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For Lease and Build-to-Suit

**CLASS A INDUSTRIAL SPACE
ON FLORIDA'S EAST COAST**

**Park Comprises 5.5M+ SF
Flexible Uses & Building Sizes
Phase I Offerings from 200K - 1.3M SF**

DEVELOPER: **TIMBERLINE REAL ESTATE PARTNERS**

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Phase I

BUILDINGS A + B + D



SunGate Logistics Park is an 850-acre, master planned industrial park near the intersection of I-4 & I-95 in Central Florida. Supporting in excess of 5M SF at full build out, SunGate provides the most scalable industrial park within 30 miles of the I-4 & I-95 intersection. SunGate’s initial lease and build-to-suit offerings range from 200K – 1.3M SF.

The park can support a wide range of uses including:

- warehousing
- manufacturing
- refrigerated facilities
- heavy parking
- outside storage

UTILITY PROVIDERS



ELECTRIC: Florida Power & Light



DATA PROVIDERS: AT&T and Brighthouse



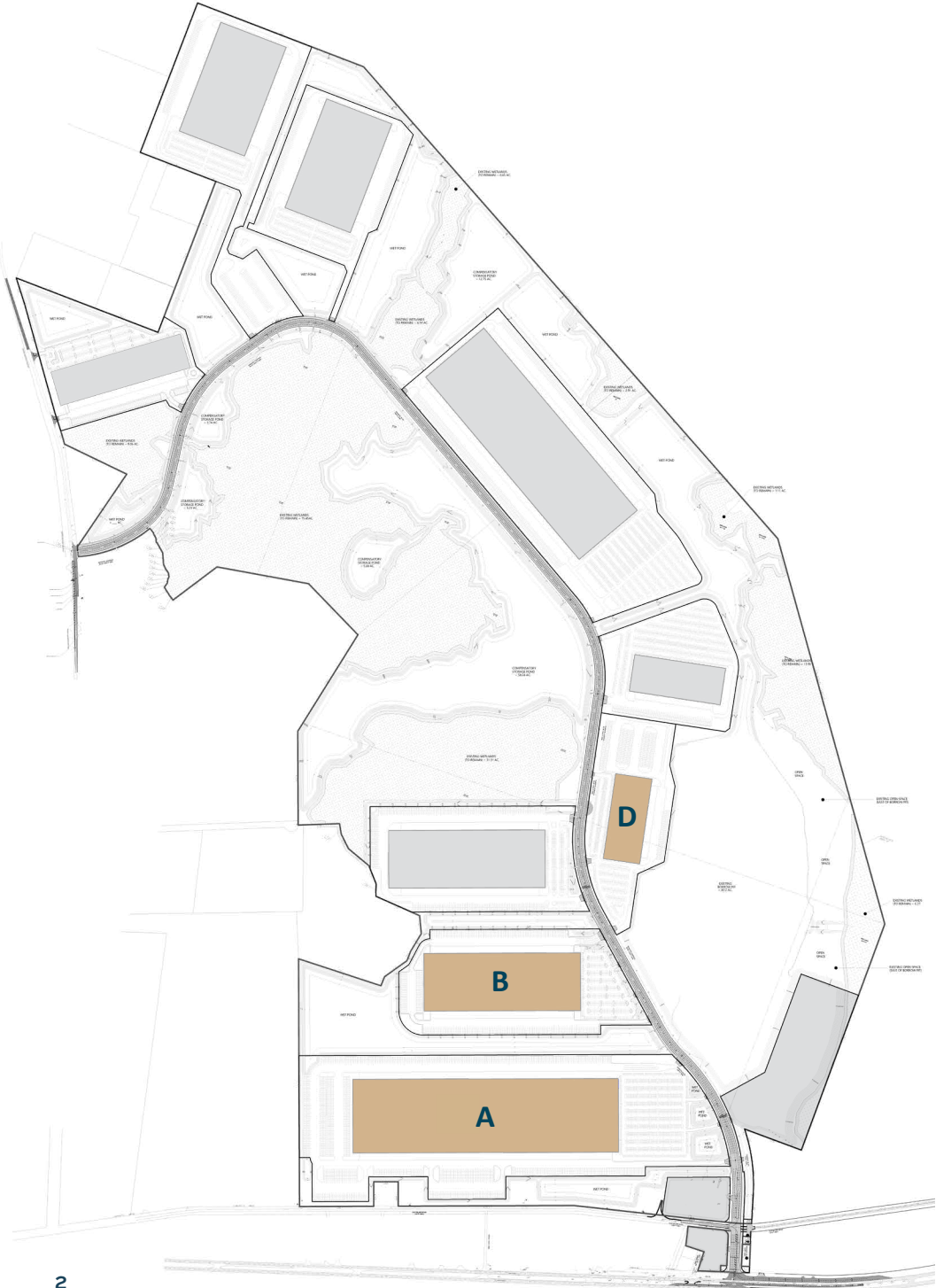
WATER & SEWER: City of Daytona Beach



NATURAL GAS: Peoples Gas

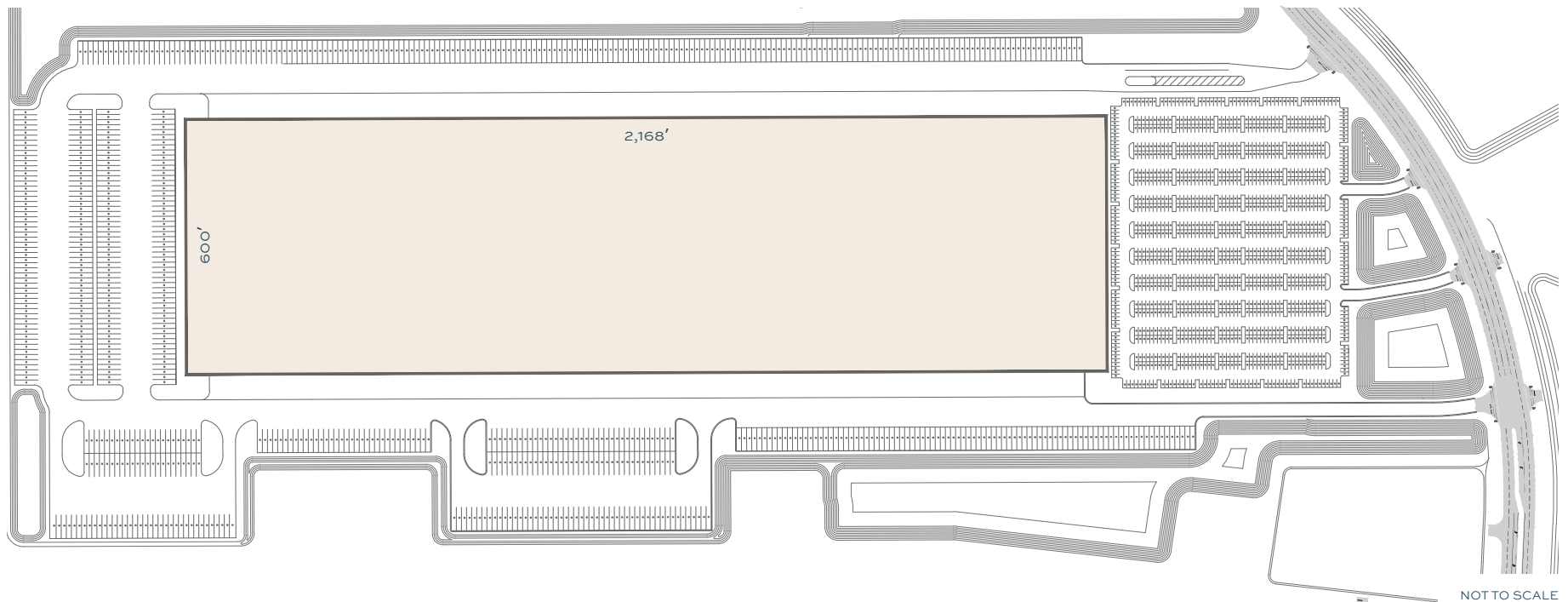


TELEPHONE: AT&T



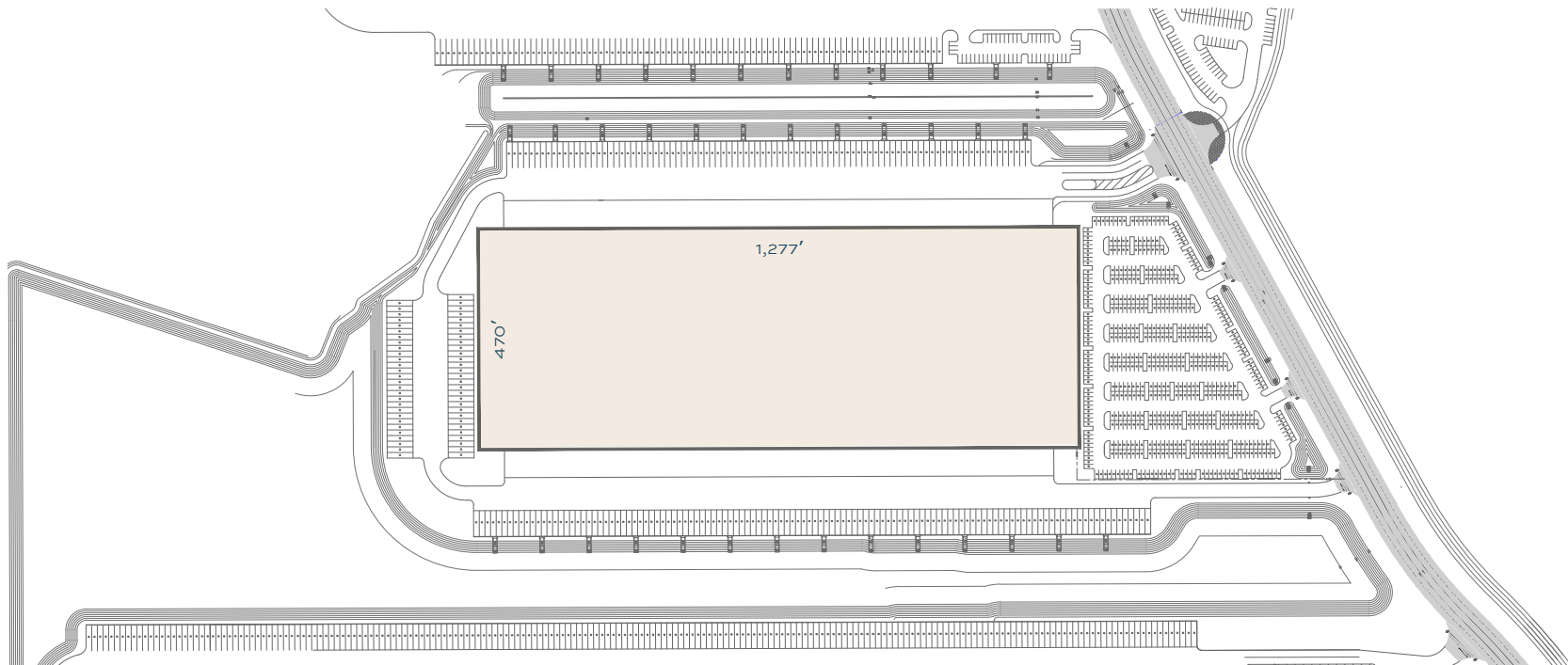
Building A Specifications

BUILDING SIZE	1,300,800± SF	ROOFING	60 MIL TPO SINGLE PLY WHITE MEMBRANE ROOF WITH R-20 INSULATION (R-25 AT OFFICE AREAS)
DIMENSIONS	600' X 2,168'	SLAB	7" - 4,000 PSI
OFFICE	BTS	DOCK-HIGH DOORS	277, WITH 69 INITIAL PIT LEVELERS
CLERESTORY	YES	DRIVE-IN DOORS	4 (14' X 16') WITH RAMP
CLEAR HEIGHT	40'	TRUCK COURT	185'
COLUMN SPACING	54'W X 50'D WITH 60' SPEED BAYS	CONCRETE APRON	60'
ELECTRICAL	(2) 3,000 AMP, 3 PHASE, 480 VOLT	LOAD CONFIGURATION	CROSS DOCK
SPRINKLER SYSTEM	ESFR	AUTO PARKING	1,146
LIGHTING	LED	TRAILER STORAGE	744



Building B Specifications

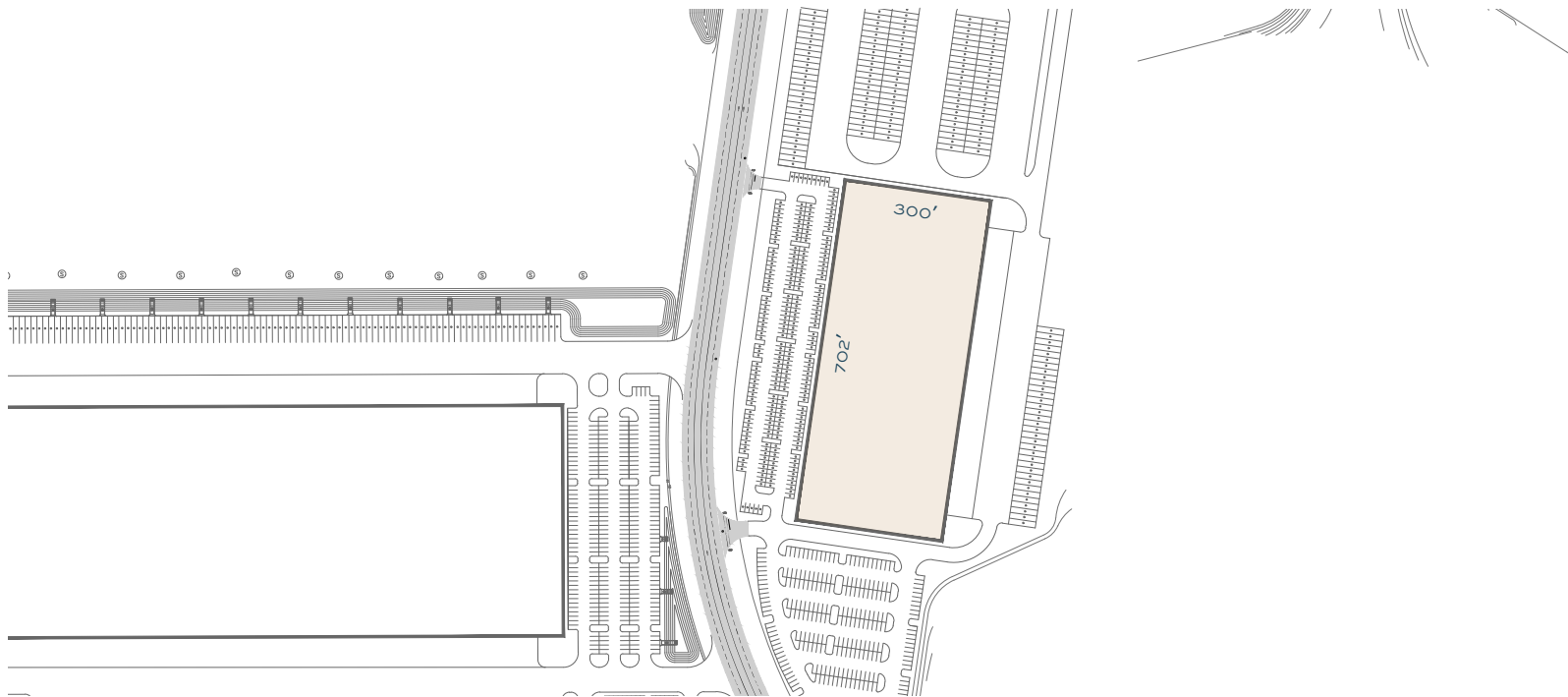
BUILDING SIZE	600,190± SF	ROOFING	60 MIL TPO SINGLE PLY WHITE MEMBRANE ROOF WITH R-20 INSULATION (R-25 AT OFFICE AREAS)
DIMENSIONS	470' X 1,277'	SLAB	7" - 4,000 PSI
OFFICE	BTS	DOCK-HIGH DOORS	144, WITH 36 INITIAL PIT LEVELERS
CLERESTORY	YES - ONE PER BAY ON DOCK WALLS	DRIVE-IN DOORS	4 (14' X 16') WITH RAMP
CLEAR HEIGHT	40'	TRUCK COURT	185'
COLUMN SPACING	54'W X 50'D WITH 60' SPEED BAYS	CONCRETE APRON	60'
ELECTRICAL	3,000 AMP, 3 PHASE, 480 VOLTS	LOAD CONFIGURATION	CROSS DOCK
SPRINKLER SYSTEM	ESFR	AUTO PARKING	524
LIGHTING	LED	TRAILER STORAGE	271 (MORE POSSIBLE WITH REMOTE LOT)



NOT TO SCALE

Building D Specifications

BUILDING SIZE	210,600± SF	ROOFING	45 MIL TPO SINGLE PLY WHITE MEMBRANE ROOF W/ R-20 INSULATION (R-25 AT OFFICE AREAS)
DIMENSIONS	300' X 702'	SLAB	6" - 4,000 PSI, NON-REINFORCED
OFFICE	BTS	DOCK-HIGH DOORS	38
CLERESTORY	YES - ONE PER BAY ON DOCK WALLS	DRIVE-IN DOORS	2 (12' X 14') WITH RAMP
CLEAR HEIGHT	32'	TRUCK COURT	185'
COLUMN SPACING	54'W X 50'D WITH 60' SPEED BAYS	CONCRETE APRON	60'
ELECTRICAL	2,000 AMP, 3 PHASE	LOAD CONFIGURATION	REAR LOAD
SPRINKLER SYSTEM	ESFR	AUTO PARKING	255
LIGHTING	LED	TRAILER STORAGE	34



NOT TO SCALE



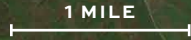
PROJECT STATUS

ENTITLEMENTS	STATUS
Land Use Amendment	APPROVED
Planned Development (“PD”) Amendment (Zoning)	APPROVED
Outparcel Annexation Agreement	APPROVED
PERMITS	STATUS
SJRWMD Environmental Resource Permit	Outstanding (Jan ’23)
Final Plat	Outstanding (Q1 ’23)
CODB Permit (Spine Road / Utilities)	Outstanding (Q1 ’23)
Volusia Co. Permit (Modifications to Old Deland)	Outstanding (Q1 ’23)
FDOT Permit (92 connection)	Outstanding (Q2 ’23)



Industrial Sites

DAYTONA BEACH



JACKSONVILLE
(80 MILES)

B | BRAUN
SHARING EXPERTISE
400K SF

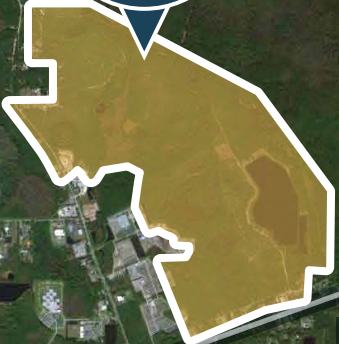
TRADER JOE'S
800K SF

amazon.com
66K SF

DAYTONA INTERNATIONAL SPEEDWAY

DAYTONA BEACH INTERNATIONAL AIRPORT

amazon.com
2.8M SF



ORLANDO
(56 MILES)

SPACE COAST & MIAMI



I-95 + I-92 Development Corridor

DAYTONA BEACH

1 MILE

- RETAIL/HOSPITALITY
- MULTI-FAMILY
- SINGLE FAMILY
- BUSINESS/OFFICE



JACKSONVILLE
(80 MILES)

ORLANDO
(56 MILES)

SPACE COAST
& MIAMI



DAYTONA BEACH

DAYTONA INTERNATIONAL SPEEDWAY

DAYTONA BEACH INTERNATIONAL AIRPORT



Drive Times & Density



PORTS

1 hr Port Canaveral
 1.5 hr JAXPORT
 2.5 hr ... Tampa Port Authority
 3.5 hr ... Port of Savannah
 5 hr..... Port of Charleston



MAJOR HIGHWAYS

4 min I-95
 5 min I-4
 1 hr I-295
 1.5 hr I-10
 2.5 hr I-75



MAJOR CITIES

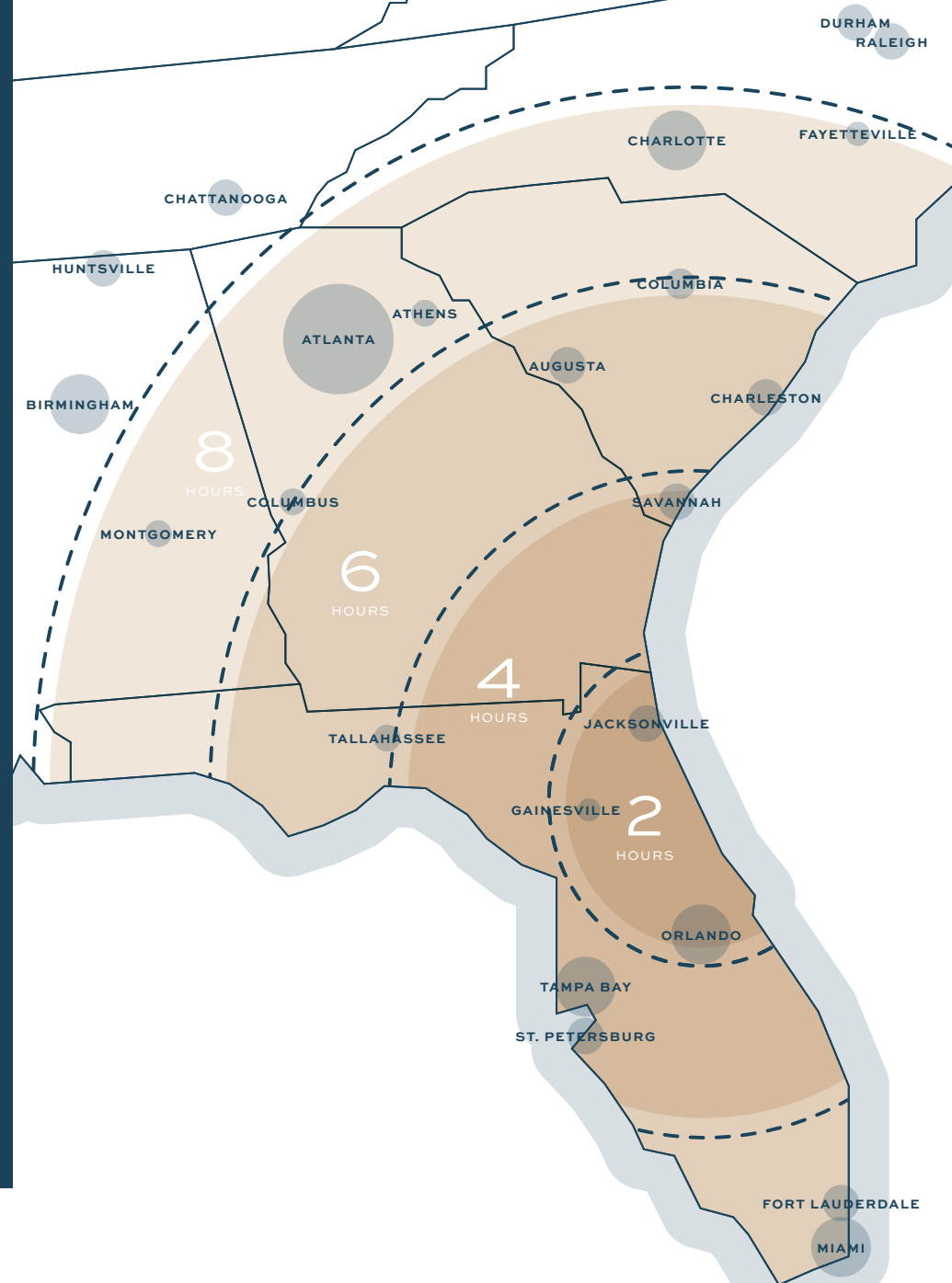
55 min..... Orlando
 1.5 hr Jacksonville
 2.5 hr Tampa
 3 hr Savannah, GA
 4 hr Miami
 5 hr Charleston, SC
 6.25 hr Atlanta, GA



AIRPORTS

10 min... Daytona Beach Intl Airport
 1.25 hr... Orlando Intl Airport
 1.5 hr..... Jacksonville Intl Airport
 2.5 hr Tampa Intl Airport

	POPULATION (2021)	HOUSEHOLDS (2021)	AVERAGE HOUSEHOLD INCOME (2021)
2 HOURS	6,772,542	2,634,865	\$80,955
4 HOURS	18,880,687	7,426,568	\$82,229
6 HOURS	27,025,357	10,527,350	\$81,559
8 HOURS	44,458,296	17,187,602	\$82,794



Labor Analysis

SunGate enjoys the advantage of one of the lowest wage rates for Order Pickers, with a median wage of \$15.55.

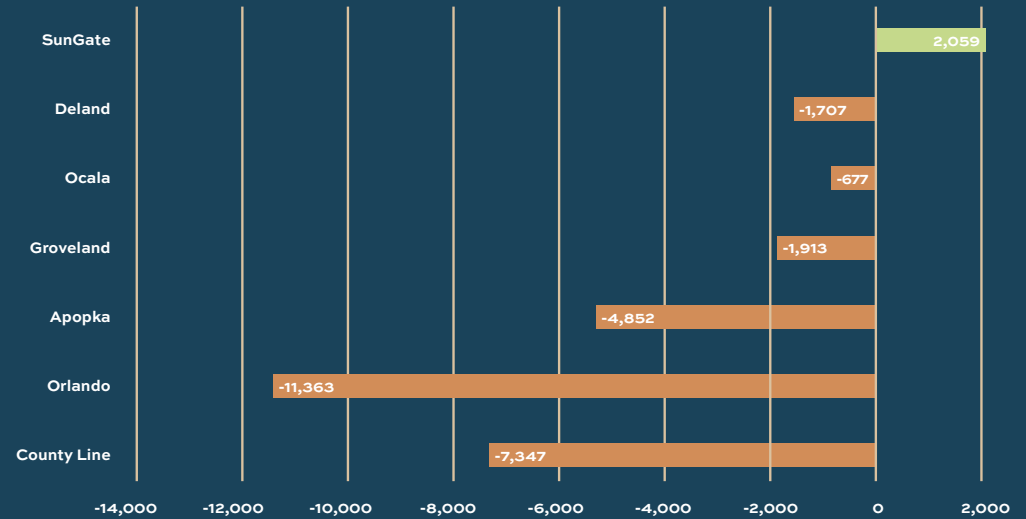


SunGate is the only net exporter shed that employs residents in the transportation/warehousing sectors. SunGate is one of two labor sheds where workers earn less than \$40,000, a strength of the labor market.

The shed indicates better labor availability for workers already employed in the industry. This may be attractive to an employment opportunity closer to employees homes.



NET (IN)/OUT COMMUTE:
Transportation/Warehousing Employees



MEDIAN WAGE:
Order Picker, 5 Years Experience



Labor Shed Dashboard

THE AREA FROM WHICH SUNGATE WILL DRAW ITS COMMUTING WORKERS



POPULATION
16-34 YEAR OLD
73,050



MEDIAN
HOUSEHOLD INCOME¹
\$50,911



JOBS
IN THE INDUSTRY²
8,107



SHARE OF
HIGH SCHOOL GRADUATES
31.8%



LOW-MID WAGE
RESIDENT POPULATION
98,609



UNEMPLOYMENT
RATE³
5.14%

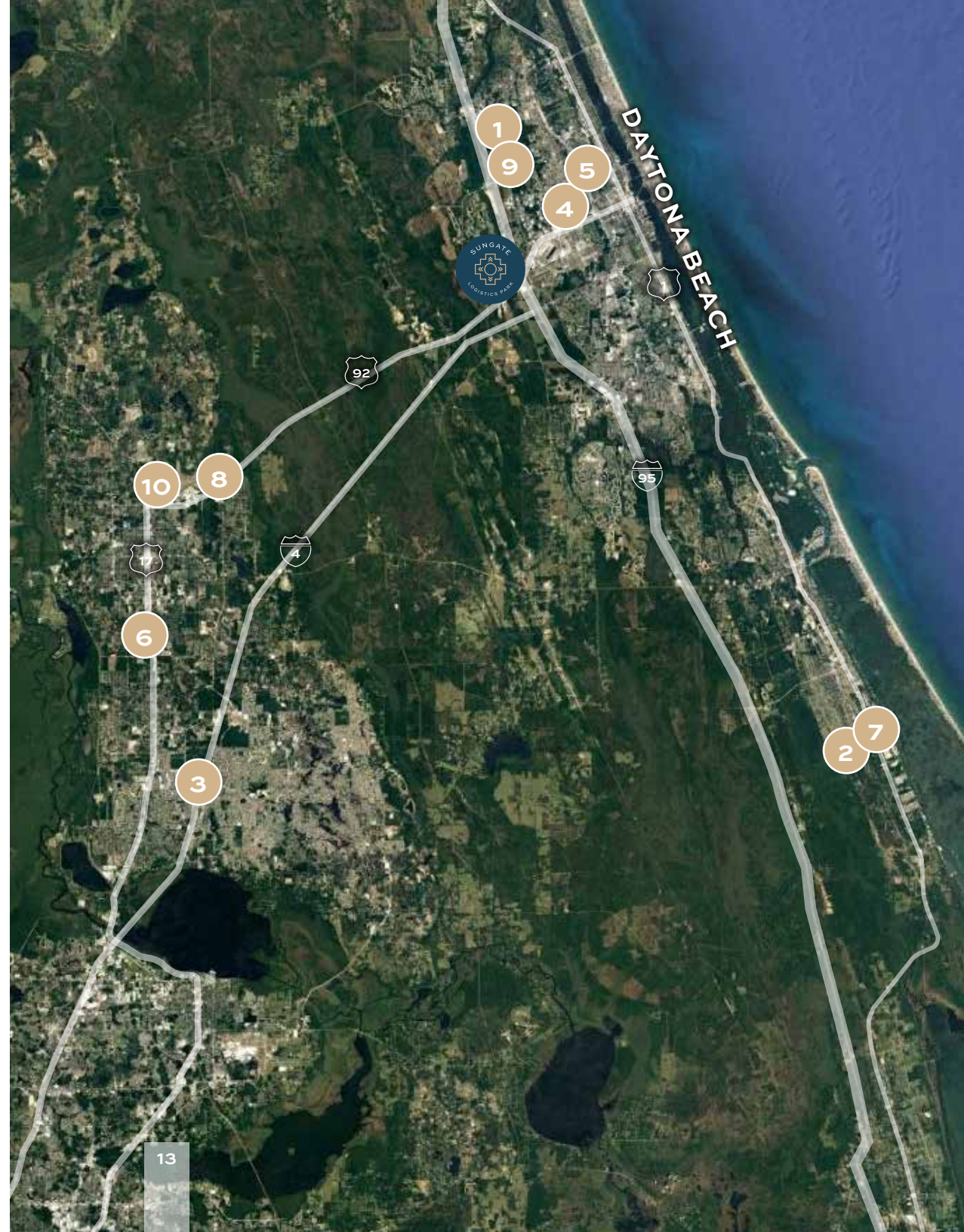


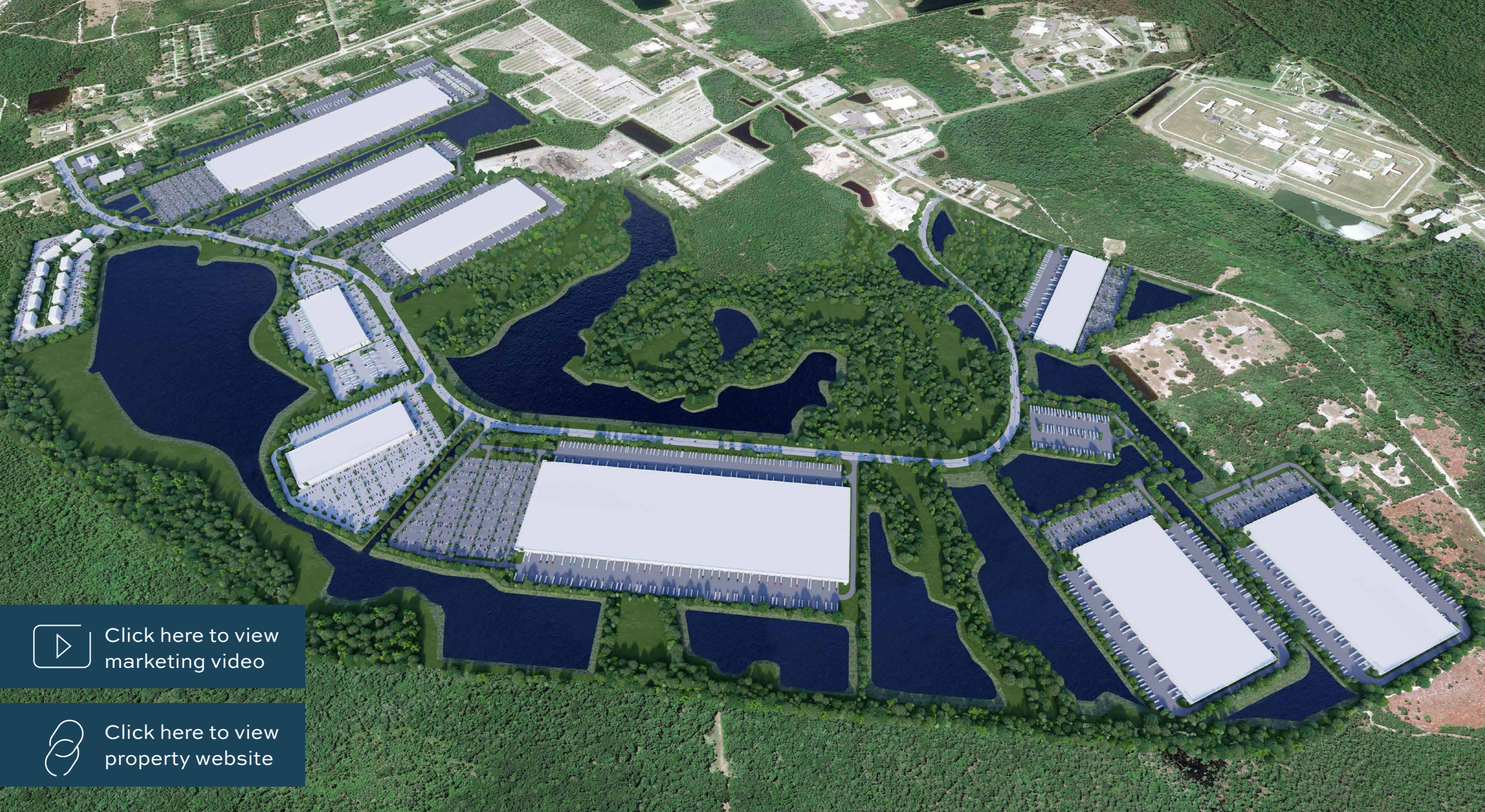
TOP 3 INDUSTRIES
BY JOBS⁴
Healthcare & Social Assistance
Retail Trade
Accommodation & Food Services

- 1 Based On 2020 Figures
- 2 Transportation and Warehouse Industry
- 3 Based on County Data as of July 2021
- 4 Excluding Government Sector

Employment Statistics

	INDUSTRY	EMPLOYER	LOCATION	EMPLOYEES
1	HC	ADVENT HEALTH DAYTONA BEACH	VOLUSIA COUNTY	5,510
2	HC	HALIFAX HEALTH	VOLUSIA COUNTY	3,197
3	DIST	AMAZON.COM	DELTONA	1,000
4	TELE	TELETECH	DAYTONA BEACH	900
5	HC	FLORIDA HEALTH CARE PLANS	HOLLY HILL	877
6	TELE	SYKES COMMUNICATION	DELAND	800
7	MFG	BOSTON WHALER	EDGEWATER	750
8	HC	CARDINAL HEALTH	DELAND	525
9	MFG	TELEDYNE OIL AND GAS	DAYTONA BEACH	525
10	TELE	FRONTIER COMMUNICATIONS	DELAND	500





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