

BREVARD COLD STORAGE CENTER

COCOA, FLORIDA



PICTURE IS REPRESENTATIVE. ACTUAL BUILDING MAY VARY



LIGHTLE BECKNER ROBISON

300,000 SF FOR LEASE CLASS A COLD STORAGE
NEW CONSTRUCTION – BUILD TO SUIT

BREVARD COLD STORAGE CENTER

GRISSOM PARKWAY AND INDUSTRY ROAD, COCOA, FL 32927



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CLASS A COLD STORAGE 300,000 SF FOR LEASE

Build to suit available up to 300,000 SF

Utilizing the latest technology, the Brevard Cold Storage Center (the "BCSC") will provide companies with state-of-the-art refrigerated and freezer space

Up to a 50' clear height, proposed configurations can hold $\pm 50,000$ total pallet positions, with on-dock or mezzanine level Class A office space of up to $\pm 30,000$ SF

Customizable configurations to suit the evolving needs of the cold chain, including enhanced energy efficiency, automated storage and retrieval, advanced racking systems, blast freezing, fire protection, enhanced dock leveling systems, under-floor heating, various loading dock temperatures, electric outlets for plug-in vehicles, and emergency back-up power generators



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PROPERTY OVERVIEW

GRISSOM PARKWAY AND INDUSTRY ROAD, COCOA, FL 32927



ALL DISTANCES ARE TRAFFIC MILES FROM THE BCSC SITE. NOTE WALMART SITE OPENED IN AUGUST 2018

CENTRAL LOCATION ON THE SPACE COAST

Strategically located in the heart of fast-growing Central Florida, the BCSC provides easy connectivity to all modes of transportation, including:

- Minutes from I-95, the Port of Canaveral, Kennedy Space Center, Space Coast Regional Airport, and Orlando International Airport
- Immediate proximity to SR 528, the Florida East Coast Railway, and US Route 1

FIVE-MODAL TRANSPORT HUB

The BCSC is a true multi-modal cold chain logistics center with access to global markets



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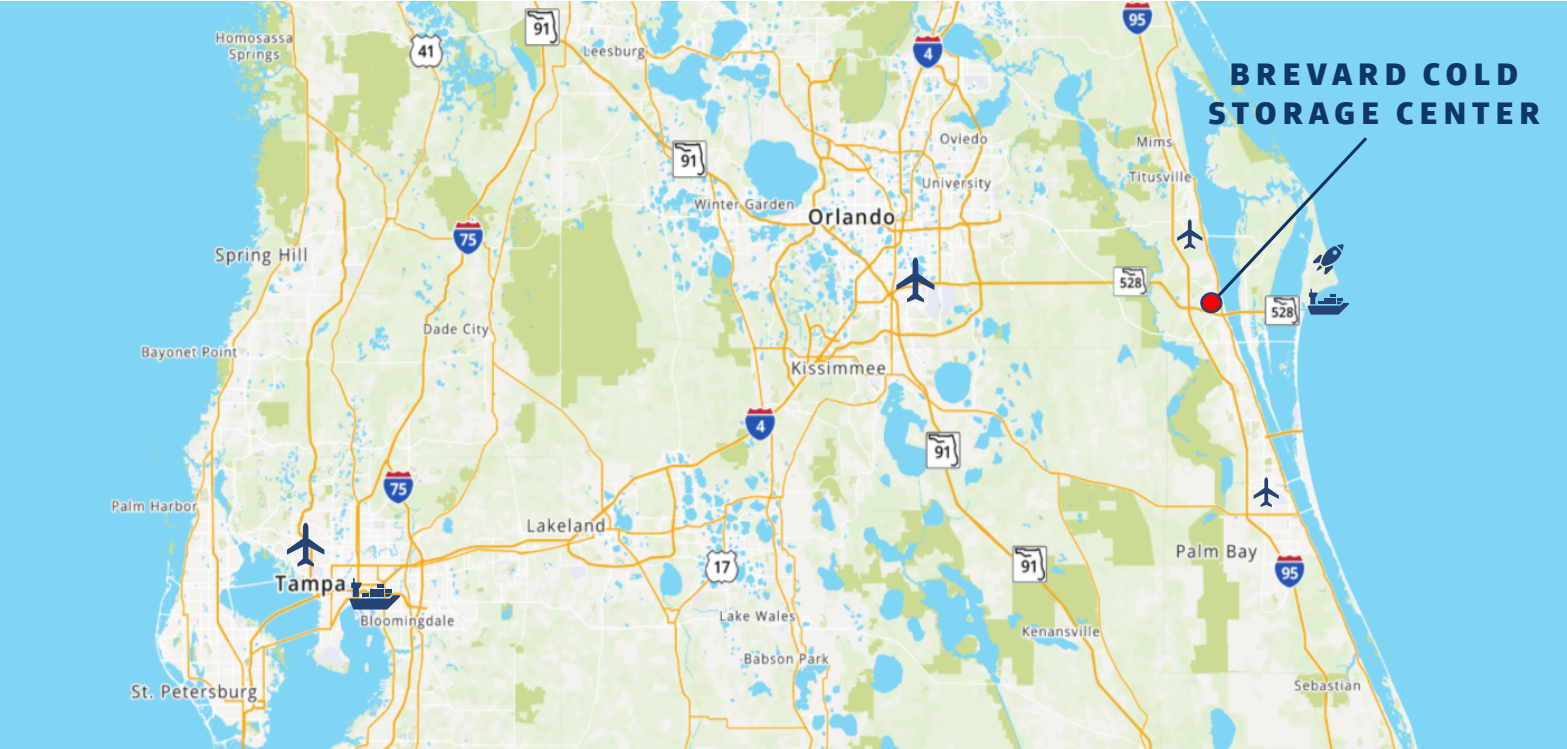


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DISTANCE TO TRANSPORT HUB

- Interstate 4 ± 45 miles
- Florida Turnpike (SR 91) ± 40 miles
- Orlando International Airport ± 36 miles
- Kennedy Space Center ± 12 miles
- Port of Canaveral ± 10 miles
- Space Coast Regional Airport ± 9 miles
- Interstate 95 ± 4 miles
- US Route 1 ± 1 mile
- SR 528 ± 0 mile
- Florida East Coast Railway ± 0 mile

DISTANCE TO KEY MARKETS

- Tallahassee, FL ± 300 miles
- Savannah, GA ± 290 miles
- Miami, FL ± 201 miles
- Jacksonville, FL ± 156 miles
- Tampa, FL ± 125 miles
- Orlando (MCO), FL ± 36 miles



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