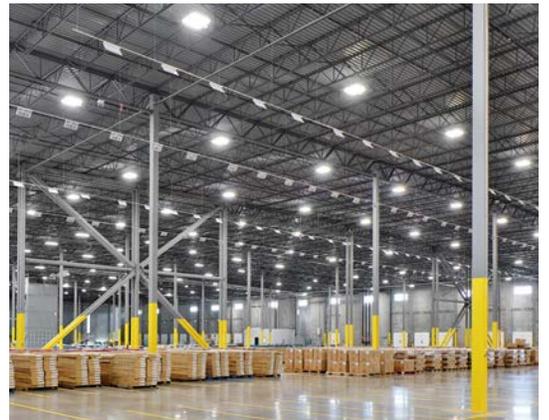
Space Coast Commerce Park at Parktowne can be utilized for manufacturing or warehouse facilities in an array of commerce and is perfectly located for marine, aviation and aerospace related industries with research facilities and vocation schools. The entire development has been designed and engineered with a master storm water system for the entire park and all utilities.



PHASE 1A CONSTRUCTION PROGRESS

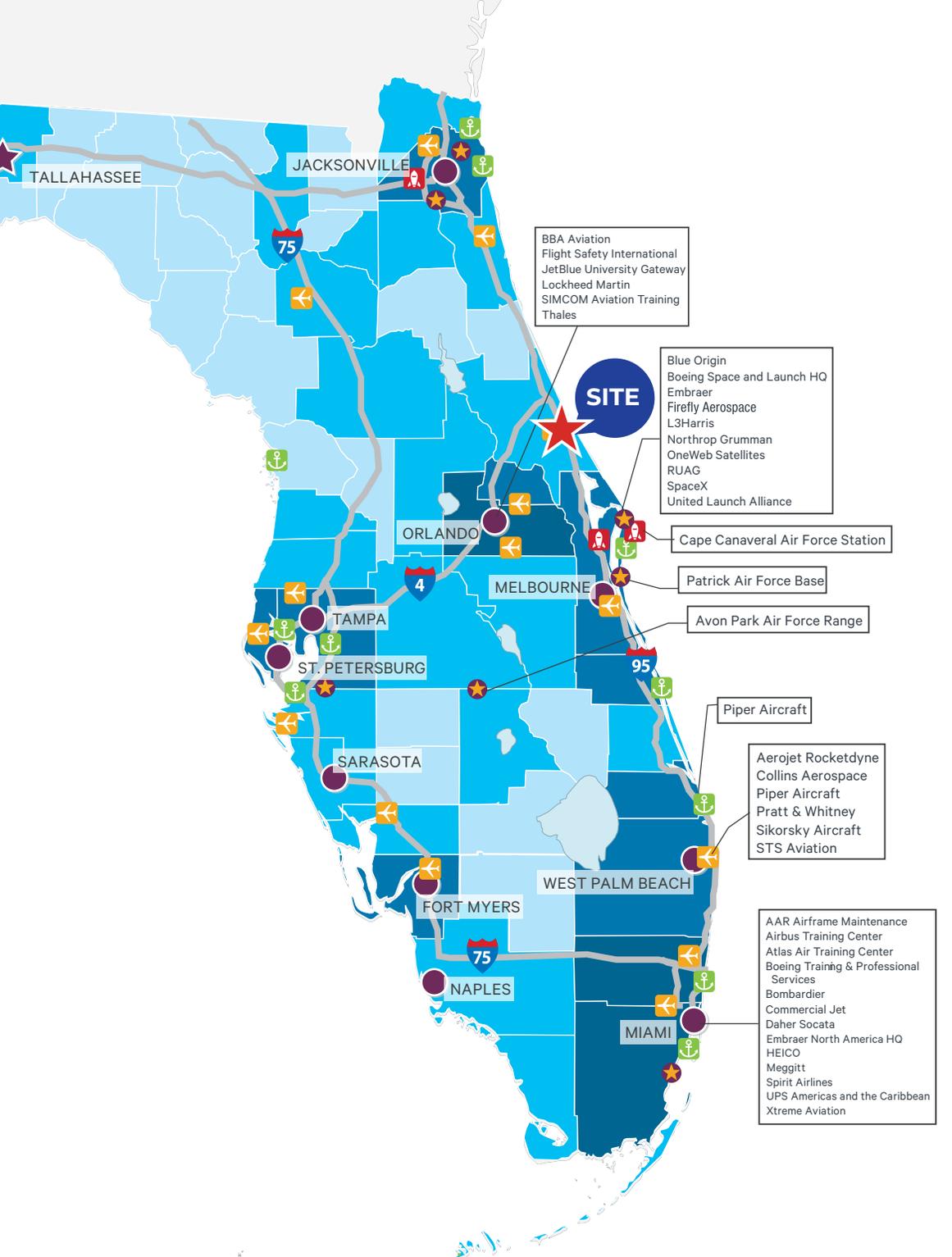


SITE PLAN CONCEPTUAL RENDERING



WHY VOLUSIA COUNTY

Volusia County is a prime location on Florida's "Space Coast," strategically positioned near the Kennedy Space Center. This proximity drives a flourishing aerospace industry, attracting investment and talent due to a skilled workforce, strong infrastructure (ports, rail, roads), and the presence of institutions like Embry-Riddle. The county actively leverages its geographic advantages and resources to capitalize on the booming commercial space sector, offering a compelling business environment under the "Florida's Space Coast" brand.



DEMOGRAPHICS VOLUSIA COUNTY

 22,825
BUSINESSES

 593,148
POPULATION

 259,390
16+ IN LABOR FORCE

 210,725
EMPLOYEES

 \$94,514
AVERAGE HH INCOME

 88,455
HIGHER EDUCATION

DRIVE TIMES

Daytona Beach, FL
18.1 Miles / 26-30 Minutes

Brevard County, FL
56 Miles / 48-52 Minutes

Cape Canaveral, FL
57.4 Miles / 55-60 Minutes

Orlando, FL
58.3 Miles / 60-70 Minutes

Jacksonville, FL
112 Miles / 100-120 Minutes

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