

NASA CAUSEWAY LOGISTICS CENTER



STOTAN CBRE

**LIGHTLE
BECKNER
ROBISON**
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

US-1 & Vectorspace Blvd Titusville, Florida 32780

30,000 - 316,980 SF AVAILABLE



IMAGE IS AN EXAMPLE RENDERING FOR MARKETING PURPOSES ONLY

NOW PRE-LEASING

2 Building Class A Industrial Development Florida's Space Coast



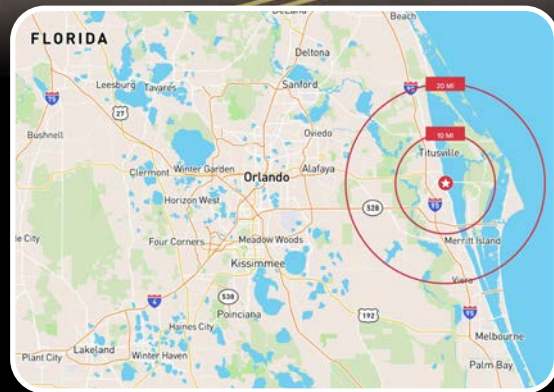
DELIVERY
Q2 2027



PRIME LOCATION
MINUTES FROM I-95



ZONING
Planned Industrial Park



Mike Moss, SIOR

Director | Principal
321.543.2498
Mike@Teamlbr.com

Michael Moss II

Associate
321.266.1150
Mmoss@Teamlbr.com

David Murphy

Vice Chairman
407.404.5020
David.murphy@cbre.com

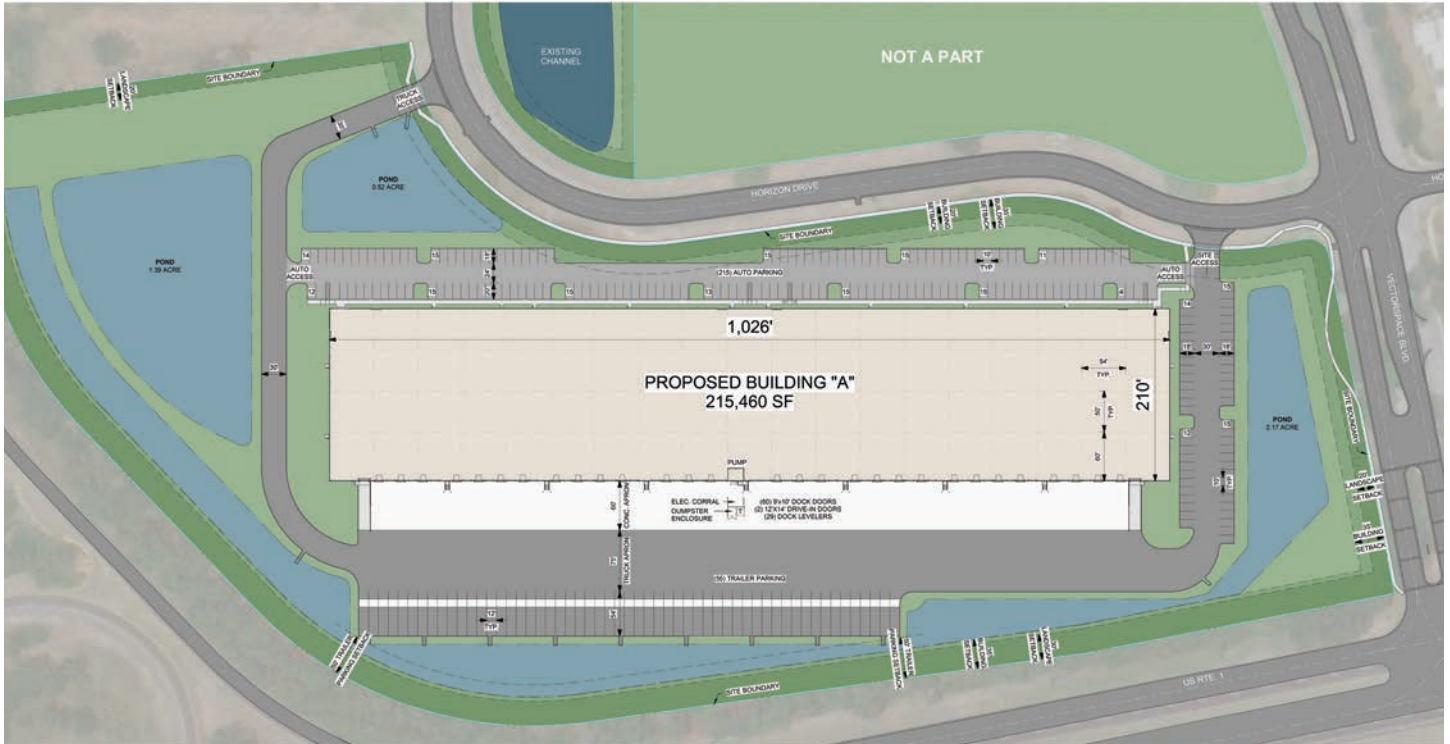
Monica Wonus

Executive Vice President
407.489.8753
Monica.wonus@cbre.com

Gaby Gissy

Associate
407.404.5012
Gaby.gissy@cbre.com

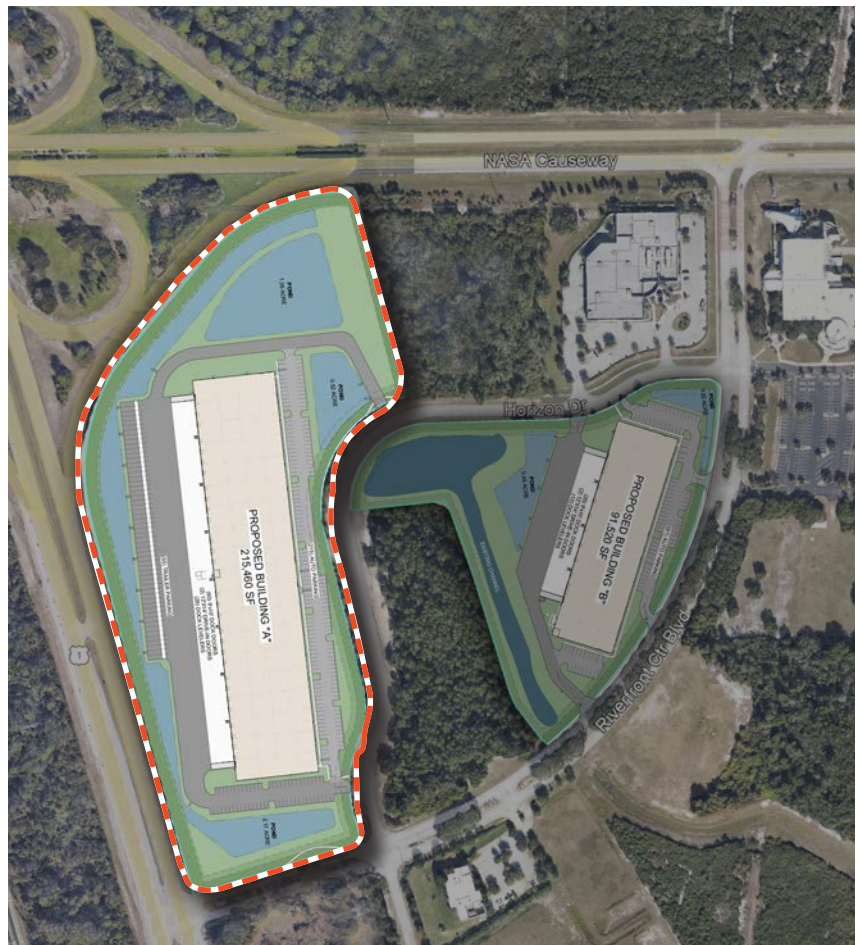
BUILDING A ±215,460 SF (Divisible) AVAILABLE

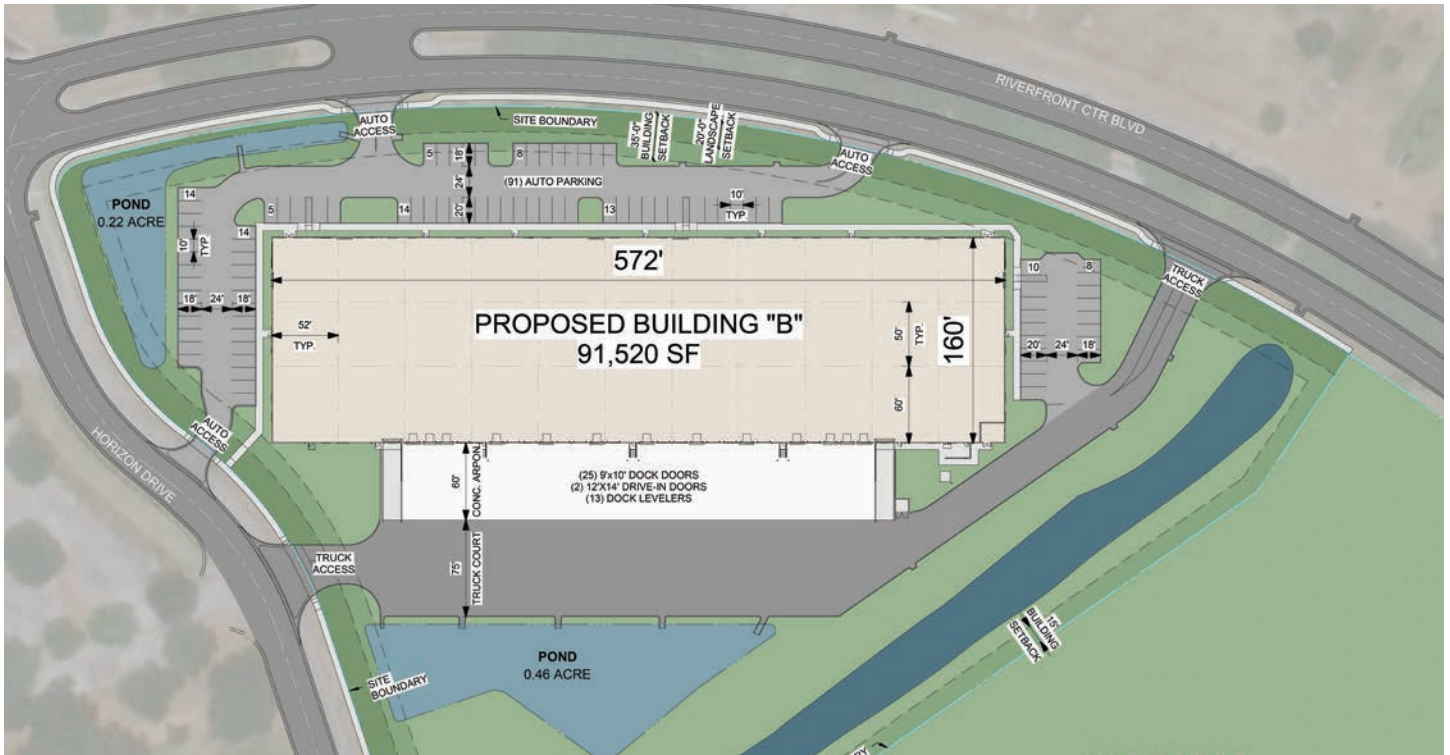


BUILDING SPECIFICATIONS

AVAILABLE SF	±215,460 SF (Divisible)
OFFICES SF	Build-to-Suit
BUILDING DEPTH	210'
COLUMN SPACING	54' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	Up to (60) - 9' x 10'
DRIVE-IN DOORS	2 - 12' x 14'
TRUCK COURT	190'
FIRE PROTECTION	ESFR
POWER	3 Phase / 480V / 2000A
AUTO PARKING	215
TRAILER PARKING	55 Spaces (12' Wide)
CONSTRUCTION	Concrete Tilt Wall
ACRES	±21 AC

AERIAL OVERVIEW

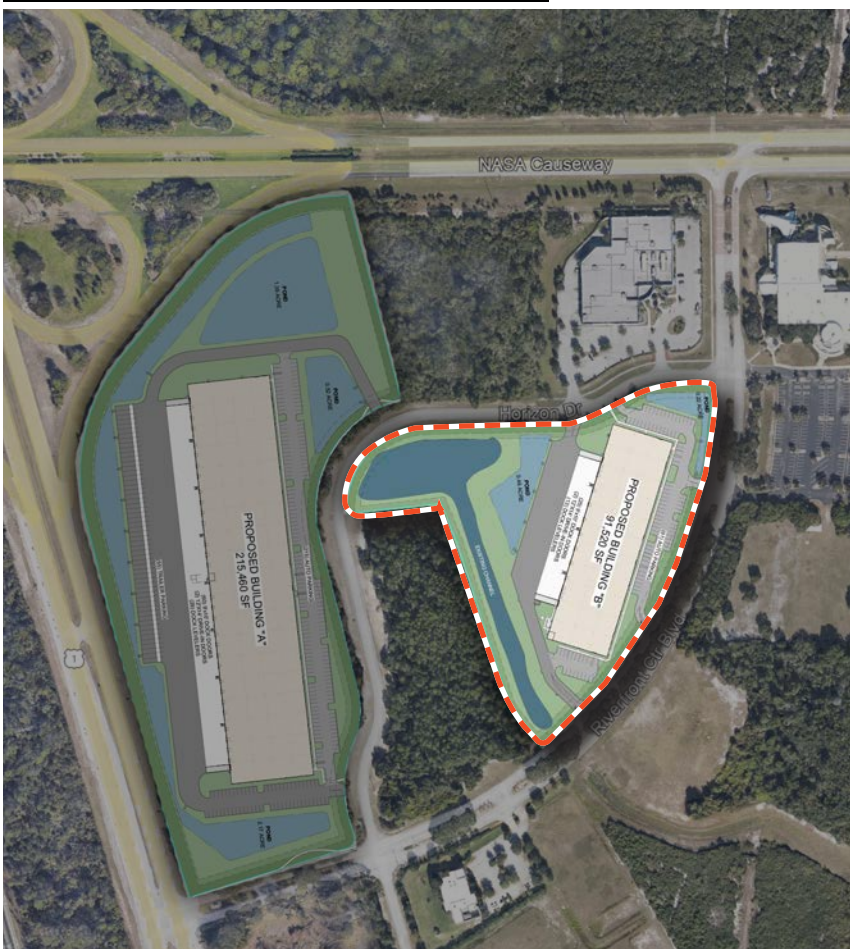


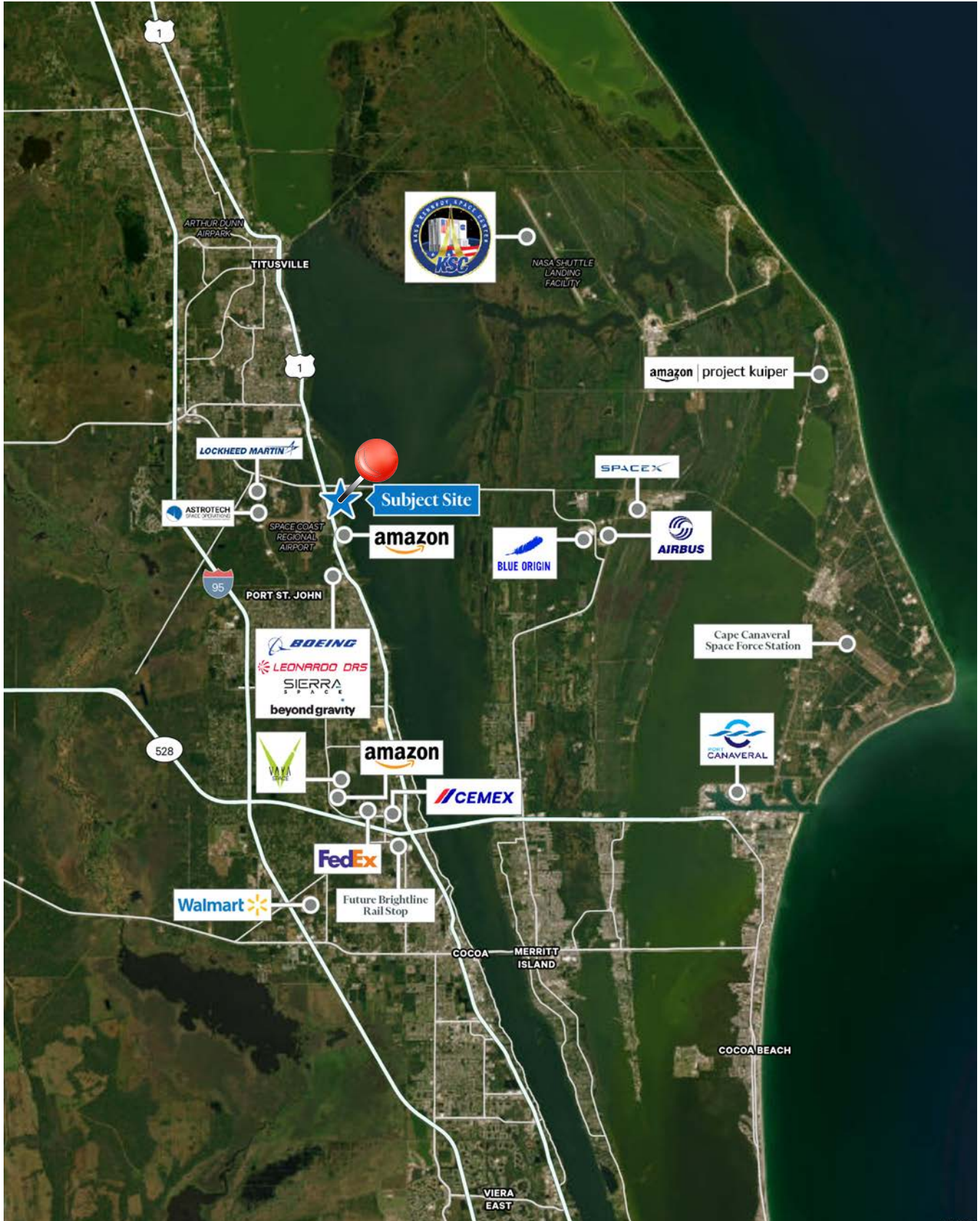


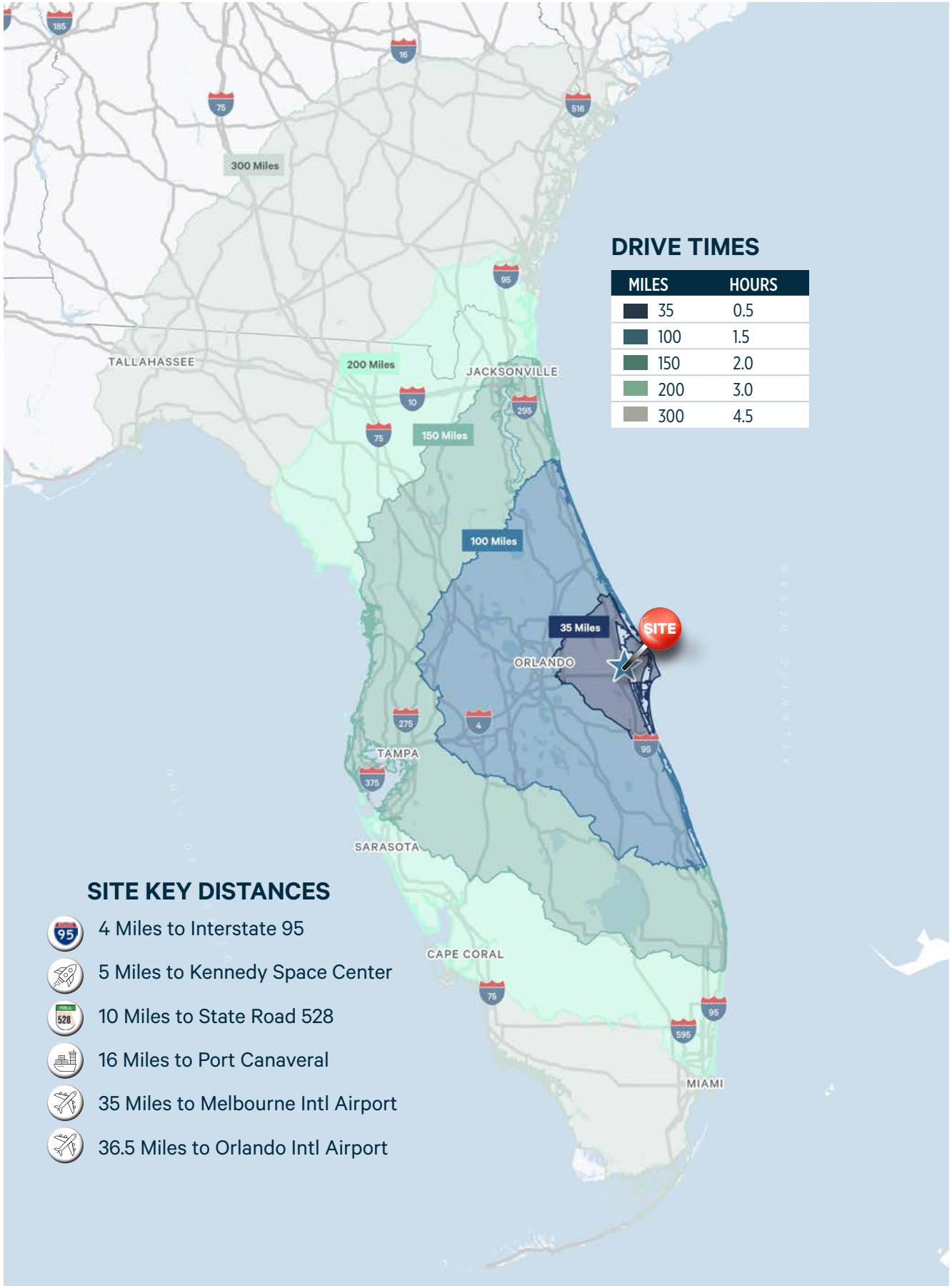
BUILDING SPECIFICATIONS

AVAILABLE SF	±91,520 SF (Divisible)
OFFICES SF	Build-to-Suit
BUILDING DEPTH	160'
COLUMN SPACING	52' x 50'
CLEAR HEIGHT	32'
DOCK DOORS	Up to (25) - 9' x 10'
DRIVE-IN DOORS	2 - 12' x 14'
TRUCK COURT	135'
FIRE PROTECTION	ESFR
POWER	3 Phase / 480V / 1000A
AUTO PARKING	91
CONSTRUCTION	Concrete Tilt Wall
ACRES	±10 AC

AERIAL OVERVIEW













DRIVE TIMES

MILES	HOURS
35	0.5
100	1.5
150	2.0
200	3.0
300	4.5

SITE KEY DISTANCES

-  4 Miles to Interstate 95
-  5 Miles to Kennedy Space Center
-  10 Miles to State Road 528
-  16 Miles to Port Canaveral
-  35 Miles to Melbourne Intl Airport
-  36.5 Miles to Orlando Intl Airport



Unmatched Quintimodal Connectivity:

Brevard County offers rare quinti modal connectivity (sea, air, space, rail, and road) with immediate access to Port Canaveral, I-95, U.S. 1, MLB, and MCO, enabling rapid regional distribution and efficient international trade.

Strategic Location for Specialized Industries:

Its designated spaceport infrastructure and rail access make it ideal for aerospace, defense, and advanced manufacturing, attracting major companies like SpaceX, Blue Origin, and Northrop Grumman, which drives demand for industrial facilities.

Favorable Economic Environment and Incentives:

Brevard County provides lower operating costs, competitive land prices, tax advantages (like inventory and in-transit goods exemptions), and targeted incentives, making it a cost-effective alternative to other major Florida metros.

Skilled Workforce and Growing Demand:

The region benefits from a skilled aerospace and high-tech workforce, supported by local logistics and CDL training, which, combined with the presence of major users like Amazon and Walmart, positions it as a strong market for industrial logistics and distribution.

DESTINATION	Approx. Miles Typical Drive Time
Port Canaveral	21 miles-17.5 mins
Orlando	45 miles-44 mins
Tampa	118 miles-2 hours
Port of Tampa	120 miles-1.52 hours
Jacksonville	140 miles-2.6 hours
Port of Palm Beach	145 miles-2.12 hours
Fort Myers	195 miles-3.4 hours
Miami	218 miles-3.16 hours
Columbia, SC	431 miles-6.3 hours
Atlanta, GA	481 miles-7.6 hours



NASA CAUSEWAY LOGISTICS CENTER

UP TO 316,980 SF COMING SOON...

NASA KENNEDY SPACE CENTER

Nasa Causeway

BUILDING B

DRAPER

BUILDING A

US Highway 1

FLORIDA EAST COAST RAIL



NASA CAUSEWAY LOGISTICS CENTER



CONCEPTUAL RENDERING

CALL FOR INFO

Mike Moss, SIOR

Director | Principal
321.543.2498
Mike@Teamlbr.com

Michael Moss II

Associate
321.266.1150
Mmoss@Teamlbr.com

David Murphy

Vice Chairman
407.404.5020
David.murphy@cbre.com

Monica Wonus

Executive Vice President
407.489.8753
Monica.wonus@cbre.com

Gaby Gissy

Associate
407.404.5012
Gaby.gissy@cbre.com



INFORMATION CONTAINED HEREIN BELIEVED TO BE TRUE BUT NOT WARRANTED

www.teamlbr.com | Lightle Beckner Robison, Inc. | Industrial Team