

1094-1170

SOUTH WILLIAMSON BLVD

217,384 SF SPECULATIVE FREEZER COOLER

202,396 SF SPECULATIVE WAREHOUSE



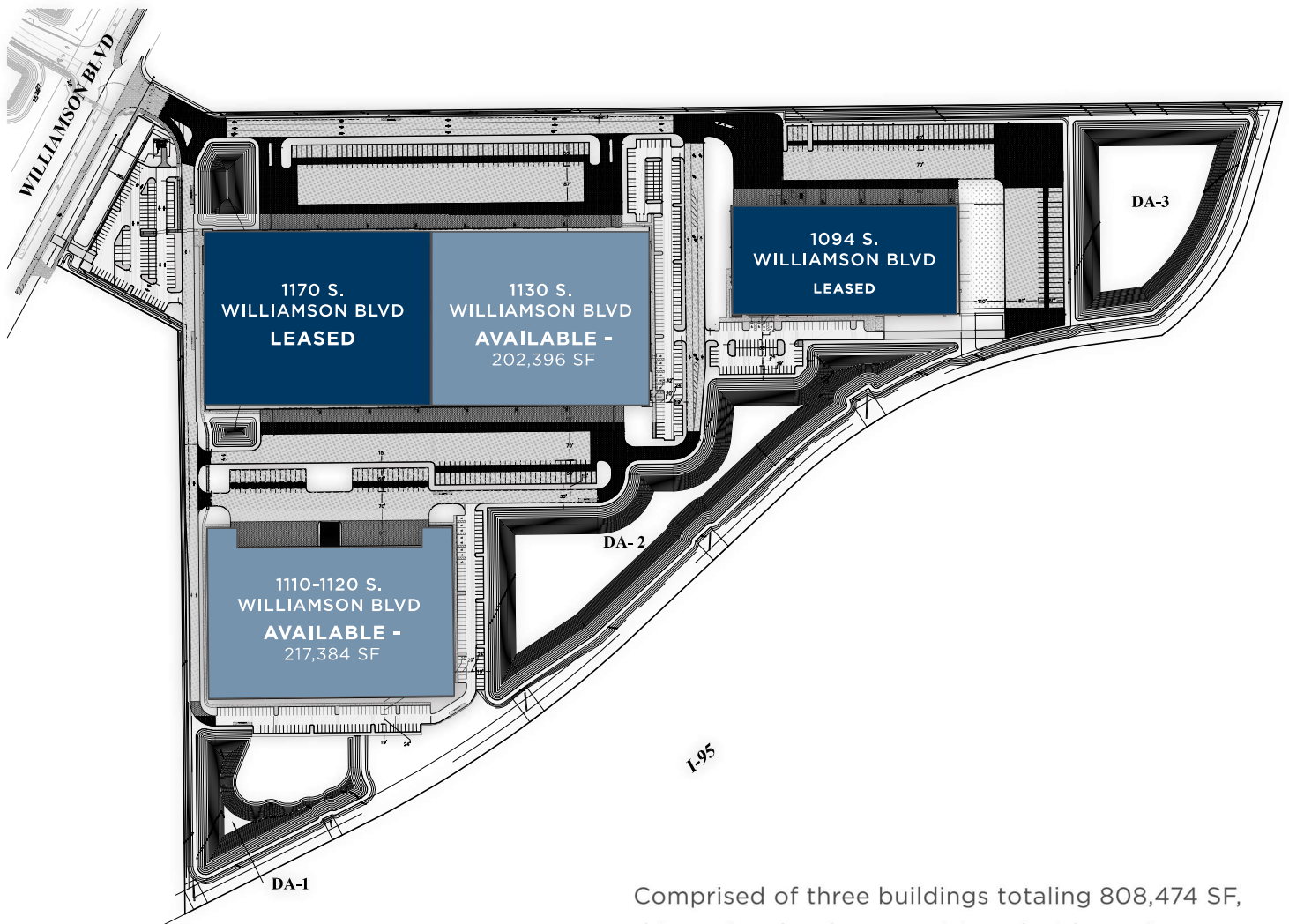
FOR LEASE

UP TO 419,780 SF CLASS-A INDUSTRIAL BUILDINGS



PROJECT OVERVIEW

1094-1170 S WILLIAMSON BLVD IS A NEW STATE-OF-THE-ART THREE-BUILDING DEVELOPMENT WHICH IS DESIGNED TO ADDRESS BULK DEMAND WITHIN CENTRAL FLORIDA.



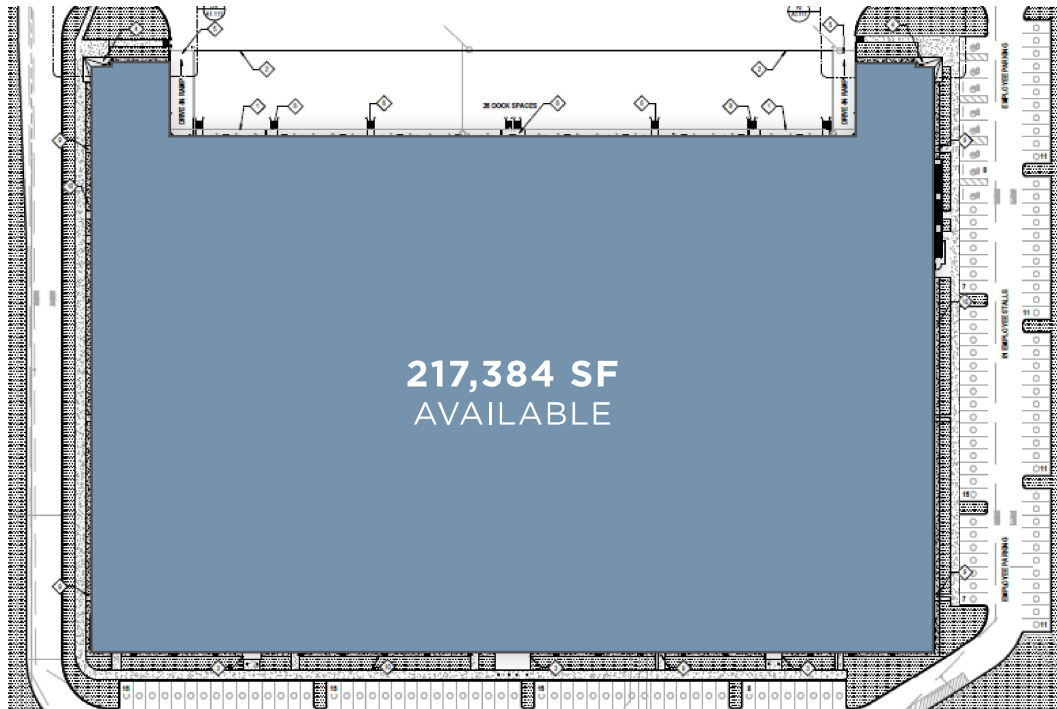
Comprised of three buildings totaling 808,474 SF, this project has been positioned with maximum flexibility in mind with the ability to cater to bulk users in market.



[CLICK HERE TO VIEW MARKETING VIDEO](#)

BUILDING OVERVIEW

FREEZER COOLER CAPABLE



1110-1120 S. WILLIAMSON BLVD SPECIFICATIONS

LEASE RATE	NEGOTIABLE	OFFICE SF	5,000 SF AND/OR TO-SUIT
AVAILABLE SF	108,247 SF - 217,384 SF	COLUMN SPACING	54' X 54' 60' SPEED BAY
CONFIGURATION	FRONT LOAD	TRUCK COURT	185'
DOCKS DOORS	26 - 9' X 10'	SPRINKLERS	QUELL
DRIVE-IN DOORS	2 - 14' X 16'	BUILDING DIMENSIONS	725' X 272'
CLEAR HEIGHT	50'	OFF DOCK TRAILER PARKS	30
PARKING	0.81/1,000	DELIVERY	Q1 2024

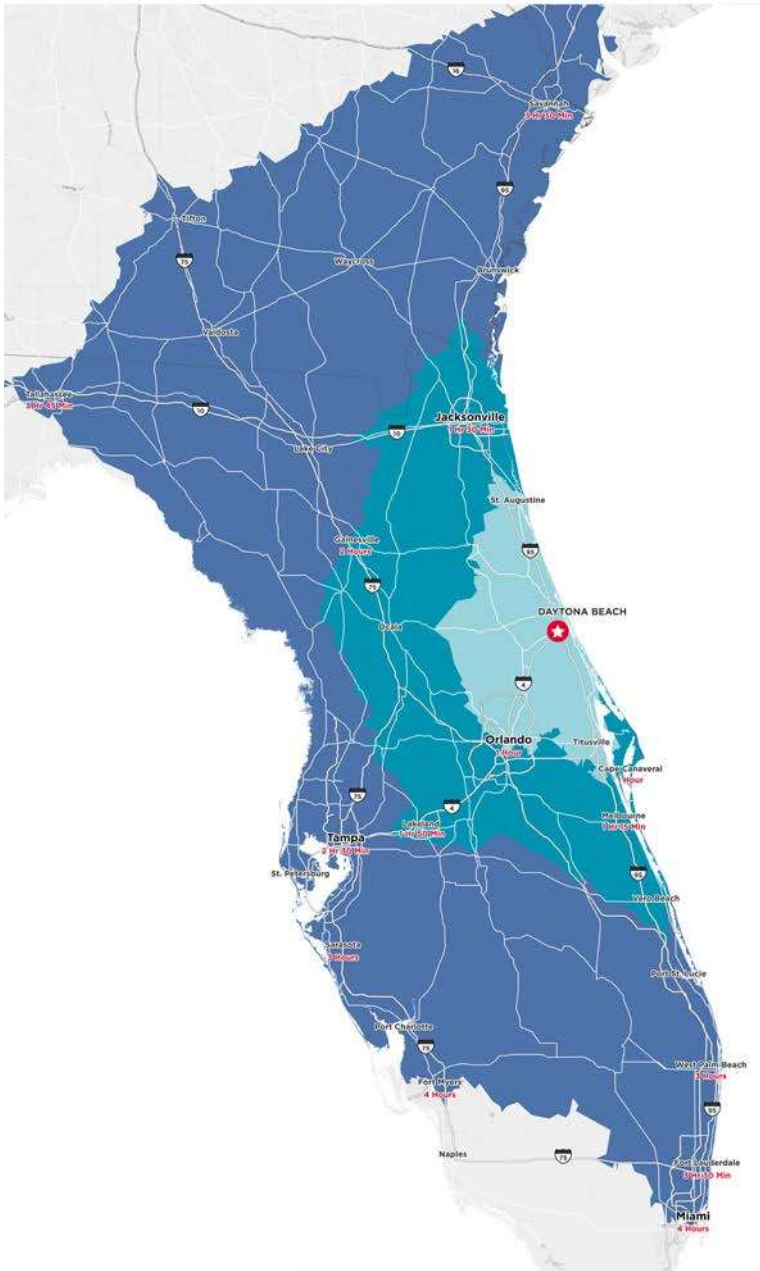
BUILDING OVERVIEW



1130 S. WILLIAMSON BLVD SPECIFICATIONS

LEASE RATE	NEGOTIABLE	OFFICE SF	TO-SUIT
AVAILABLE SF	202,396 SF	COLUMN SPACING	54' X 52' 60' SPEED BAY
CONFIGURATION	CROSS DOCK	TRUCK COURT	185'
DOCKS DOORS	56 - 9' X 10'	SPRINKLERS	ESFR
DRIVE-IN DOORS	2 - 14' X 16'	BUILDING DIMENSIONS	988' X 444'
CLEAR HEIGHT	40'	OFF DOCK TRAILER PARKS	63
PARKING	0.64/1,000	DELIVERY	Q4 2023

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



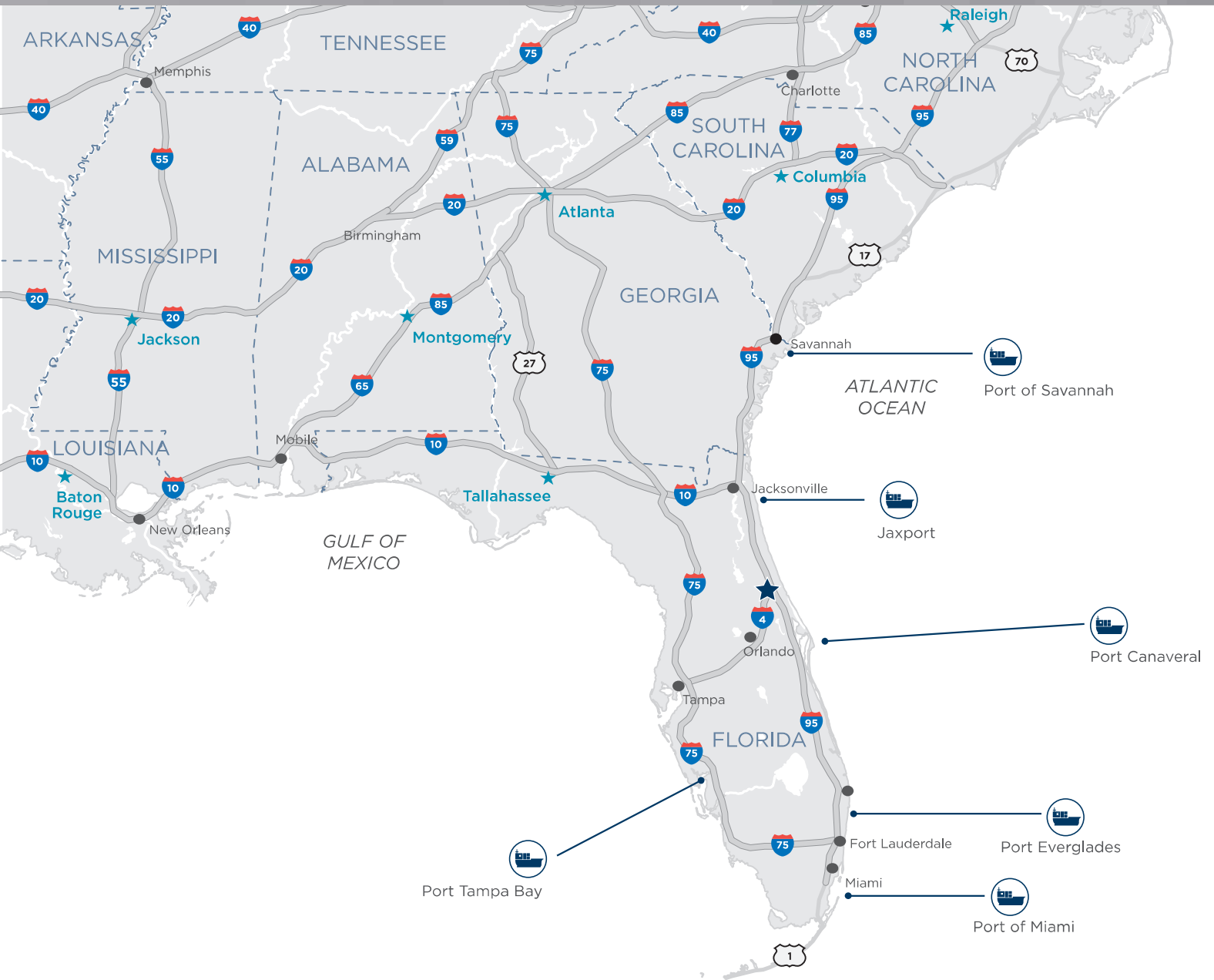
CORPORATE NEIGHBORS

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

1094-1170 S WILLIAMSON BLVD., DAYTONA, FL 32114



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SOUTH WILLIAMSON BLVD



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