

BUILD TO SUIT AVAILABLE

Ormond Crossings

ORMOND BEACH | VOLUSIA COUNTY, FL



Anticipated Q4
2025 Delivery



Quality Labor
Market



Immediate
Interstate Access



Highly Improved
Infrastructure

SE Corner of Pineland Trail & N. Tymber Creek Rd., Volusia County, Ormond Beach 32174



Key Distances

- Interstate 95: 0.4 Mi
- US HWY 1: 0.8 Mi
- Interstate 4: 74 Mi
- Melbourne Int'l Airport: 7.2 Mi
- SR-192: 7.8 Mi
- Orlando Int'l Airport: 66 Mi
- Jacksonville: 76 Mi
- FL Turnpike: 85 Mi
- Space Coast: 82 Mi
- Port Canaveral: 83 Mi
- Tampa: 146 Mi
- Miami: 268 Mi

CONCEPTUAL BUILDING RENDERING

*Prime Location for both Regional
and Local Distribution Facilities*

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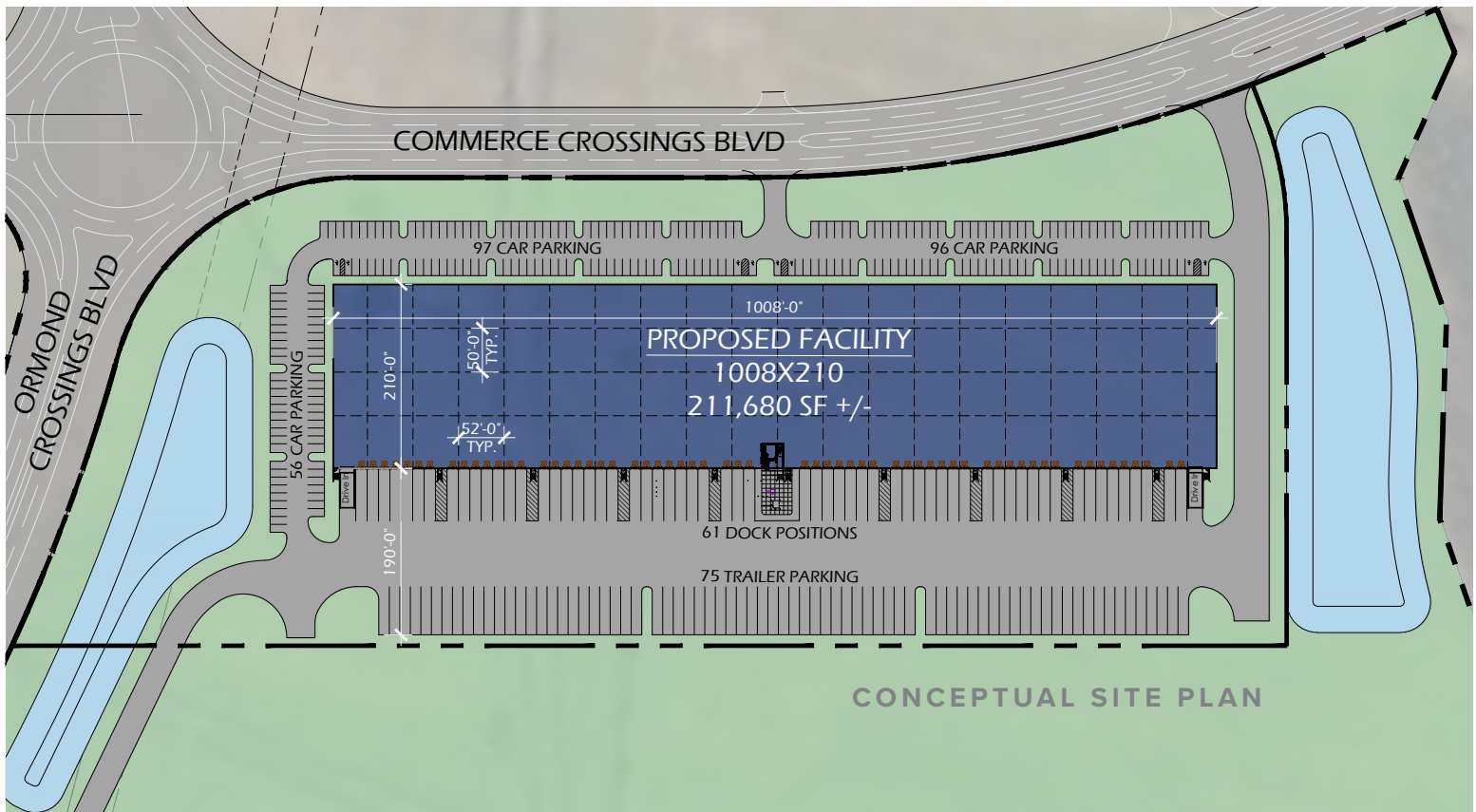
PROJECT DETAILS

PROPOSED BUILDING SPECIFICATIONS

Acres:	16.959± AC
Building Total SF:	±211,680 SF
Clear Height:	32'
Building Depth:	210'
Column Space:	56' x 50'
Dock Doors:	61
Trailer Parking:	75
Car Parking:	249
Sprinklers	ESFR

SITE CLEARING UNDERWAY NOW

- + Close Proximity To Amenities
- + Quick access to interstate 95, providing convenient access to international airports and other metro areas.
- + Major Community Neighbors: Germfree, Security First Insurance HQ, Hudson Technologies, Microflex Industrial and more.



Why Ormond Beach?

VOLUSIA COUNTY, FLORIDA



Location Overview

Ormond Beach has become known as “Central Florida’s Preferred Business Address” for its remarkable quality of life and a healthy business climate. Ormond Beach offers economic development opportunities for all types of businesses, as well as locations for businesses to grow and thrive. Dozens of companies headquartered in Ormond Beach produce products known worldwide for quality and reliability. These companies are able to compete in global markets with the support of a pro-business city government, a strong labor force, outstanding public and private schools, great hospitals, and medical facilities.

Location Highlights

- + Free Trade Zone Available – FTZ 198 for companies doing business internationally.
- + First class industrial park.
- + Ormond Beach General Aviation Airport near the Business Park and Ormond Crossings.
- + Strategically located along the I-95 corridor.



LOCATION / DEMOGRAPHICS

The first building in a proposed mixed-use development that will feature industrial spaces, retail outlets, rooftop amenities, and more.

Demographics	2010 Census	2023 Estimate	13 Year Comparison	2028 Projected
Population	39,497	43,466	10.0%	43,560
Household	17,759	19,550	10.1%	19,831
Families	11,096	12,069	8.8%	12,184
Average Household Size	2.20	2.18	-0.9%	2.16
Owner Occupied Housing Units	13,821	14,696	6.3%	14,860
Renter Occupied Housing Units	3,938	4,854	23.3%	4,971
Median Age	50.3	54.4	8.2%	55.7



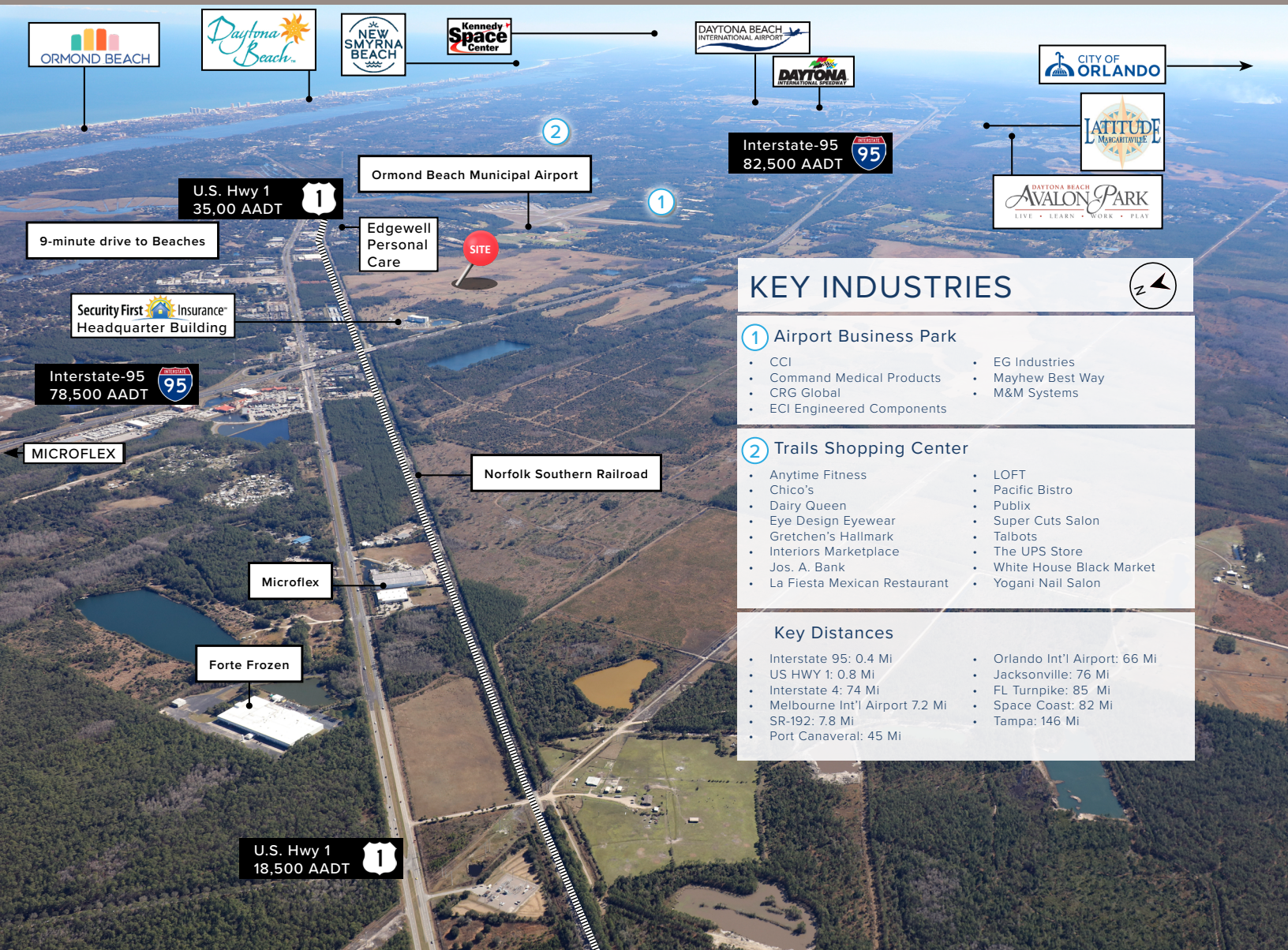
Per Capita Income: **\$40,690**



Average HH Income: **\$90,364**



Average Home Value: **\$400,888**



KEY INDUSTRIES

- 1 Airport Business Park**
 - CCI
 - Command Medical Products
 - CRG Global
 - ECI Engineered Components
 - EG Industries
 - Mayhew Best Way
 - M&M Systems
- 2 Trails Shopping Center**
 - Anytime Fitness
 - Chico's
 - Dairy Queen
 - Eye Design Eyewear
 - Gretchen's Hallmark
 - Interiors Marketplace
 - Jos. A. Bank
 - La Fiesta Mexican Restaurant
 - LOFT
 - Pacific Bistro
 - Publix
 - Super Cuts Salon
 - Talbots
 - The UPS Store
 - White House Black Market
 - Yogani Nail Salon

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