

SPACE COAST INNOVATION PARK

Located in the heart of Florida's Space Coast in Brevard County
State-of-the-art industrial buildings for lease



PROPERTY OVERVIEW

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 square feet consisting of five industrial buildings in Phase I and II.

- **Phase I:** three industrial buildings totaling 639,040 SF
- **Phase II:** 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.



PROPERTY HIGHLIGHTS



Modern 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



Direct access to SR-407



Within 10 miles of Kennedy Space Center (Vehicle Assembly Building)



Located in a Foreign Trade Zone #136 waiving the standard application fee for businesses and reduces processing times



Full-service distribution/manufacturing & logistics opportunities



Corporate campus opportunities

Joint Venture Development by:



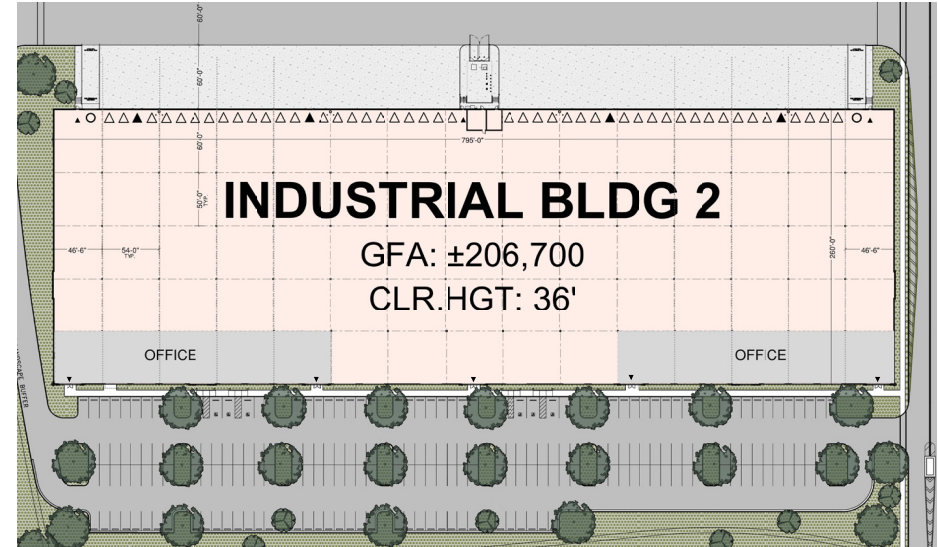
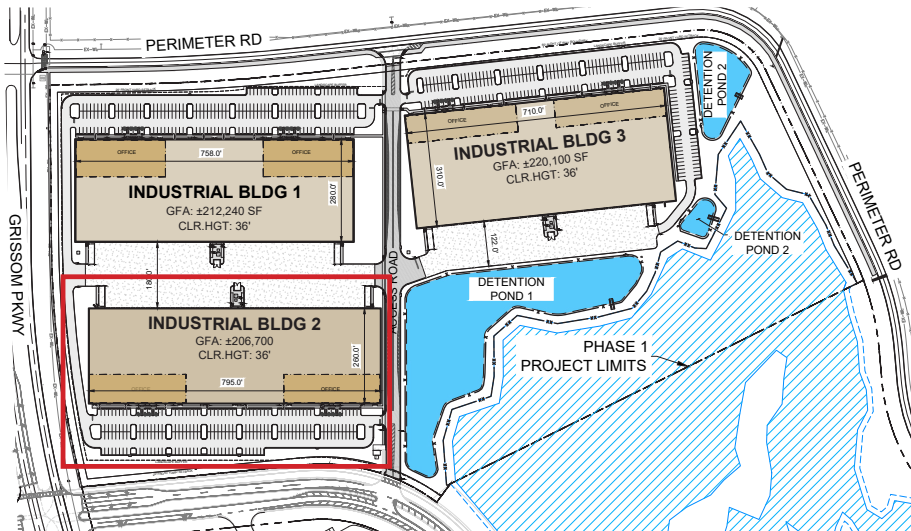
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BUILDING 2 | PROPERTY DETAILS



TOTAL BUILDING SF
±206,700 SF



OFFICE SF
BUILT-TO-SUIT



CLEAR HEIGHT
±36'



TRUCK COURT
180' SHARED



**DOCK-HIGH
LOADING BAYS**
49



**GRADE-LEVEL
LOADING BAYS**
2



SPRINKLERS
ESFR



AUTO PARKING
1 SPACE PER 1,000 SF

FOR LEASING INFORMATION : scip@consultkey.com



MIKE MOSS, SIOR
321.543.2498
mike@teamlbr.com

MIKE MOSS, II
321.266.1150
mmoss@teamlbr.com



NICHOLAS LIMNER, RPA
321.250.4962 ext.4
nlimner@consultkey.com

*Each Office Independently Owned And Operated