



SPEEDWAY COMMERCE CENTER

SPECULATIVE AMBIENT WAREHOUSE



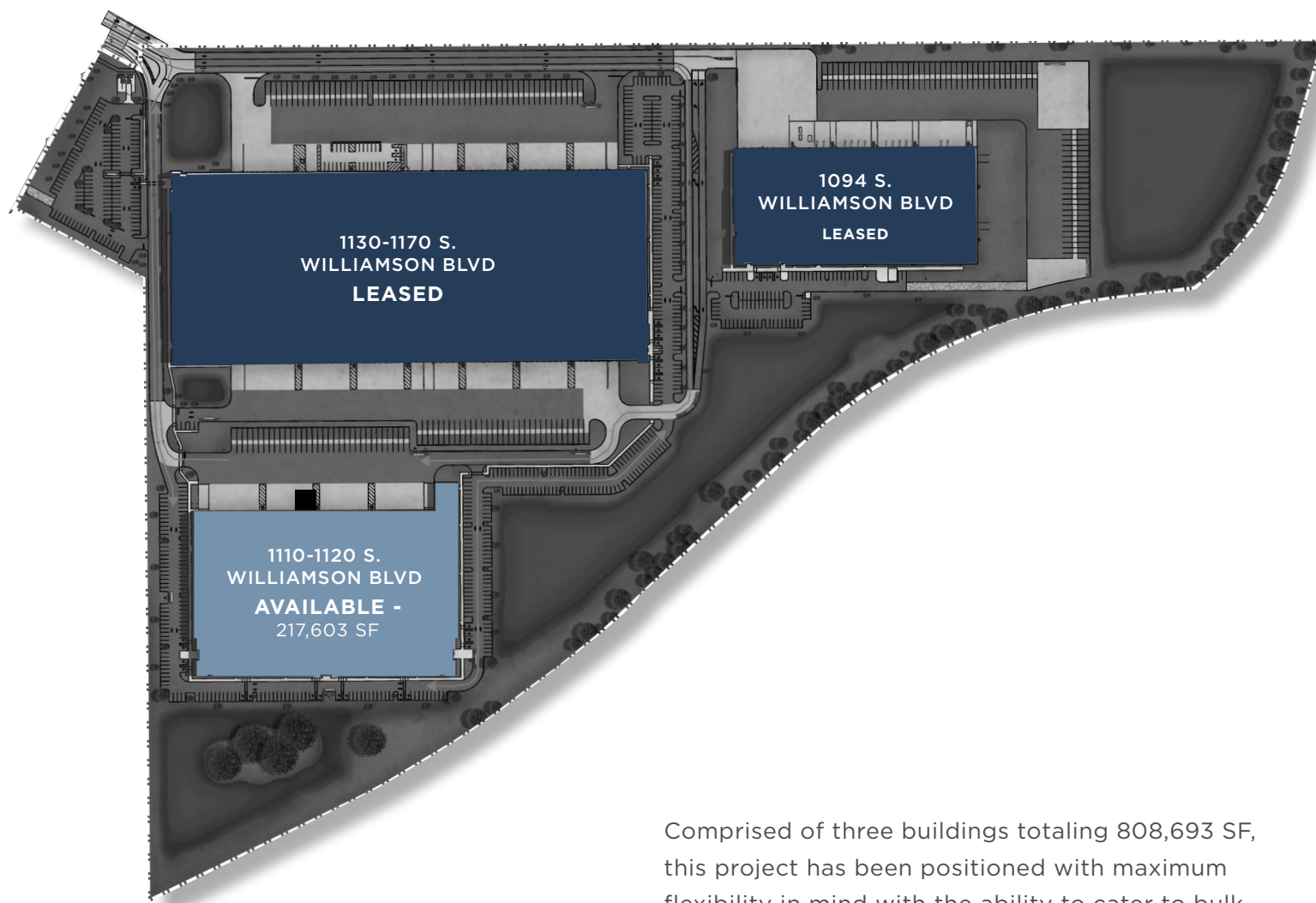
FOR LEASE

UP TO 217,603 SF CLASS-A INDUSTRIAL BUILDING
DELIVERING DECEMBER 2026



PROJECT OVERVIEW

SPEEDWAY COMMERCE CENTER IS A NEW STATE-OF-THE-ART THREE-BUILDING DEVELOPMENT WHICH IS DESIGNED TO ADDRESS BULK DEMAND WITHIN CENTRAL FLORIDA.



Comprised of three buildings totaling 808,693 SF, this project has been positioned with maximum flexibility in mind with the ability to cater to bulk users in market.



[CLICK HERE TO VIEW
MARKETING VIDEO](#)

BUILDING OVERVIEW

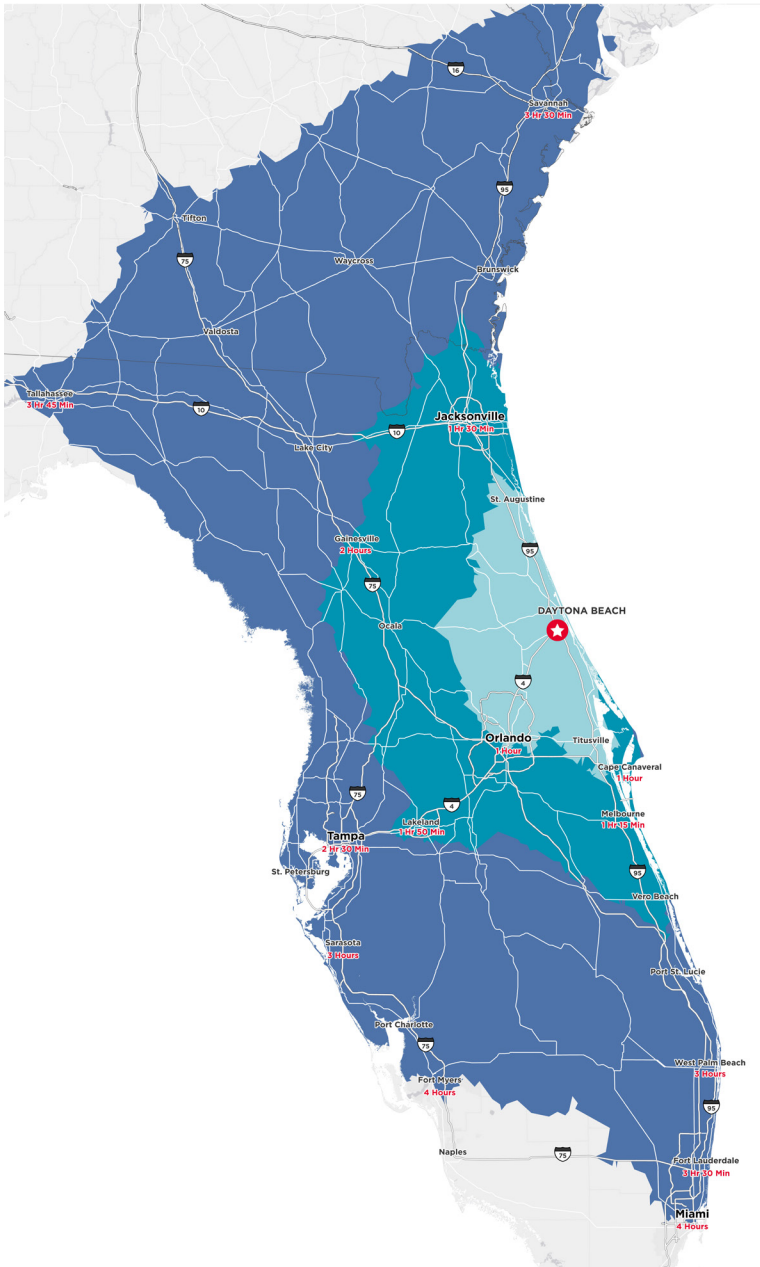
UNDER CONSTRUCTION



1110-1120 S. WILLIAMSON BLVD SPECIFICATIONS

LEASE RATE	NEGOTIABLE	OFFICE SF	5,000 SF AND/OR TO-SUIT
AVAILABLE SF	108,247 SF - 217,603 SF	COLUMN SPACING	54' X 60' 67' SPEED BAY
CONFIGURATION	REAR LOAD	TRUCK COURT	185'
DOCKS DOORS	32 - 9' X 10'	SPRINKLERS	ESFR
DRIVE-IN DOORS	2 - 14' X 16'	BUILDING DIMENSIONS	367' X 588'
CLEAR HEIGHT	36'	OFF DOCK TRAILER PARKS	33
PARKING	0.96/1,000	DELIVERY	DECEMBER 2026

LOCATION OVERVIEW



Drive Time



WHY DAYTONA?

Daytona has continued to emerge as a key distribution market with the increased freight movement along I-95 coupled with Florida's population trends over the past decade. Situated between Orlando and Jacksonville, and within a 4-hour drive-time of 89.7% of the population of Florida, this location provides a unique opportunity to service the state with a wide variety of requirements.

In addition to the proximity to the population centers throughout the state, Daytona offers an excellent labor pool with competitive wages in relation to other major metros throughout the state, offering a competitive advantage for bulk distribution.

DRIVE-TIME STATISTICS

Drive-time	Population	Average Income
30 Minutes	522,576	\$53,595
60 Minutes	2,074,621	\$58,990
90 Minutes	5,345,125	\$59,447
120 Minutes	7,191,462	\$57,795
240 Minutes	19,540,516	\$57,525



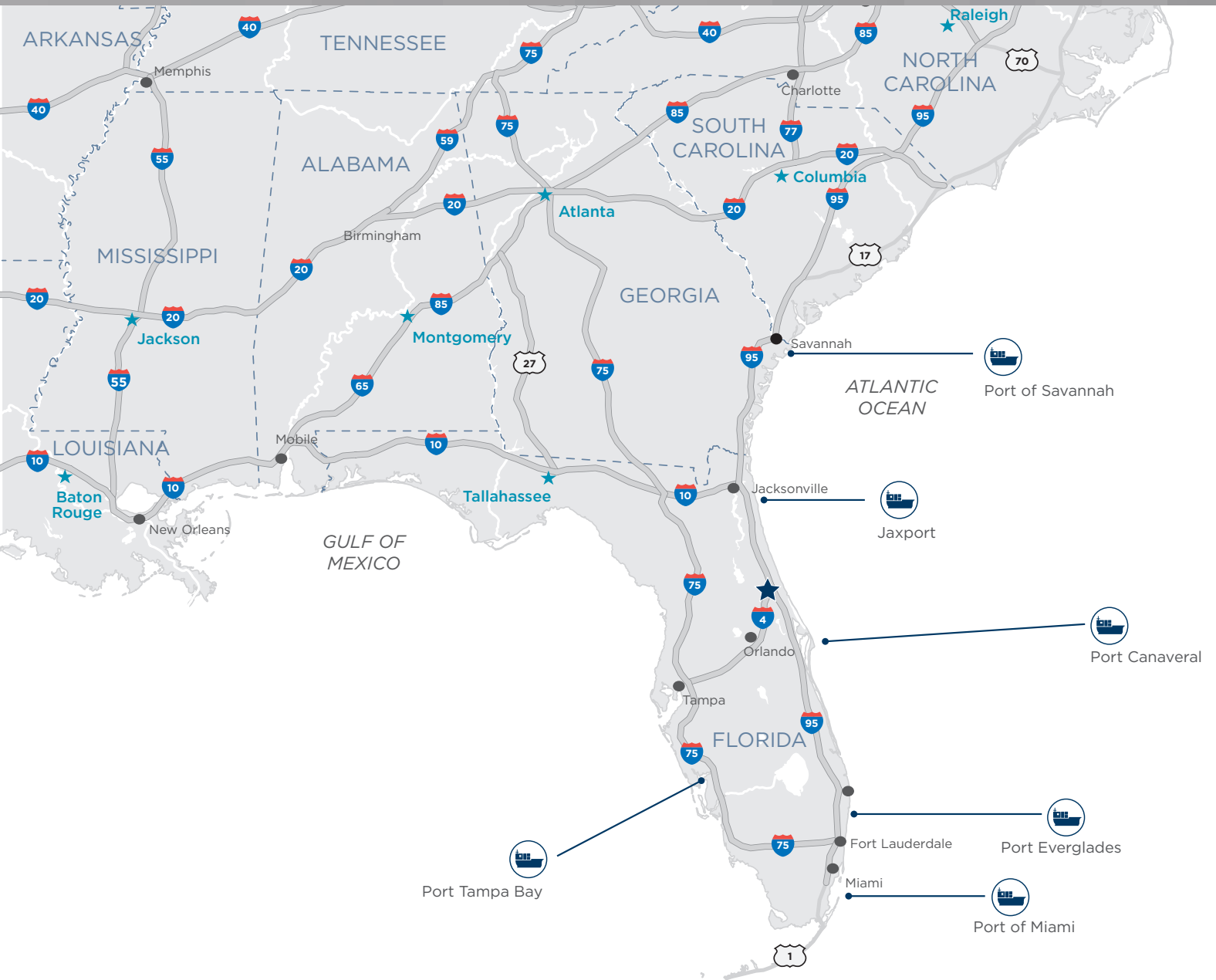
CORPORATE NEIGHBORS

BULK USERS IN MARKET



- | | | |
|---------------------------------------|----------------------|-----------------------|
| 1. PepsiCo | 6. PetIQ LLC | 11. Food Supply |
| 2. ISI Design and Installations, Inc. | 7. Product Quest | 12. Daytona Beverages |
| 3. Food Solutions Services | 8. Braun Medical Inc | 13. Coca-Cola Vending |
| 4. Food Supply Inc | 9. US Foods | |
| 5. Trader Joe's | 10. Helios Foods LLC | |

KEY TRAVEL DISTANCES



Port Canaveral

70 miles/1.0 hours



Jaxport

93 miles/1.5 hours



Port Tampa Bay

135 miles/2.7 hours



Port of Savannah

230 miles/3.5 hours



Port Everglades

240 miles/3.5 hours



Port of Miami

256 miles/4.0 hours

TILT WALL CEREMONY



1110-1120 S WILLIAMSON BLVD., DAYTONA, FL 32114



SPEEDWAY COMMERCE CENTER



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