LAUNCH
Commerce Center

NEW Class-A Industrial Development in Brevard County

84 Golden Knights Blvd
Titusville, Florida, 32780

Delivering
Q2 2027

137,000 SF – Under Construction



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LBR Lightle Beckner Robison Incorporated
Commercial Real Estate Services

INLIGHT

DiGeronimo Companies

COMING SOON

CLASS-A INDUSTRIAL PROPERTY

LAUNCH COMMERCE CENTER is a brand new Class A facility totaling 137,000 square feet featuring 32' clear height, ample parking, 3 phase power, and flexible unit sizes ranging from 25,000 SF and up. The property is located just minutes from Interstate-95, Space Coast Regional Airport, and NASA's Kennedy Space Center allowing for ease of transportation and a premier opportunity for businesses looking to relocate or expand on Florida's Space Coast.

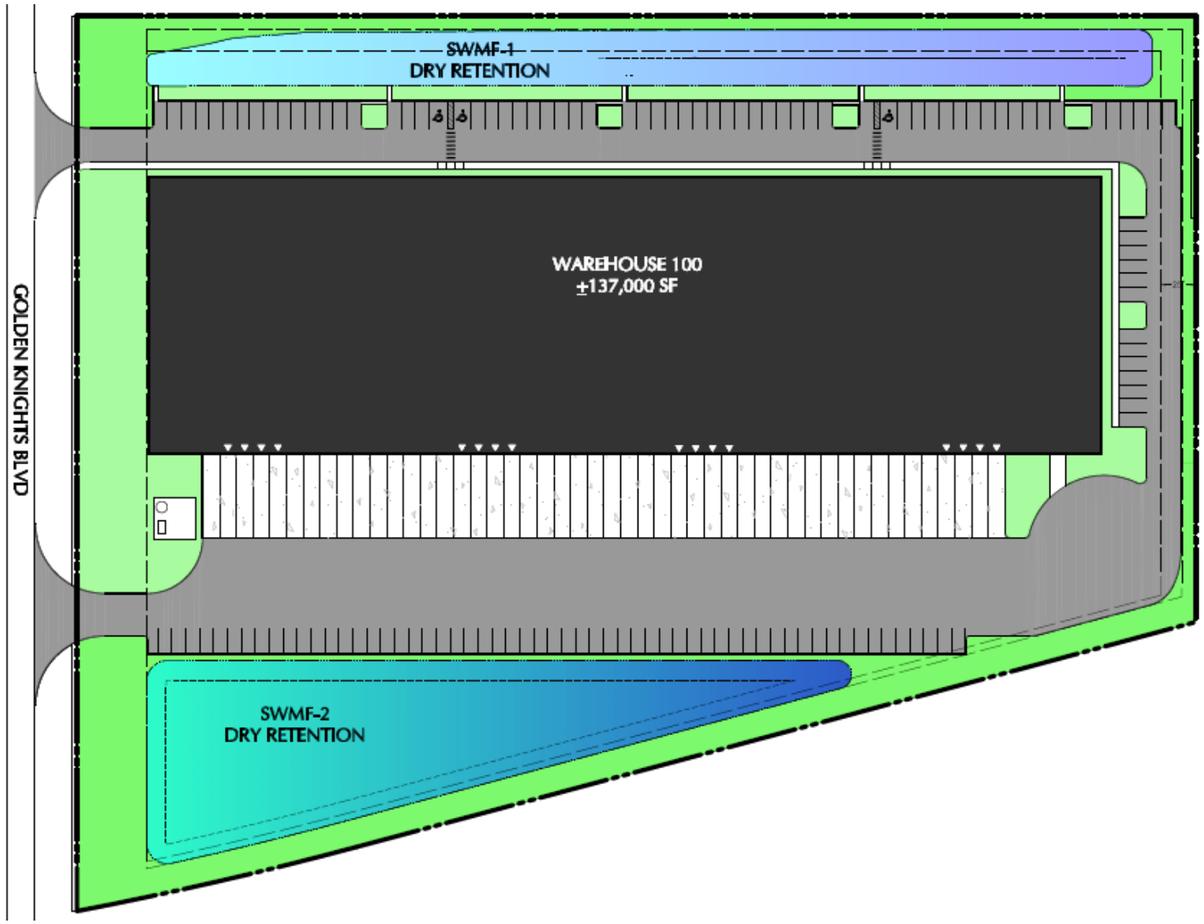
137,000 SF
Square Feet

10.0
Acres

Heavy Industrial (M-2)
Zoning

BUILDING SPECIFICATIONS

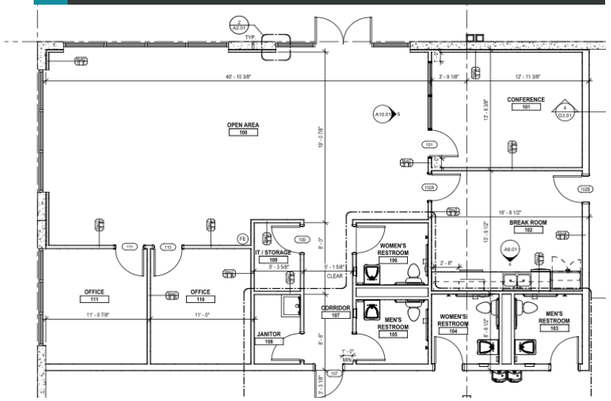
Building Type	Rear Load
Total Square Footage	137,000
Spec Office	7,500
Truck Court Depth	143'
Auto Parks	130 Total (52 Expandable, 3 ADA)
Column Spacing	52' x 50'
Speed Bays	60' x 52'
Clear Height	32'
Roof Material	60 mil TPO
Insulation	R-15
Slab	6"
Dock Doors	36 (9'x10')
Drive Ins	2 (12'x14')
Electrical	3 Phase/480v/2,000a
Lighting	30 FC



Aerial Site View - Front



Spec Office – Plan



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WHY THE SPACE COAST?

Florida's Space Coast is a world-renowned aerospace, aviation, and manufacturing hub. The city is home to major aerospace and aviation companies, such as Northrop Grumman, L3Harris Corporation, Collins Aerospace, Embraer, Dassault Falcon, Thales, Satcom Direct, and more who are all contributing to the region's reputation as a key player in the manufacturing, defense, aviation and aerospace sectors.

Brevard County is uniquely positioned as the only quintamodal market in the United States, providing integrated access to space, air, sea, rail, and interstate highway infrastructure, which materially enhances supply-chain efficiency and logistics capabilities. Located in the southern portion of the county, Melbourne International Airport (MLB) serves as a critical transportation and manufacturing asset, with more than 20,000 people working on the airport grounds daily and contributing over $3 billion annually to the regional economy, while Port Canaveral further strengthens the Space Coast's global connectivity as one of the nation's most active deep-water ports.

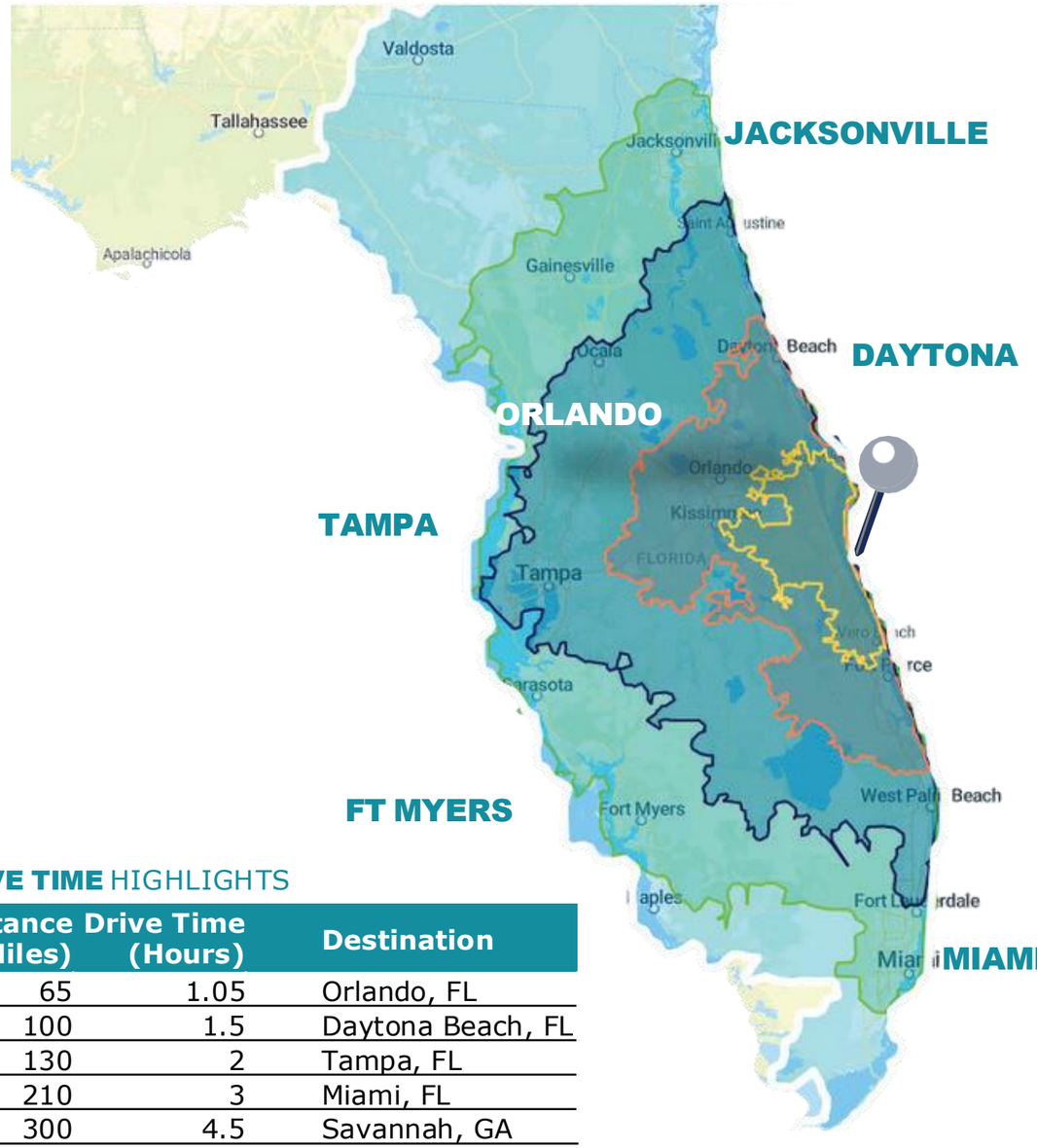
The Space Coast is also one of the nation's most undervalued housing markets, according to a recent National Association of Realtors report, and was ranked #4 on U.S. News & World Report's list of the top places to retire in the U.S., reflecting both affordability and quality of life. Underpinning these rankings is Brevard County's highly skilled, technically trained labor force, anchored by decades of aerospace, defense, engineering, and advanced manufacturing activity, which has driven the creation of more than 10,000 high-tech jobs over the past five years and continues to attract experienced engineers, technicians, and mission-critical talent to the region.

EMPLOYMENT HUB

Population	658,447
Civilian Workforce (Total Labor Force)	305,400
Unemployment Rate	4.8%
Average Annual Wage (All Industries)	68,200
Total Employer Establishments	15,510

LOCATION HIGHLIGHTS

- 3 Miles to Interstate 95
- 7 Miles to Kennedy Space Center
- 8 Miles to State Road 528
- 16 Miles to Port Canaveral
- 35 Miles to Melbourne Int'l Airport



DRIVE TIME HIGHLIGHTS

Distance (Miles)	Drive Time (Hours)	Destination
65	1.05	Orlando, FL
100	1.5	Daytona Beach, FL
130	2	Tampa, FL
210	3	Miami, FL
300	4.5	Savannah, GA

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Space Coast Industry Presence

Major employers and industry drivers in the surrounding Space Coast region

Space Coast Aerospace & Defense

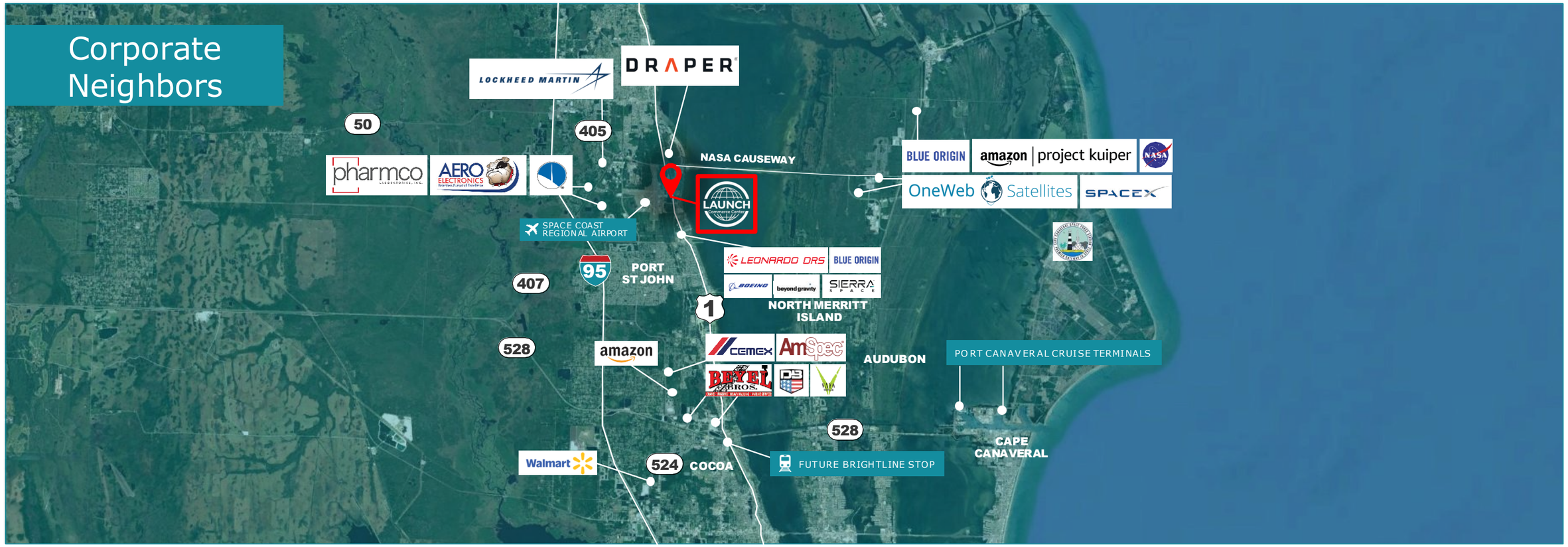
±10–25 miles

- Northrop Grumman
- L3Harris
- Boeing
- Lockheed Martin
- Collins Aerospace
- Embraer

Regional Industrial & Advanced Manufacturing

±20–40 miles

- Thales
- RUAG
- Dassault Falcon Jet — A Dassault Aviation Company
- Aerojet Rocketdyne — An L3Harris Technologies Company



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