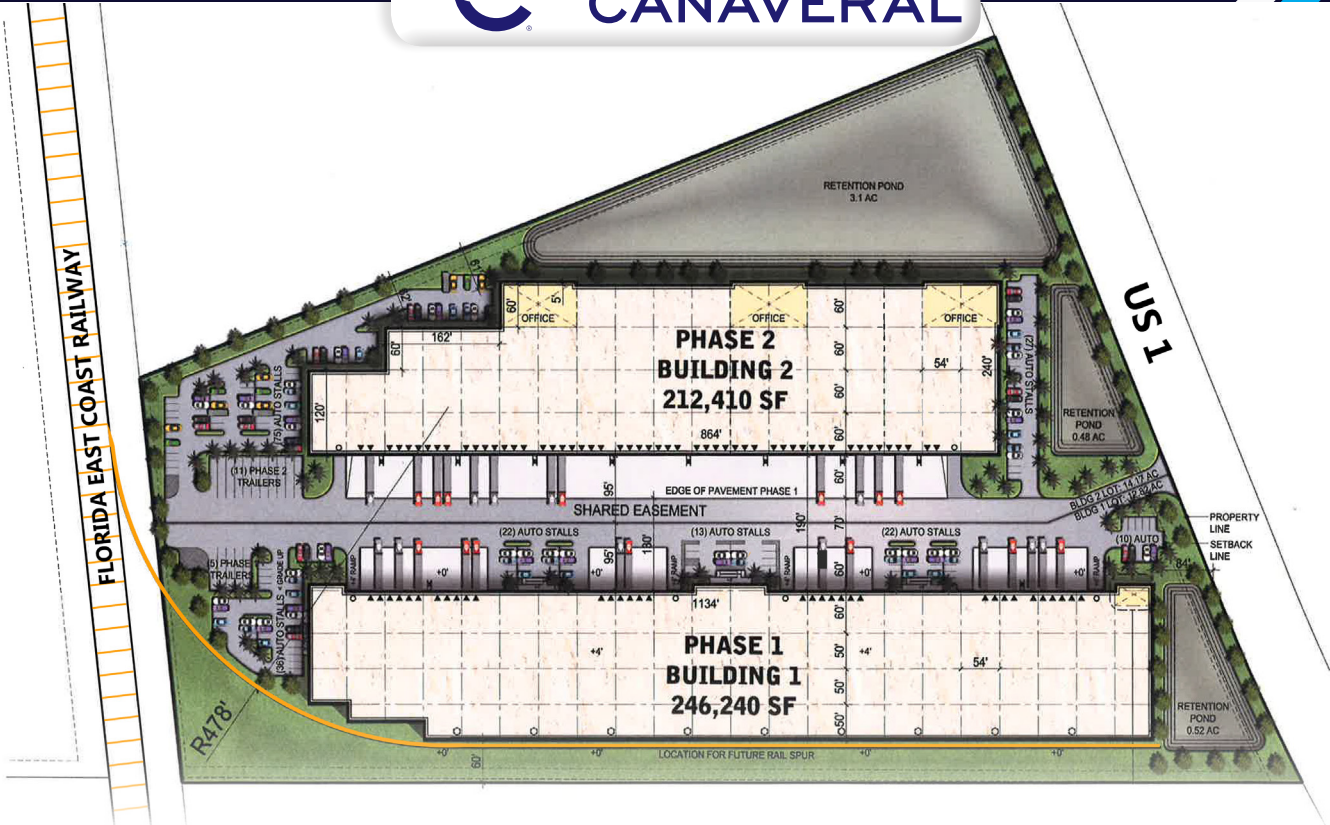


PORT CANAVERAL LOGISTICS CENTER AT TITUSVILLE

Phase 1

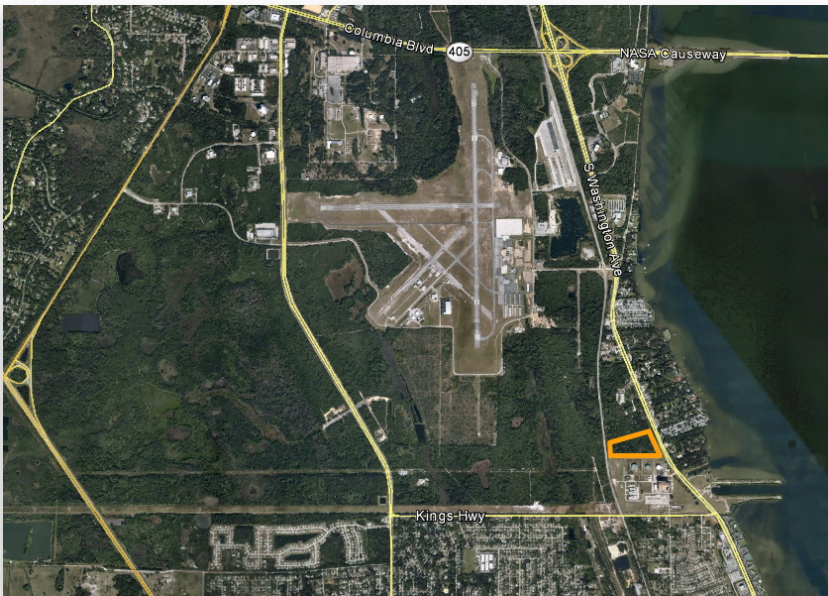
7700 US Highway 1
Titusville, Florida 32780

CANAVERAL PORT AUTHORITY
Real Estate



OVERVIEW

New 246,240 SF Class "A" Tilt Wall, Dock High, Railside Warehouse facility. Conveniently located near I-95 and immediate access to FL US 1. Located 6 miles north of SR-528 (Beachline), south of Titusville next to the Airport and close to Kennedy Space Center and Port Canaveral.



SPECIFICATIONS

Total Space:	246,240
Total Space Available:	246,240
Clear Height:	30'
Bays:	54' x 50'
Floor System:	6" concrete, 4,000psi
Roof System:	Single-ply TPO
Fire Sprinkler:	ESFR
Power:	277/480 3 phase 6w amp
Truck Court:	130' deep w/ 60' concrete apron
Docks:	30 - 9'W x 10'H
Drive-in Doors:	3 - 12'W x 14'H
Auto Parking:	381
Lighting:	T5 High Bay
Land:	12.8 acres
Rail:	10 Door
Divisible:	22,680 SF (min)
Other:	22 Bays, Dock High, Tilt Wall

CONTACT

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WWW.PORTCANAVERAL.COM/LCT

PORT CANAVERAL LOGISTICS CENTER AT TITUSVILLE

Phase 1

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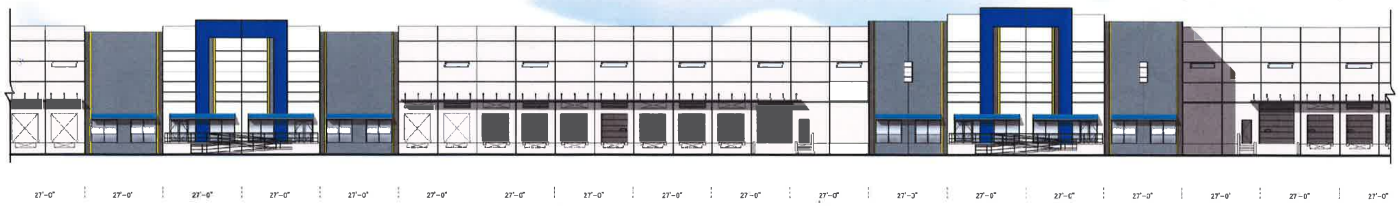


KEY DISTANCES

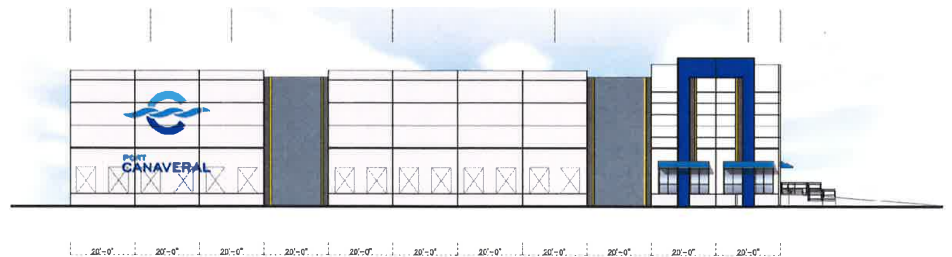
- Port Canaveral to Site 16 miles
- Site to Orlando Intl Airport (MCO) . . . 37 miles
- Site to Tampa 121 miles
- Site to Jacksonville 144 miles
- Site to Miami 208 miles
- Site to Atlanta 482 miles

DEMOGRAPHICS (POPULATION WITHIN)

- 60 miles 3,330,000
- 240 miles 18,650,000
- 480 miles 39,800,000



ENLARGED NORTH ELEVATION (PARTIAL) B
SCALE 1/16" = 1'-0"



EAST ELEVATION C
SCALE 1/16" = 1'-0"



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