

# SPACEPORT COMMERCE PARK

*Titusville* FLORIDA

Emerging Opportunities

New Directions

Economic Innovation





## STRATEGIC HIGHLIGHTS

**SPACEPORT COMMERCE PARK is a critical piece in the economic development landscape of north Brevard.**

Located just 10 minutes west of Kennedy Space Center, **Spaceport Commerce Park is recognized as a prime location for companies supporting the aviation and aerospace sector.** Beyond that core, there is a rich diversity of companies, large and small, occupying this mature and active industrial park, including warehouse and distribution facilities, advanced manufacturing companies from plastics thermoforming to temperature test chambers, refrigerated transport solutions, security services, and technical training and e-learning providers.





## A LEGACY OF TALENT IN THE WORKFORCE

The Space Coast is recognized for its pool of advanced technical talent.

Electing Spaceport Commerce Park, in Titusville, near Kennedy Space Center in the heart of a high-tech region, has its advantages.

Experienced professionals and technicians enrich the opportunity for our companies to innovate and grow.



## A PROUD HISTORY AND LEGACY OF TALENT

This is the place where rockets are launched -- where men and women are trained for awesome missions. This is the place where technological breakthroughs are the norm--and innovation, quality and safety are by-words. That's why we named our industrial park roadways after astronauts.



Neil Armstrong



Alan Shepard



Roger Chaffee



Gus Grissom



Edward White



John Glenn



Wally Schirra

According to the *TechAmerica Foundation*,  
Brevard County has the  
**5th MOST CONCENTRATED  
HIGH-TECH WORKFORCE** in the U.S.



## IDEAL LOCATION / QUINTAMODAL TRANSPORTATION HUB

**Spaceport Commerce Park** is ideally located for travel west to Orlando, Tampa and the state capitol of Tallahassee. The Florida Turnpike and I-75 can be accessed by I-4. The I-95 corridor strategically links Titusville to Jacksonville and Miami and beyond. Proximity to Space Coast Regional Airport (*a corporate business aviation focused facility*) immediately adjacent is a plus.

The very positive reality is that the park offers **quintamodal accessibility**: by highway, by train (Florida East Coast Railway), by ship (from Port Canaveral), by air (four international airports in under 1 hour), and on rocket launches from Cape Canaveral Air Force Station.



● Spaceport Commerce Park

### CONVENIENT AND CONNECTED TO KEY LOCATIONS

**Time to:**

- Kennedy Space Center — 10 minutes**
- Port Canaveral — 20 minutes**
- Orlando International Airport — 30 minutes**
- University of Central Florida — 40 minutes**

**Distance from select Metro areas:**

Tampa, FL	127 miles
Jacksonville, FL	134 miles
Miami, FL	221 miles
Atlanta, GA	479 miles
Charlotte, NC	518 miles
New Orleans, LA	681 miles
Nashville, TN	730 miles
Washington, DC	847 miles

## A LOOK AHEAD



## Brevard County, Florida is GROWING.

- 2017 population was 589,162, up from 543,372 in 2010; for **2025 Brevard County population** is projected to be **625,000**
- Port Canaveral is the **world's 2nd busiest cruise port** and its cargo business is expanding.
- Our industrial base is diversifying, including within the traditionally strong aviation/aerospace sector.
- Space Coast Regional Airport has been designated a state 'spaceport' for low orbit vehicles.
- New companies, new industries, and global businesses are landing nearby.

## NEW OR EXPANDING BUSINESS GROWTH

CITY OF  FLORIDA

Examples:

**Embraer Aero Seating Technologies**

**Barn Light Electric**

**BRIX Project Brewery**

**Blue Origin**

**Boeing Company**

**Eckler Industries**

**Falcon Marine**

**Lockheed Martin**

**Port Logistics Center**

**North American Surveillance Systems**

**OneWeb Satellites**

**Paragon Plastics**

**RUAG Space USA**

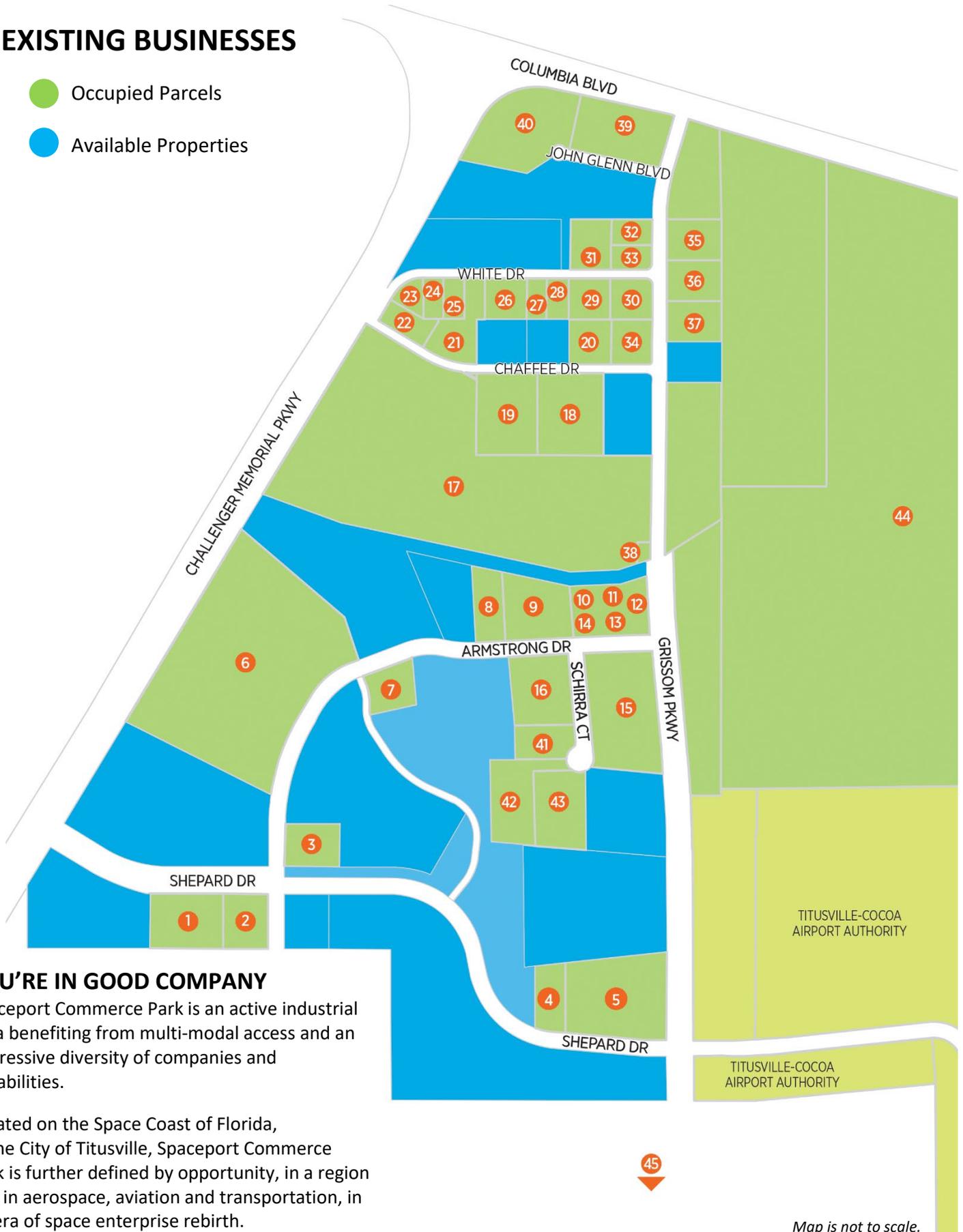
**Titus Landing Retail Mall**

*The Milken Institute Ranks Brevard County*  
**FIRST in Florida**  
**MOST CONCENTRATED HIGH-TECH ECONOMY**  
and ranks it 6<sup>th</sup> in the U.S.



## EXISTING BUSINESSES

- Occupied Parcels
- Available Properties



### YOU'RE IN GOOD COMPANY

Spaceport Commerce Park is an active industrial area benefiting from multi-modal access and an impressive diversity of companies and capabilities.

Located on the Space Coast of Florida, in the City of Titusville, Spaceport Commerce Park is further defined by opportunity, in a region rich in aerospace, aviation and transportation, in an era of space enterprise rebirth.

*Map is not to scale.*



## MAP LEGEND

	Tax Account No.	Company		Tax Account No.	Company
1	2300578	Raider Outboards	21	2218502	Hell's Bay Boatworks
2	2300579	Sun Electronic Systems, Inc.	22	2300417	Intellifuel Systems, Inc.
3	2319959	Airscan Inc.	23	2217351	RLJ Enterprises, Inc.
4	2323919	Allied Industries, LLC	24	2300418	RLJ Enterprises, Inc. / Genesis VII, Inc.
5	2300425	Woodgrain Distribution	25	2217349	Hardly Able Trucking Company
6	2300577	Embraer Aero Seating Technologies, LLC	26	2217348	Titusville Tool & Engineering
7	2323920	Stinger Fiberglass, LLC	27	2218501	Jeffery W. Allen, Inc.
8	2320734	Advanced Electrical Installations, Inc.			Michael Moulton Construction, LLC Unit 101
9	2300428	City of Titusville			Accurate Metal Door, Inc. Unit 103
10	2300427	Children's Montessori Academy, Inc.			Denec, LLC. Unit 106
11	2300427	C & C Construction Corporation			MN2 Process Solutions, LLC Unit 107
12	2300427	GP Strategies Corporation	28	2217347	Jeffery W. Allen, Inc.
13	2300427	Florida Properties of Brevard, Inc.	29	2217346	PCM Products, Inc.
14	2300427	Select Mediation, LLC	30	2217345	First Shot Mold & Tool
15	2300414	Sculptor Charter School	31	2217341	Rocket City Supply Ste. A
16	2323385	Paragon Plastics		2217341	Screamin' Performance, Inc Ste. B
17	2300429	Astrotech Space Operations - A Lockheed Martin Company		2217341	Dako Industries Ste. E
18	2300443		32	2217340	8K, Inc.
	1415 Chaffee Dr.	Inter-Tech Management, Inc.	33	2224979	Printboy, LLC
	1417 Chaffee Dr.	Custom Cast & Chrome Ste. 9	34	2300416	Renzetti, Inc.
19	2300441	ITKB, Inc.	35	2217818	Astro Pak Corporation
	1425 Chaffee Dr.	Command & Control Tech Ste. 1	36	2217820	Precision Shapes, Inc.
		All Florida Staffing, Inc. Ste. 3	37	2300415	Precision Shapes, Inc.
	1427 Chaffee Dr.	Anderson Manufacturing & Upholstery, Inc. Ste. 4	38	2300437	Bellsouth Telecommunications, Inc. DBA AT&T Florida
		Motion Control Services, Inc. Ste. 5	39	221745	City of Titusville Police Department
	1429 Chaffee Dr.	Krystal Engineering, LLC Ste. 1	40	2217455	Lockheed Martin -DBA Space Systems
		Vineyard Selections Ste. 2	41	2322362	Transportation Refrigeration Parts Exchange, Inc.
		Cal-Sensors, Inc. Ste. 3	42	2322363	H.I.S. Painting, Inc.
		Innovation Entertainment Ste. 4	43	2322363	H.I.S. Painting, Inc.
		North American Office Solutions Ste. 6	44	2217865 2217862	Knight's Armament - Knight Enterprises, LLC
	1431 Chaffee Dr.	E3 Tele Acoustics Ste. 1		2300393 2217867	Knight's Armament - Knight Enterprises, LLC
		Regent Services, Inc. Ste. 3		2300436	Knight's Armament - Knight Enterprises, LLC
20	2300439	Rex Engineering Corporation	45	2323343	Grissom Centraplex LLC --Eckler's Corvette



## AVAILABLE PROPERTIES

- Occupied Parcels
- Available Properties



This view of Spaceport Commerce Park shows available parcels and potential business development opportunities.

Tax Account ID #s and acreages are included on the facing page.

For more information, contact Troy Post, North Brevard Economic Development Zone, at [troy.post@brevardfl.gov](mailto:troy.post@brevardfl.gov)

*Map is not to scale.  
Listing is subject to change.*



## AVAILABLE PROPERTIES

	Brevard County Tax Account No.	Property	Size	Location
A	2324052	LAND	11.4 Acres	Shepard Drive
B	2300576	PROPERTY	5 Acres	Shepard Drive
C	2300422*	PROPERTY	36.77 Acres	Shepard Drive
D	2300424*	PROPERTY	33.2 Acres	1470 Shepard Drive
E	2300580*	PROPERTY	25.03 Acres	Shepard Drive
F	2300581*	PROPERTY	21.6 Acres	Armstrong Drive
G	2300583*	PROPERTY	22.96 Acres	Armstrong Drive
H	2300526	PROPERTY	4.96 Acres	1540 Armstrong Drive
I	2300444	PROPERTY	4.93 Acres	1205 Chaffee Drive
J	2300439	LAND	2.33 Acres	Chaffee Drive
K	2300438	LAND	2.33 Acres	Chaffee Drive
L	2300440	LAND	2.79 Acres	Chaffee Drive
M	2323797	PROPERTY	8.13 Acres	Grissom Pkwy
N	2324059	PROPERTY	19.11 Acres	Grissom Pkwy
O	2300433	PROPERTY	2.71 Acres	8795 Grissom Pkwy
P	2221350	PROPERTY	14.25 Acres	1103 John Glenn Blvd
Q	2217342	LAND	9.32 Acres	1400 White Drive

*\*Property subject to being subdivided.*



# ZONING CHART

Sec. 28-320. - Planned Industrial Development (PID).

## Planned Industrial Development (PID)

### (a) Purpose

The Planned Industrial Development (PID) district is created to provide for areas of large scale, high technology and other clean light industry in an attractive parklike atmosphere. It is further intended that this district be utilized to promote industrial activity, more efficient and economical industrial land use, harmony in physical design and industrial relationships, variety and amenity in industrial development and the protection of adjacent and nearby existing and future nonindustrial uses and activities. Planned industrial development districts will encourage originality, flexibility and innovation in site planning and development including architecture, landscaping, and graphic design. This district is intended to develop within those areas identified as Planned Industrial Park on the Comprehensive Plan Future Land Use Map. Developments within the PID zoning district shall also meet the regulations established in Chapter 33, Article II.

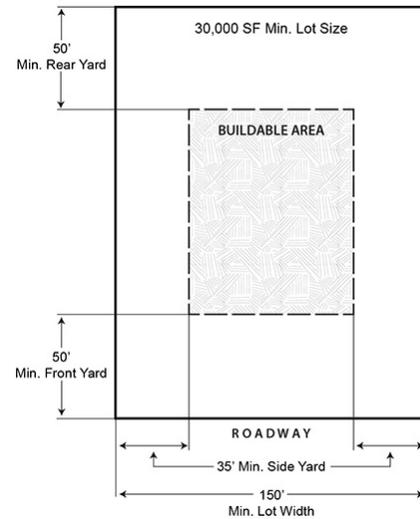
### (b) Use Standards

See Chapter 28 Article IV and Article V

### (c) Intensity and Dimensional Standards

Lot area, minimum (sq. ft.)	30,000
Lot width, minimum (ft.)	150
Density, maximum (du/ac)	NA
Floor area per dwelling unit, minimum (sq. ft.)	NA
Building coverage, maximum (% of lot area)	NA
Lot coverage, maximum (% of lot area)	None
Height, maximum (ft.)	50 <sup>1</sup>
Front yard setback, minimum (ft.)	50 <sup>2</sup>
Side corner yard setback, minimum (ft.)	50 <sup>4</sup>
Interior side yard setback, minimum (ft.)	35 <sup>3</sup>
Rear yard setback, minimum (ft.)	50 <sup>4</sup>
Accessory Use Development Standards	See Chapter 28 Article VII

### Typical Lot Pattern



### NOTES:

<sup>1</sup> Any structure which exceeds fifty (50) feet in height shall provide one (1) additional foot of setback in all required setbacks for each foot above fifty (50) feet.

<sup>2</sup> Parking permitted in the front setback must be set back a minimum of twenty-five (25) feet.



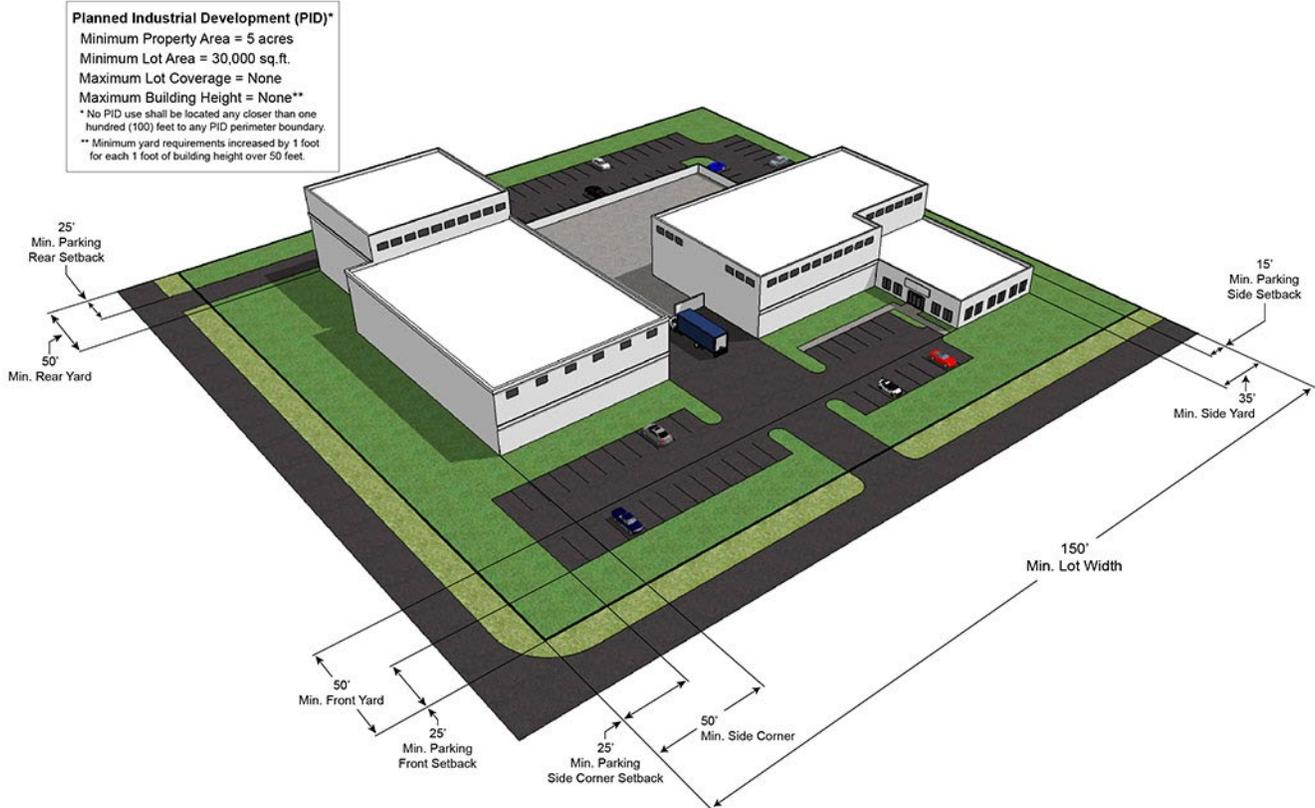
<sup>3</sup> Parking permitted in the side setback must be setback a minimum of fifteen (15) feet.

<sup>4</sup> Parking permitted in the side corner and rear setback must be set back a minimum of twenty-five (25) feet.

No portion of any building or structure and no activity related to any use within the PID shall be located any closer than one hundred (100) feet to any PID perimeter boundary. Where a PID district abuts property zoned residential, greater setbacks may be imposed by City Council.

*Typical Development Configuration (For illustrative purposes only)*

*Deemed reliable but not guaranteed. Please consult City of Titusville Planning Department (321) 567-3782*





**CONTACTS:**



**Edyie McCall**  
 Economic Development Director  
 City of Titusville  
 555 S Washington Avenue  
 Titusville, FL 32796  
 Tel (321) 567-3774  
[Edyie.McCall@Titusville.com](mailto:Edyie.McCall@Titusville.com)  
[www.Titusville.com](http://www.Titusville.com)



**Troy Post, CECD**  
 Executive Director  
 400 South Street – 1-A  
 Titusville, Florida 32780  
 Tel (321) 264-5205 Mobile (321) 960-1458  
 For information on the Zone: [www.NBEDZ.com](http://www.NBEDZ.com)  
 For statistical/community data on the area:  
[troy.post@brevardfl.gov](mailto:troy.post@brevardfl.gov)  
[www.NorthBrevard.biz](http://www.NorthBrevard.biz)



**Michael D. Powell, C.M., ACE**  
 Chief Executive Officer  
 Titusville-Cocoa Airport  
 Authority  
[mpowell@flairport.com](mailto:mpowell@flairport.com)  
[ticoairportauthority.com/staff.html](http://ticoairportauthority.com/staff.html)



**Marcia Gaedcke**  
 Titusville Area Chamber  
 of Commerce  
 (321) 267-3036  
[Gaedcke@Titusville.org](mailto:Gaedcke@Titusville.org)



**Cathy Musselman**  
 Greater Titusville  
 Renaissance, Inc.  
 (321) 607-6512  
[Cathy@GreaterTitusville.com](mailto:Cathy@GreaterTitusville.com)



**Gregory J. Weiner, CECD**  
 EDC of Florida's Space Coast  
 (321) 638-2000  
 (800) 535-0203  
[GWeiner@SpaceCoastEDC.org](mailto:GWeiner@SpaceCoastEDC.org)

