

435 AIR PARK

435 Air Park Road, Edgewater, FL 32132



OFFERING MEMORANDUM

NEWMARK

400 S. Park Ave. | Suite 220 | Winter Park, FL 32789

EXECUTIVE SUMMARY

The subject property at 435 Air Park Road is a commercially classified parcel located within the Massey Ranch Airpark (FAA identifier X50) corridor in Edgewater, Volusia County, Florida. The site encompasses approximately 108,900 square feet (roughly 3.0 acres) and is designated under a light manufacturing land use classification, consistent with the surrounding aviation-oriented commercial and industrial uses along the Air Park Road corridor.

The property features three buildings constructed in 1992 and 2002, totaling approximately 28,000 square feet of building area. The structures are characteristic of light industrial and small manufacturing facilities typical of airpark developments, offering substantial square footage well-suited for equipment storage, warehousing, small-scale fabrication, or hangar-adjacent operations. With over three decades of established use and a generous building-to-land ratio, the improvements provide significant functional versatility. The site's direct positioning within an active airpark, combined with its multi-structure layout and ample square footage, makes it a strong candidate for a wide range of commercial, light manufacturing, or aviation-support uses.



INVESTMENT HIGHLIGHTS

INCOME-PRODUCING ASSET

The property is currently generating income, providing an investor with immediate cash flow from an established commercial asset.

HIGH BARRIER TO ENTRY MARKET

Located in one of Florida's highest barrier to entry markets, where limited available land, strict zoning, and the scarcity of airpark-adjacent commercial product make replication of this asset exceptionally difficult.

UNMATCHED FLORIDA CONNECTIVITY

Situated with close proximity to I-95, US-1, and SR-44, providing direct access to virtually every major corridor in Florida – from Jacksonville to Miami along the coast, and quick connectivity west to Orlando, Cape Canaveral, and beyond.

SCARCE AIRPARK COMMERCIAL INVENTORY

Opportunities to acquire large-scale light industrial buildings with direct airpark access are extremely rare, making this a highly differentiated offering within the broader Volusia County commercial market.

DIVERSE TENANT APPEAL

The property's light manufacturing designation and 28,000 SF of building area attract a wide range of potential tenants including aviation operators, logistics companies, manufacturers, and storage users, reducing long-term vacancy risk.

STABLE AND GROWING SUBMARKET

Southeast Volusia County continues to benefit from population growth, expanding aerospace and marine industries, and increasing demand for functional industrial product with limited new supply entering the market.

CONFIDENTIALITY AGREEMENT

Newmark Southern Region, LLC, a Georgia limited liability company, d/b/a Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 435 S. Air Park Rd., Edgewater, FL 32132 (the "Property") by Rusty Nutz Properties, LLC (the "Seller").

This Memorandum does not constitute a representation that the business or affairs of the Portfolio or Seller since the date of preparation (April 2026) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Portfolio will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Portfolio, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Portfolio, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Portfolio has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

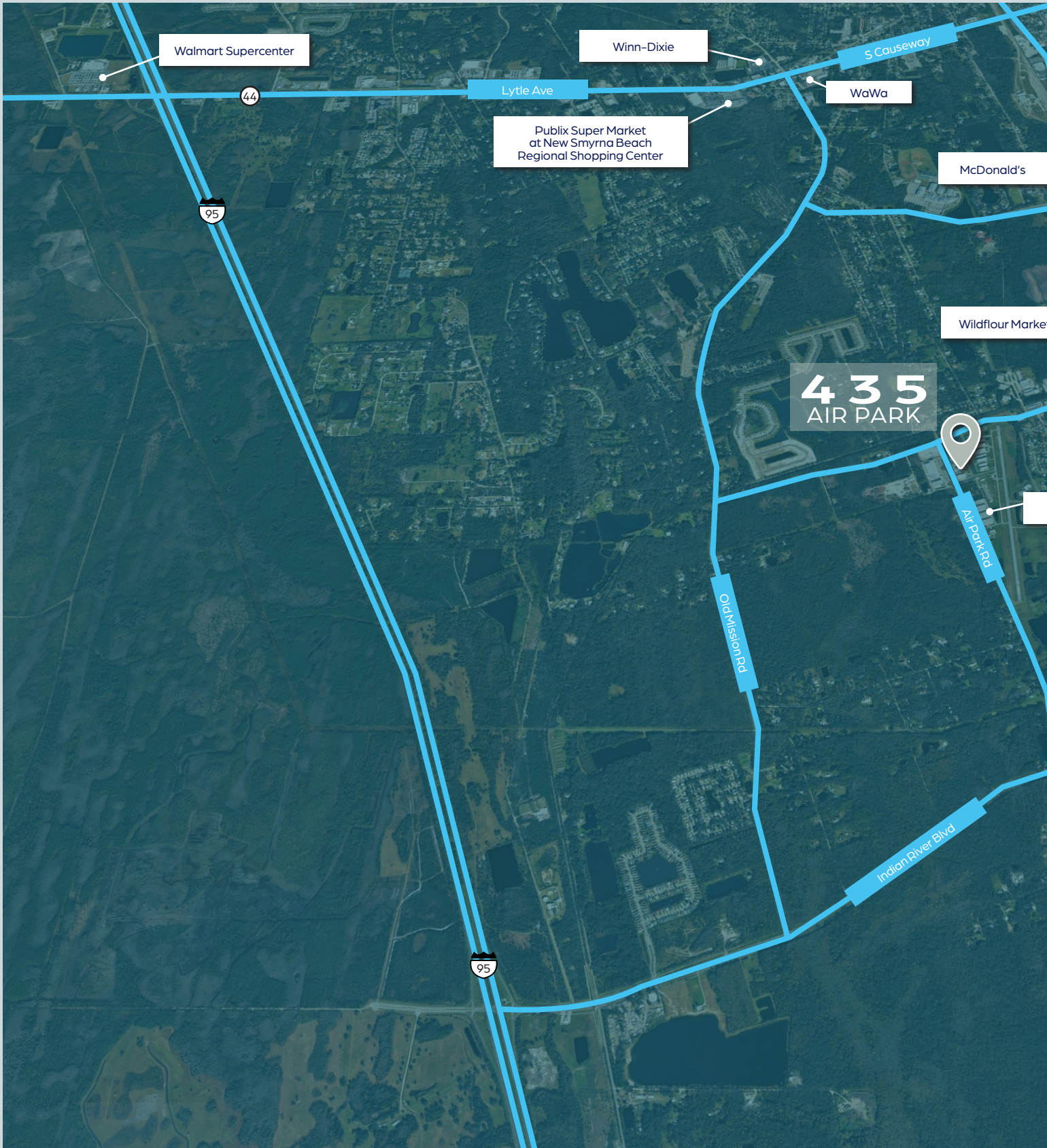


PROPERTY DESCRIPTION

PROPERTY ADDRESS:	435 Air Park Rd., Edgewater, FL 32132
TYPE	Multi-tenant industrial building
SIZE	28,240 SF
LAND	±3 acres
YEAR BUILT	1992
HANGAR BUILT	2002
CLEAR HEIGHT	20'
FEATURES	7 drive-in doors, 800 amp/220-440v/3 phase power
ZONING	I-1
PARCEL	7431-00-00-0188
PARKING	1.14/1,000 SF (31 spaces)
AIRPORT	Daytona Beach International Airport (24 miles)



LOCATION OVERVIEW & AMENITY MAP



PROPERTY PHOTO



INTERIOR PHOTOS



INTERIOR PHOTOS





AREA OVERVIEW

EDGEWATER

Edgewater is a city in Volusia County, Florida situated along the Indian River North adjacent to the Mosquito Lagoon. It is a part of the Deltona-Daytona Beach-Ormond Beach metropolitan statistical area. Local industries include construction, boat, garment and honey industries. The city is within an hour's drive to seven colleges and universities. Edgewater has 25 square miles with over 150 acres of parks. The City has a River Walk which winds along the Intracoastal Waterway. It is convenient located to Kennedy Space Center, Port Canaveral, Daytona Beach and Orlando.

ABOUT VOLUSIA COUNTY

Volusia County is situated on the east coast of Central Florida, with 47 miles of Atlantic Ocean beaches are a world-class playground, with beach front cities including Daytona Beach, Ormond Beach and New Smyrna Beach. Water sports are plentiful, but Volusia's oceanfront communities are most famous for land sports. Early automotive pioneers enjoyed their leisure time in the sun and found that the hard-packed sand, gentle slope and wide expanse of Volusia's Beach was the perfect proving ground for early auto racing. Ormond Beach, in fact, is known as the "Birthplace of Speed."

The scenic St. Johns River, famed for its bass fishing, links magnificent parks with wildlife preserves along the county's western border. True southern charm can be found in DeLand, the county seat with an award-winning downtown filled with antique shops and quaint restaurants, surrounded by stately historic homes and buildings.

Volusia County is about an hour's drive north of Disney World and the Kennedy Space Center and also within a few hours' drive of other major Florida communities, such as Tampa, Miami (253 miles) or Jacksonville.





ORLANDO INDUSTRIAL MARKET

Market Snapshot
1Q 2025

Inventory
71.4M SF

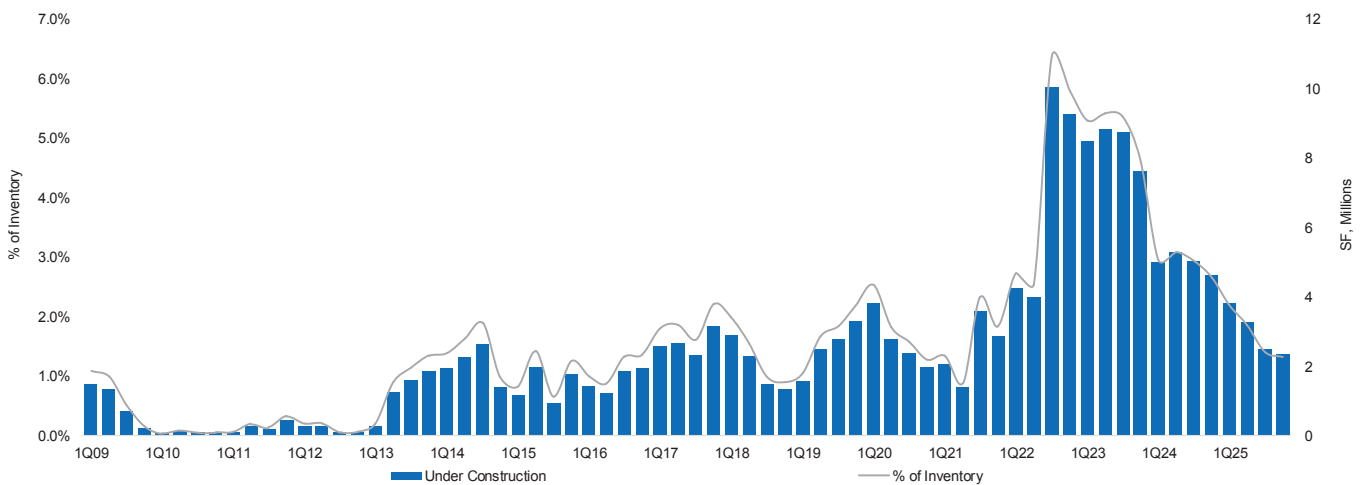
Overall Vacancy
7.8%

The market recorded 577,098 SF of net absorption in the fourth quarter of 2025. The strong quarterly occupancy gain helped push yearly net absorption to near balance with supply, with supply exceeding demand by only 56,262 SF at year-end.

Overall rental rates reached a historical high of \$11.45/SF in the fourth quarter of 2025, reflecting a 5.5% year-over-year increase. Vacancy increased by 24 basis points quarter over quarter to 7.8% in the fourth quarter of 2025, continuing to keep vacancy elevated in the market following the surge of deliveries in 2024.

Construction deliveries totaled 2.9 MSF for the year, while the under-construction pipeline contracted to 2.3 MSF as new construction starts slowed. In addition, only 11.7% of the projects under construction are pre-leased.

INDUSTRIAL UNDER CONSTRUCTION AND % OF INVENTORY

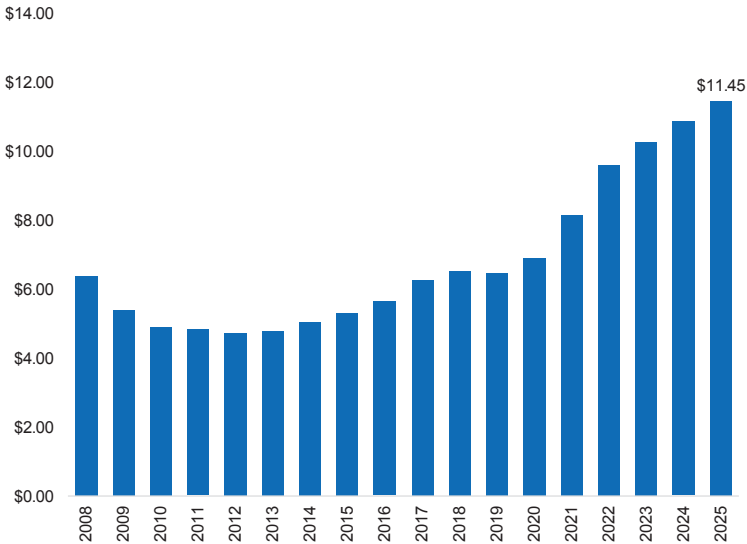


YTD Net Absorption
-65,384 SF

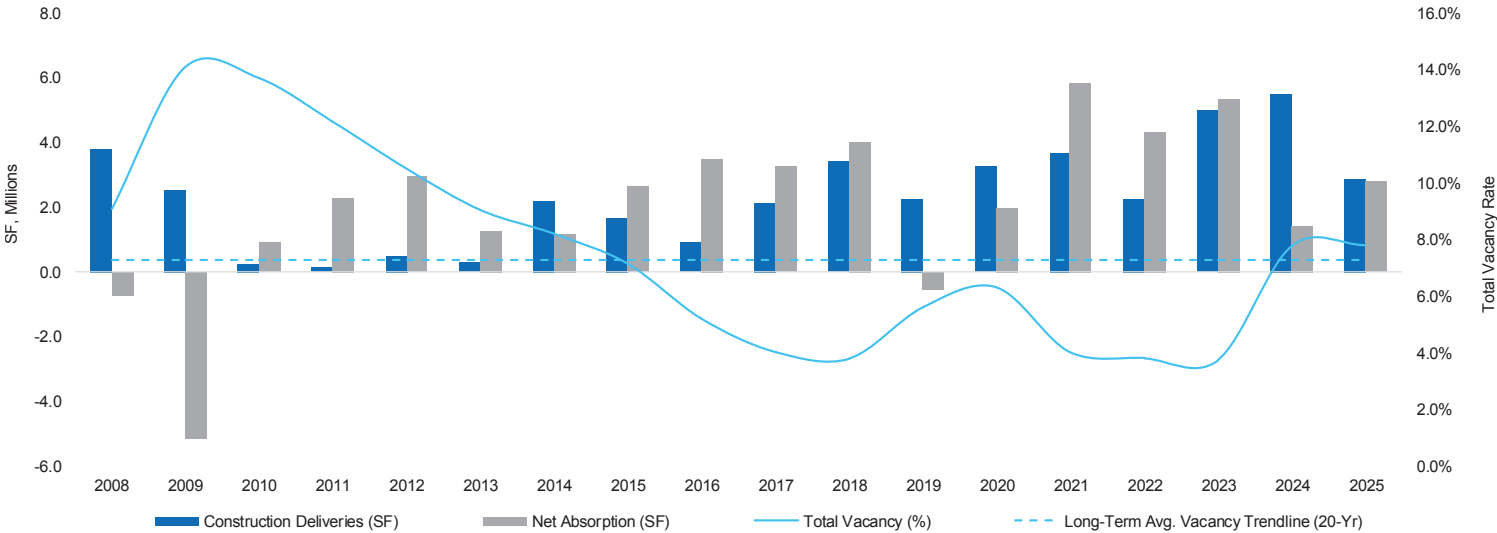
Average Asking Rent
\$13.65 PSF

Under Construction
918,900 SF

INDUSTRIAL AVERAGE ASKING RENT
 \$/SF, NNN



HISTORICAL CONSTRUCTION DELIVERIES, NET ABSORPTION & VACANCY



NEWMARK TEAM

Brokerage Services



ALAN H. LONG – MANAGING DIRECTOR

Alan H. Long serves as a managing director with Newmark Brokerage Central Florida, where he focuses on office, medical, land property and industrial dispositions/acquisitions. Mr. Long and his team have represented clients in transactions valued over \$1 billion. His unique skill set has allowed him to assist his clients throughout the entire United States. As an experienced managing director on the Newmark Brokerage/Investment sales team, Mr. Long has extensive relationships with institutional clients, Fortune 500 companies and regional/local firms. He is a top performer within Newmark and an expert in representing sellers and buyers, contract negotiation and real estate development.



HAMILTON LONG – ASSOCIATE

Hamilton Long joined Newmark in 2023 and currently serves as an Associate in the company's South Florida, office. Hamilton is an experienced commercial real estate broker with a proven track record of successful transactions. Expert in analyzing market trends, identifying investment opportunities, and negotiating deals that maximize value for clients. Passionate about connecting businesses with their ideal spaces and providing strategic insights to achieve their real estate goals. Dedicated to delivering exceptional service and building lasting relationships in the industry.

Hamilton came to Newmark after serving as a Research Analyst Intern for three years, where he was responsible for gathering information from local and regional markets.

Research



LISA DENIGHT



CHING-TING WANG

Marketing



SHON SNELLING



PENNY EZELL



435 AIR PARK

ALAN H. LONG
Managing Director
alan.long@nmrk.com
561-693-9994

HAMILTON LONG
Associate
hamilton.long@nmrk.com
561-315-8322

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400 S. Park Ave. | Suite 220 | Winter Park, FL 32789

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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