

COMMERCE 500

S Williamson Blvd | Daytona Beach, FL 32114

+/-714,277 SF Available

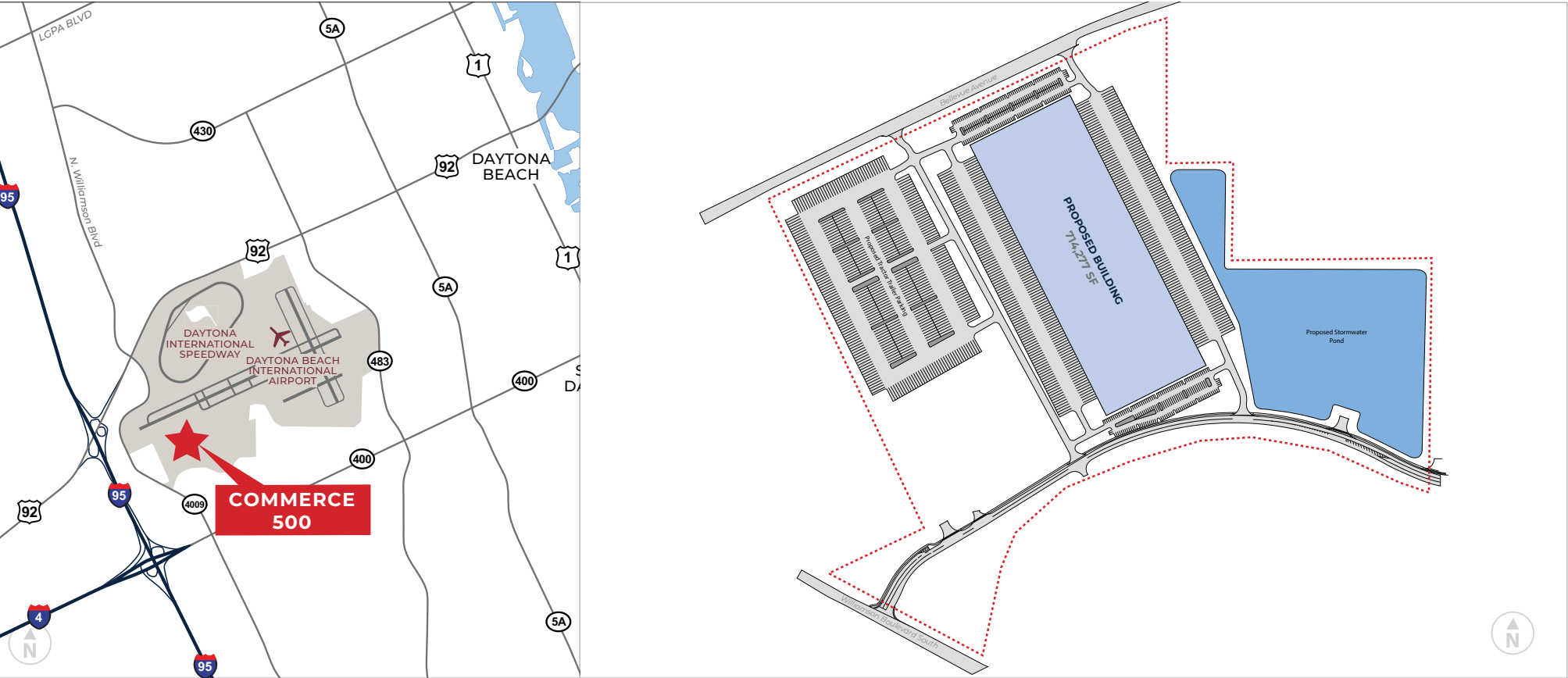
Commerce 500 presents a unique opportunity to accommodate a Class A bulk logistics facility at the pin corner of I-95 & I-4, providing statewide distribution within a 4-hour drive. Tenants will benefit from this central location offering access to Daytona Beach International Airport and a vast amenity base for employees. The Project also offers proximity to Port Canaveral, Port of Jacksonville, and Port of Savannah, the single largest and fastest-growing container terminal in America.



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PROPERTY OVERVIEW



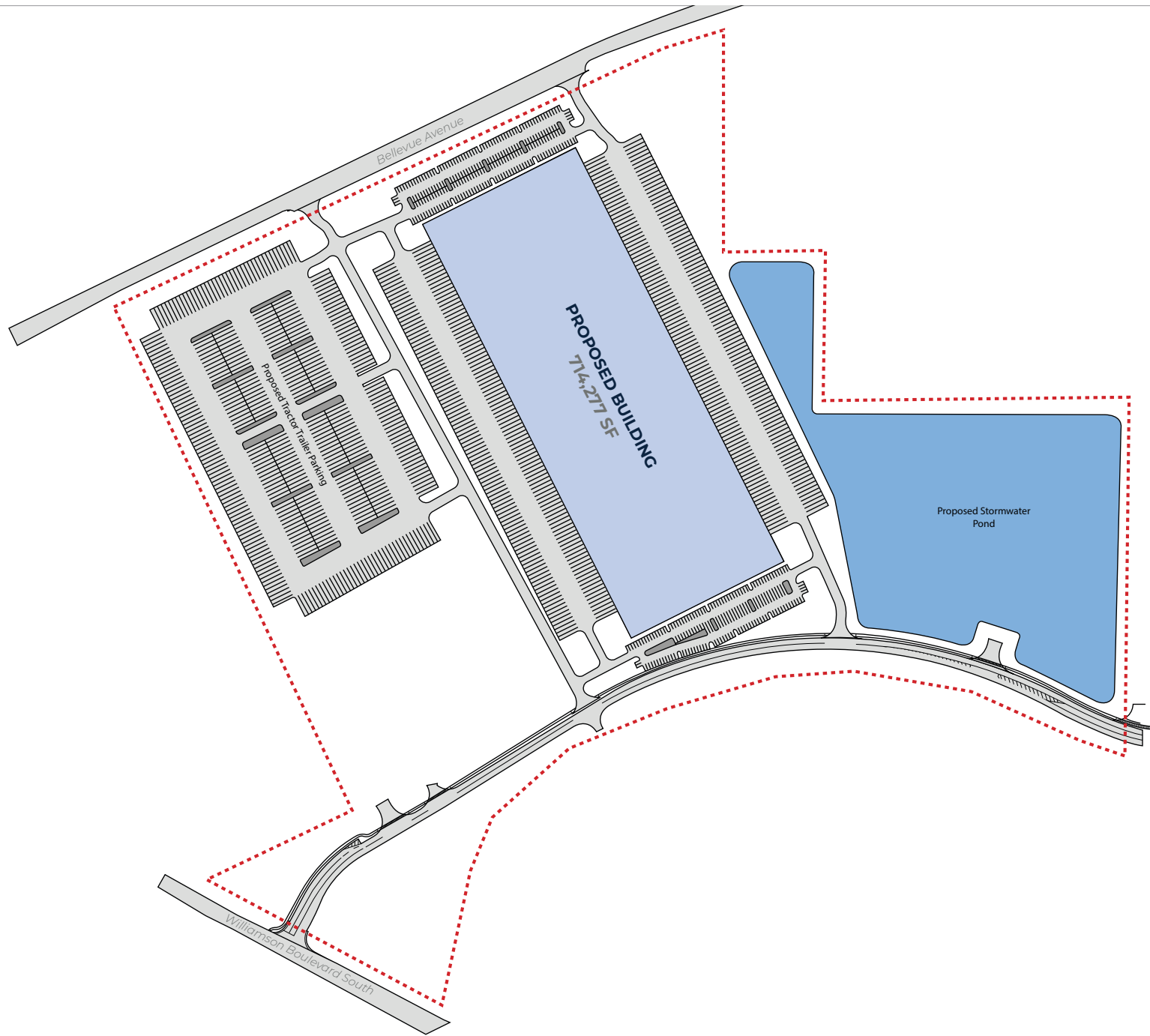
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|--|--|--|
|  +/-714,277 SF available |  40' clear heights |  185' minimum truck court |
|  Build-to-suit opportunities |  Up to 411 auto parking spaces |  ESFR sprinkler |
|  Multiple points of ingress / egress |  Up to 788 trailer parking spaces |  LED lighting |

Development
 **BRENNEN CLIFFORD**
770 407 4634 (o)
brennen.clifford@hillwood.com

Leasing
 **BOBBY ISOLA, SIOR, CCIM**
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MATT SULLIVAN, SIOR, CCIM
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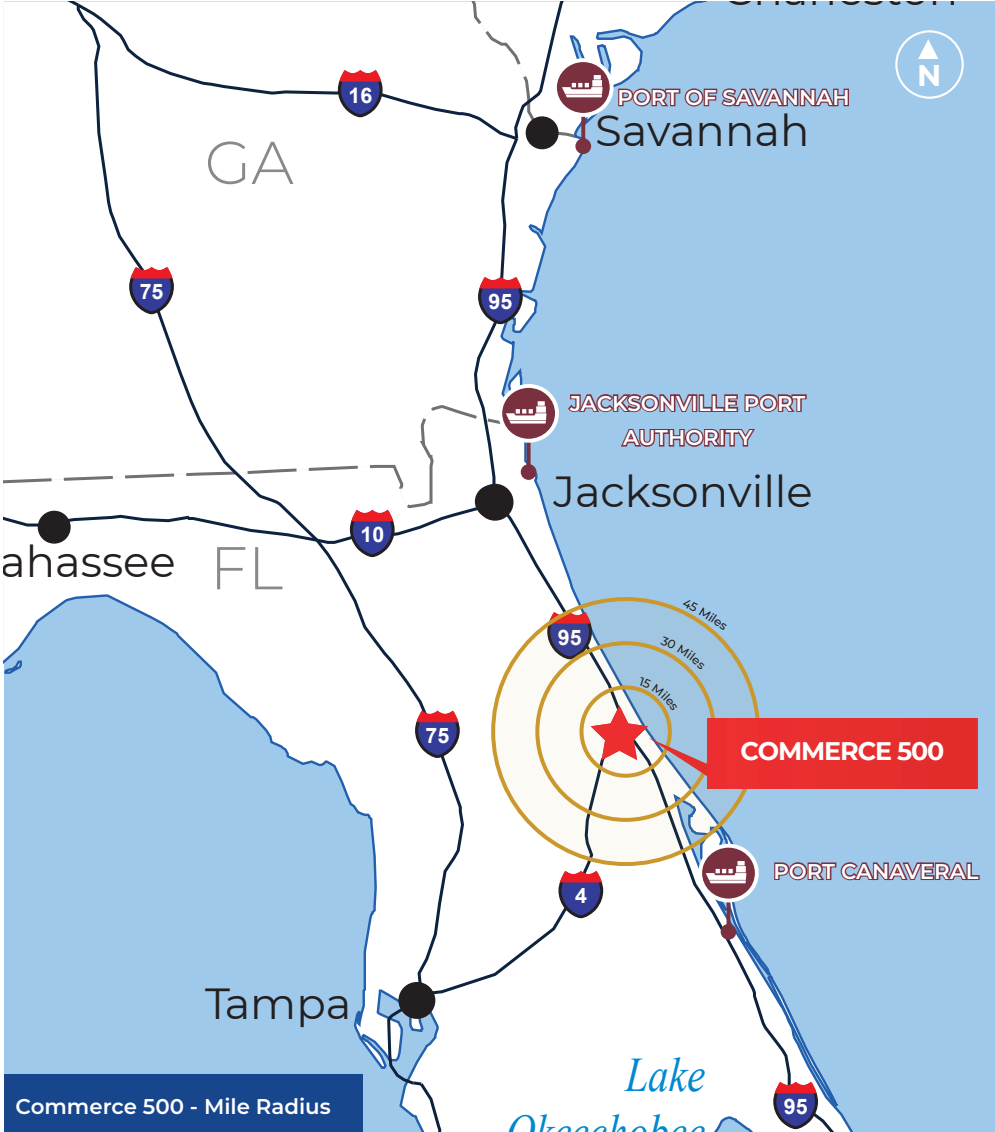
SITE PLAN



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AREA INFORMATION



	60 Min	120 Min	240 Min	15 Miles	30 Miles	45 Miles
Total Population	2,378,096	7,068,469	19,652,324	306,006	752,924	1,862,781
Total Households	936,715	2,749,815	7,717,388	135,466	309,900	738,790
Avg. Household Income	\$80,642	\$80,670	\$82,042	\$72,303	\$73,362	\$83,012
Total Businesses	101,268	272,512	867,107	15,038	29,860	76,121
Total Employees	1,024,490	2,835,289	8,328,158	147,222	273,776	729,736

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AREA INFORMATION

Volusia County located just 25 miles northeast of Orlando and 80 miles south of Jacksonville, provides businesses with access to multi-modal transportation via Interstate 95, making this site an optimal location for logistics-oriented companies with multi-national supply chains.

19,652,3244

POPULATION
within 4-hour drive

1,024,490

EMPLOYEE
POPULATION
within 1-hour drive

\$396M

ANNUAL CONSUMER
SPENDING



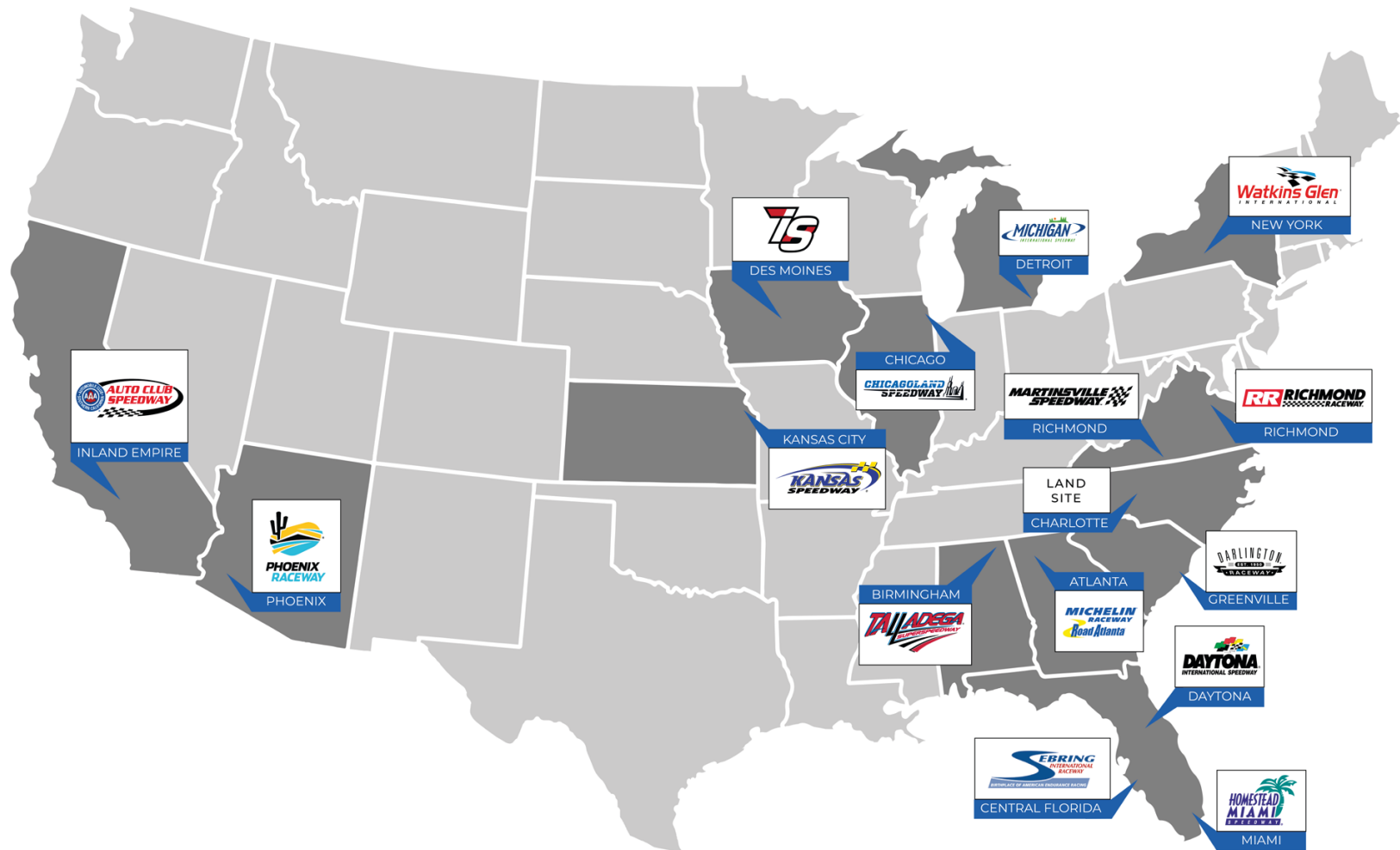
- The Port of Savannah is home to the largest single container terminal in North America and is the fastest growing container port in the United States
- The terminal boasts nearly 10,000 feet of berthing space with 30 container cranes spanning over 1,200 acres
- Due to the increased use of the Panama Canal and the ever increasing population growth in the Southeast United States, the Port of Savannah is the fastest growing port
- Two Class I on-terminal rail facilities provide immediate access to inland markets
- The Port's immediate access to I-16 and I-95 allows key cities and manufacturing points in the Southeast to be reached within a one- to two-day drive



- Three major interstates (I-10, I-75, and I-95) provide seamless access to major markets throughout the United States
- JAXPORT's international seaport offers worldwide cargo service from dozens of ocean carriers, including direct service with Asia, Europe, Africa, South America, the Caribbean and other key markets
- Recent port improvements include harbor deepening, berth improvements, and 100-gauge cranes



Hillwood has partnered with NASCAR to reposition and redevelop surplus land at their tracks across the country to create economic engines that serve the communities in which NASCAR operates.



CONTACT

A DEVELOPMENT OF

H HILLWOOD
A PEROT COMPANY®

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LEASING



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