



## FLORIDA LOGISTICS CENTER

S Williamson Blvd.  
Daytona Beach, FL 33844

# Key Highway Exposure I-95 & I-4 Crossroads

IDEAL SITE FOR MULTI-STATE DISTRIBUTION

**130K - 3MM+**  
SF Build-To-Suit

**290**  
Acres

**81K**  
AADT on I-95

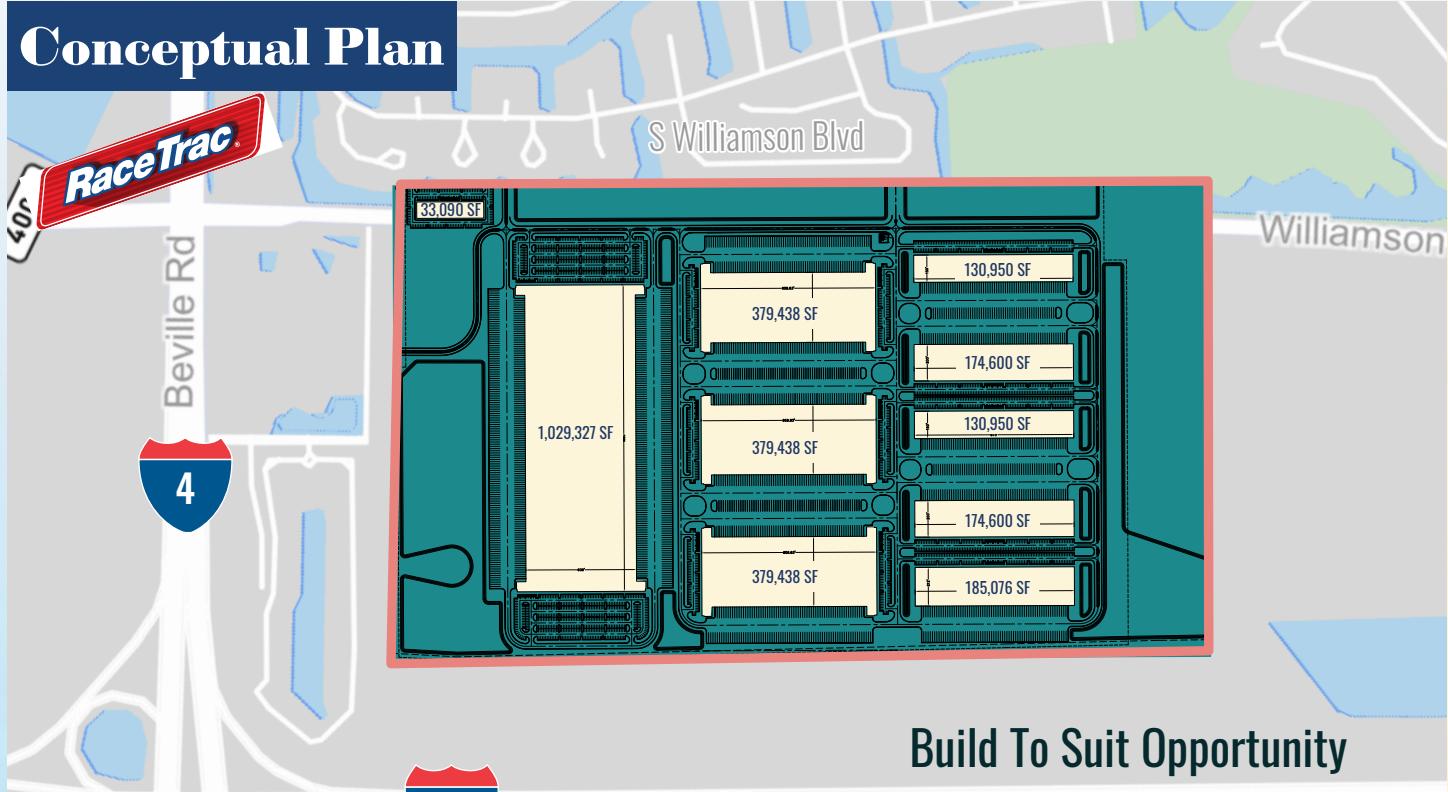
**ZONING**  
Mixed-Use



**Industrial** | Build-To-Suit Opportunity

**CBRE**

# Conceptual Plan



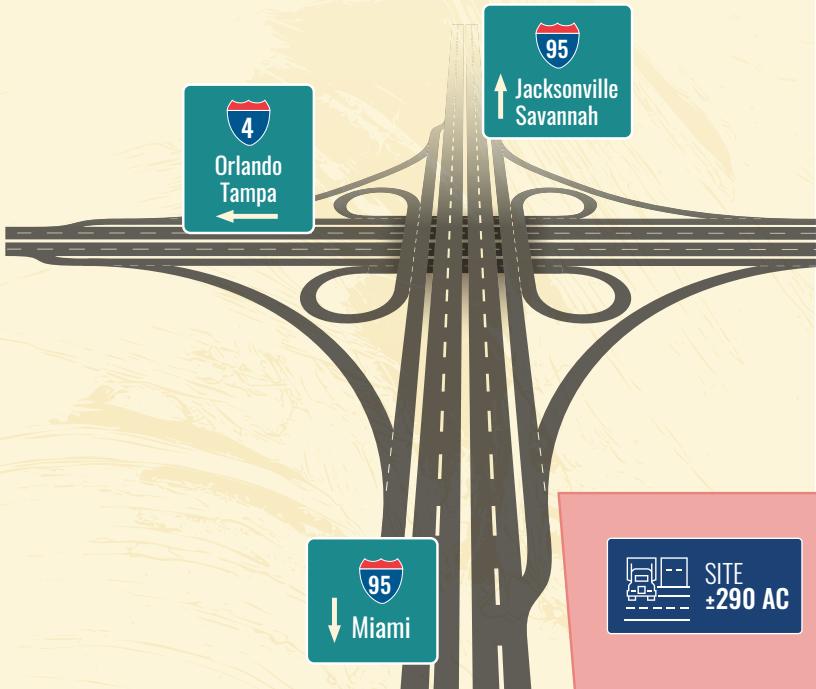
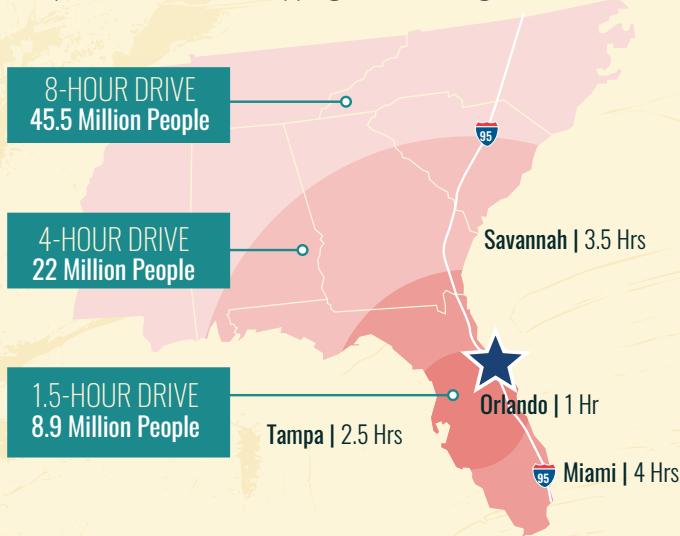
## Build To Suit Opportunity

<b>Site Location</b>	S Williamson Rd.   Daytona Beach, FL 33844
<b>Parcel ID</b>	523500000010   620200000060
<b>Land Area</b>	±290 Acres
<b>Total SF</b>	3,000,000+ SF Build-to-Suit
<b>County</b>	Volusia County
<b>Zoning</b>	Agriculture (Current) Future Mix-Use
<b>Utilities</b>	Available to site: Public Water, FPL (electric), TECO (gas)



# Competitive Advantage

Having highway exposure and immediate access can help businesses attract customers from a wider geographic area and increase their market share. Additionally, businesses can save time and money on transportation costs since they are located in a prime location for shipping and receiving.



## Volusia County Industrial Market

Q3 2025

▼  
**2.2%**  
Vacancy Rate

▲  
**3.2M**  
SF Net Absorption

▼  
**539K**  
SF Under Construction

▲  
**3.6%**  
Market Asking Rent Growth

## Demographics

Daytona Beach, FL

Daytona Beach has several logistical advantages, including its location along the Interstate 95 highway, the presence of the Daytona Beach International Airport, the Port of Daytona, and its proximity to major intermodal transportation hubs. These advantages make Daytona Beach an attractive location for businesses and industries that rely on efficient transportation and logistics.



5 Miles



**115,357**

10 Miles



**253,443**

15 Miles

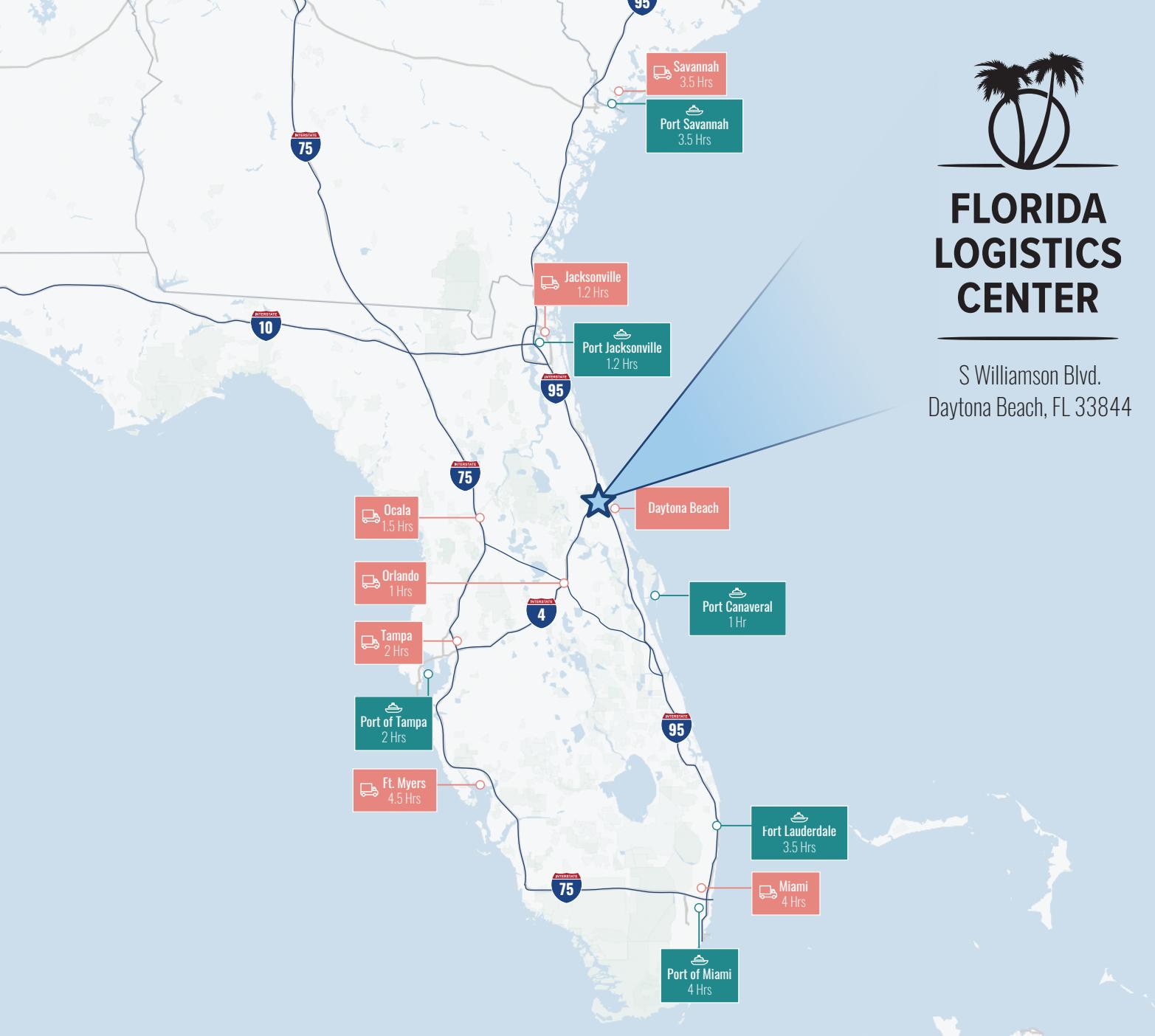


**317,285**



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