

15 HARGROVE GRADE, PALM COAST, FL 32137

CLIMATE-CONTROLLED INDUSTRIAL HQ FACILITY FOR LEASE

Positioned directly along Florida's I-95 corridor between Jacksonville and Daytona Beach



| Executive Summary

15 Hargrove Grade offers a rare opportunity to lease a fully climate-controlled industrial headquarters facility strategically positioned along Florida's I-95 corridor. The property consists of approximately $\pm 24,125$ square feet of industrial and office space, complemented by an additional $\pm 3,000$ square feet of mezzanine office area.

The facility features 20-foot clear heights, three-phase power, dock-high and drive-in loading, extensive office improvements, and a new roof installed in 2023. Designed to accommodate manufacturing, assembly, distribution, and corporate operations, the property delivers the flexibility and infrastructure required by today's industrial users.

Its central location between Jacksonville, Daytona Beach, and Orlando provides exceptional access to labor, transportation networks, and major Florida population centers, making it an ideal solution for regional operators seeking a functional and move-in-ready industrial facility.



TARGET USERS

Manufacturing

- Medical Device Manufacturing
- Electronics Assembly
- Aerospace Components
- Defense Contractors
- Precision Manufacturing
- Specialty Packaging Operations

Distribution

- HVAC Distribution
- Electrical Supply Distribution
- Plumbing Supply Distribution
- Building Products Distribution
- Industrial Equipment Distribution
- E-Commerce Fulfillment

Service & Operations

- Restoration Companies
- Regional Service Providers
- Home Repair
- Construction Support Operations
- Corporate Service Centers

Headquarters Operations

- Regional Headquarters
- Technology Service Companies
- Engineering Firms
- Defense Contractors
- Corporate Operations Centers

Property Highlights

LEASING HIGHLIGHTS

- ±24,125 SF Industrial/Flex Facility
- Additional ±3,000 SF Air-Conditioned Mezzanine Office
- Fully Climate-Controlled Warehouse
- IND-1 Industrial Zoning
- Efficient 20' Clear Warehouse Designed for Manufacturing, Distribution & Assembly Operations
- 3-Phase Power (220/440 Volt Service)
- Multiple Loading Configurations Including Dock-High and Drive-In Access
- Two (2) Drive-In Doors
- New Roof Installed (2023)
- 30 On-Site Parking Spaces
- Move-In Ready Condition
- Single-Tenant or Potential Multi-Tenant Configuration
- Immediate Access to US-1 and I-95

BUILDING FEATURES

- Modern industrial flex facility designed for manufacturing, assembly, warehousing and distribution operations.
- Functional warehouse layout with multiple loading configurations.
- Fully climate-controlled warehouse environment suitable for temperature-sensitive products and manufacturing processes.
- Heavy power infrastructure supports industrial operations and production users.
- Additional mezzanine office creates operational flexibility without sacrificing warehouse floor area.

\$10.50 PSF NNN
OPEX \$2.02 PSF
Lease Rate

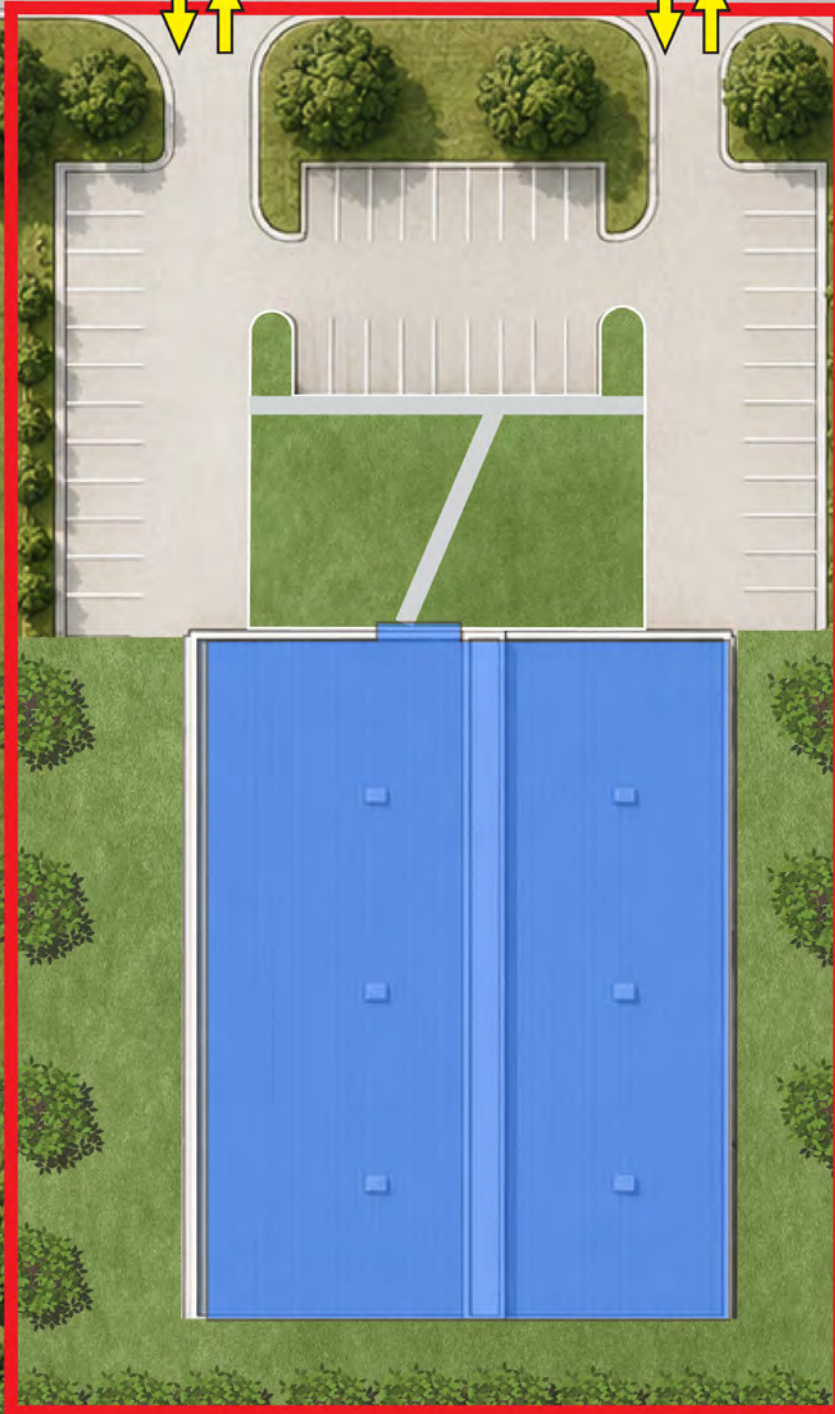
Available: ±24,125 SF Total Facility
±3,000 SF Air-Conditioned Mezzanine Office

Fully Climate-Controlled Warehouse

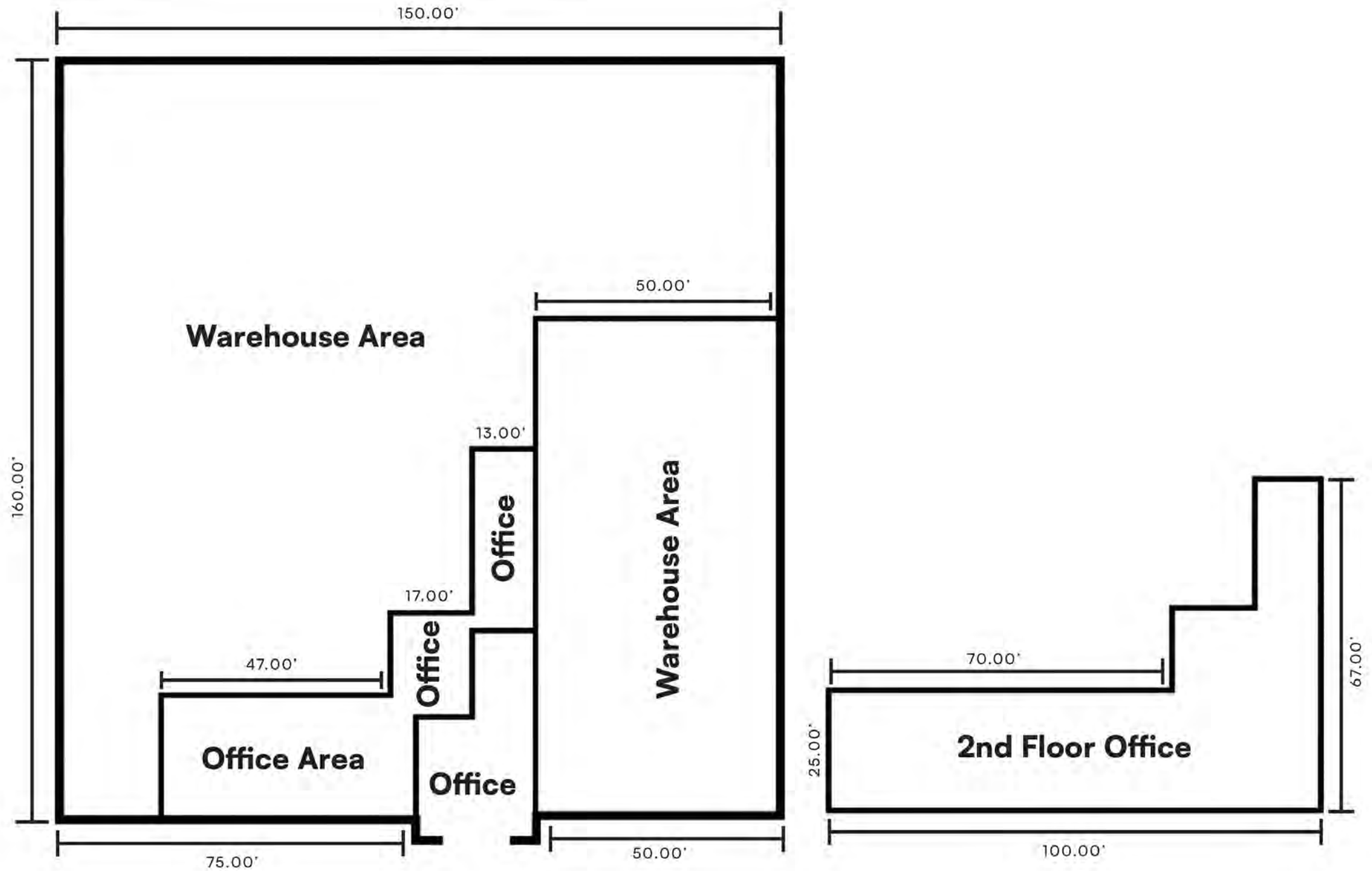




Hargrove Grade



Floor Plan





 **Jacksonville International Airport**
±22,464 Jobs
±105,000 Aircraft Operations Annually

Logistics & Transportation Giants







 **Port of Jacksonville**
Florida's Largest Container Port
Prime International Vehicle Handling Hub

±60 Minutes
Jacksonville

±30 Minutes
Daytona Beach

±75 Minutes
Orlando

±30 Minutes
St. Augustine

Subject Property

 **Flagler Executive Airport**
±190,000 Aircraft Operations Annually

 **Daytona Beach International Airport**
±300,000 Aircraft Operations Annually



 **Belle Terre Elementary School**
±1,289 Students

 **KB Home Somerset**
±147 New Single Family Homes

 **Indian Trails Middle School**
±1,520 Students

±165,000 VPD

±72,000 VPD



Subject Property

Palm Coast Pkwy NW

± 26,000 VPD



Property Photos



| Property Photos



Ideal Location



APPROXIMATE DRIVE TIMES:

Jacksonville: ± 60 Minutes

Daytona Beach: ± 30 Minutes

Orlando: ± 75 Minutes

St. Augustine: ± 30 Minutes

Transportation Access

- Immediate access to Interstate 95
- Access to US Highway 1
- Efficient connectivity throughout Florida
- Convenient access to Northeast Florida and Central Florida markets



Palm Coast, Florida

Jacksonville, FL MSA

98,258

Total Population

40,779

Employed Population

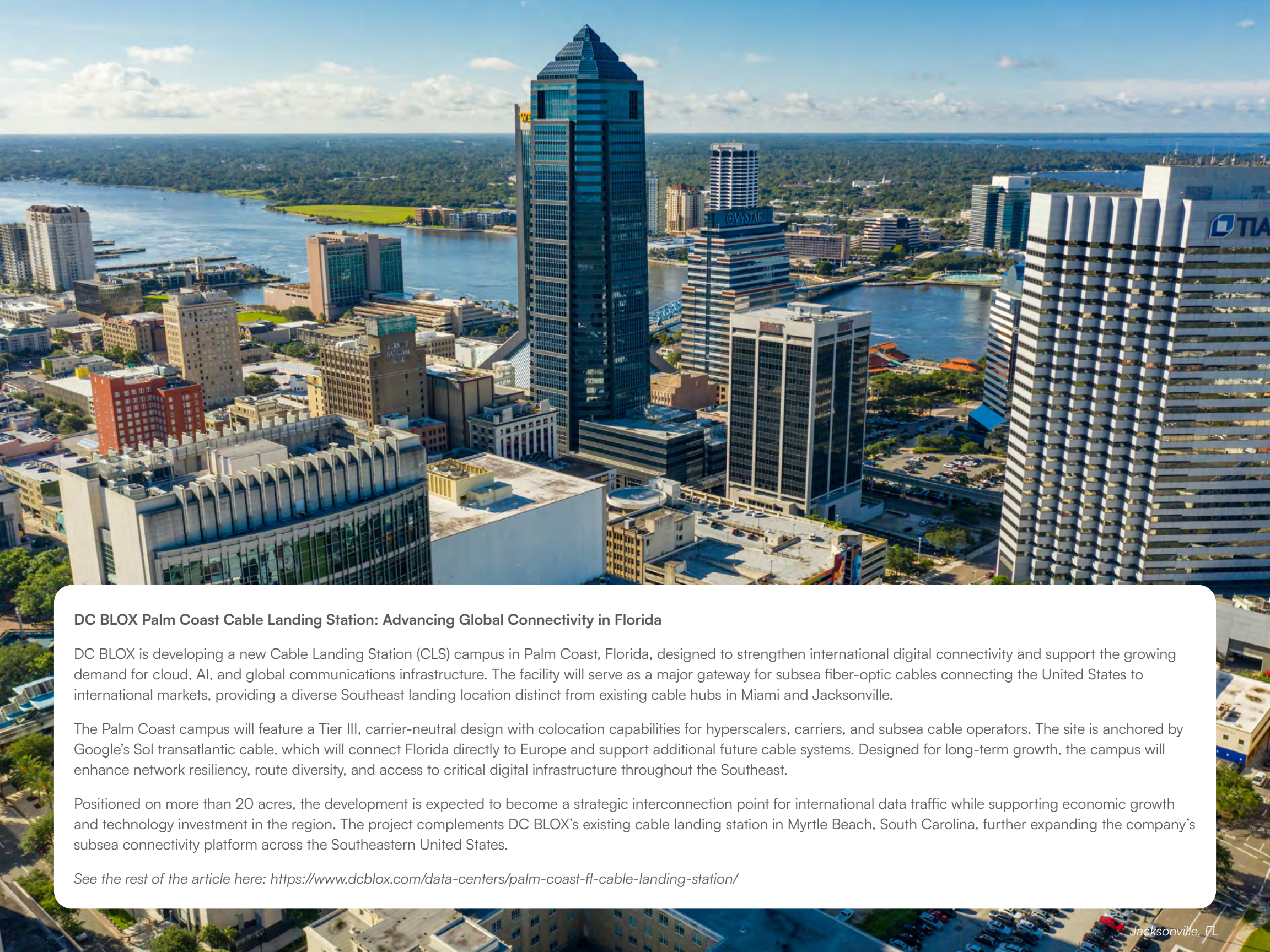
Jacksonville, FL

Palm Coast has emerged as one of Northeast Florida's fastest-growing communities, benefiting from sustained residential expansion, increasing household incomes, and its strategic location along the Interstate 95 corridor between Jacksonville and Orlando. The city has evolved from a retirement-oriented market into a diversified regional population center with nearly 100,000 residents, supported by strong in-migration trends, quality-of-life amenities, and a relatively affordable cost structure compared with many Florida coastal communities. Population growth has fueled demand across retail, healthcare, logistics, and industrial sectors while strengthening the local labor pool.

For industrial users and investors, Palm Coast offers a compelling combination of accessibility, workforce availability, and proximity to major transportation infrastructure. The market benefits from direct access to I-95, connections to Jacksonville's port and logistics network, and access to regional airports serving domestic and international markets. Continued residential and commercial growth throughout Flagler County has created demand for distribution, warehouse, flex, and light manufacturing facilities, positioning Palm Coast as an increasingly attractive alternative to higher-cost industrial markets elsewhere in Florida.

Property Demographics

POPULATION	3 miles	5 miles	10 miles
2020 Population	21,172	65,898	101,427
2025 Population	24,569	77,774	125,444
2030 Population Projection	28,102	89,170	144,738
HOUSEHOLDS	3 miles	5 miles	10 miles
2020 Households	8,424	26,270	42,198
2025 Households	9,729	30,879	52,386
2030 Household Projection	11,131	35,416	60,531
INCOME	3 miles	5 miles	10 miles
Avg Household Income	\$88,574	\$89,678	\$96,196



DC BLOX Palm Coast Cable Landing Station: Advancing Global Connectivity in Florida

DC BLOX is developing a new Cable Landing Station (CLS) campus in Palm Coast, Florida, designed to strengthen international digital connectivity and support the growing demand for cloud, AI, and global communications infrastructure. The facility will serve as a major gateway for subsea fiber-optic cables connecting the United States to international markets, providing a diverse Southeast landing location distinct from existing cable hubs in Miami and Jacksonville.

The Palm Coast campus will feature a Tier III, carrier-neutral design with colocation capabilities for hyperscalers, carriers, and subsea cable operators. The site is anchored by Google's Sol transatlantic cable, which will connect Florida directly to Europe and support additional future cable systems. Designed for long-term growth, the campus will enhance network resiliency, route diversity, and access to critical digital infrastructure throughout the Southeast.

Positioned on more than 20 acres, the development is expected to become a strategic interconnection point for international data traffic while supporting economic growth and technology investment in the region. The project complements DC BLOX's existing cable landing station in Myrtle Beach, South Carolina, further expanding the company's subsea connectivity platform across the Southeastern United States.

See the rest of the article here: <https://www.dcblox.com/data-centers/palm-coast-fl-cable-landing-station/>

Transportation

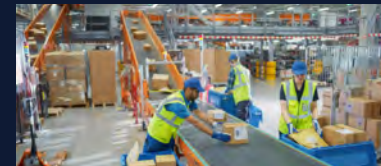
Jacksonville remains one of the Southeast's premier multimodal logistics hubs, leveraging deep-water port access, interstate connectivity, rail infrastructure, and a growing air transportation network. Jacksonville International Airport continues to experience record passenger growth, serving approximately 7.6 million passengers annually, supported by ongoing terminal expansion projects scheduled to increase capacity through 2026. The Port of Jacksonville (JAXPORT) handled more than 10 million tons of cargo in FY2025, including nearly 1.4 million containers, reinforcing its position as one of the nation's leading vehicle and container ports. Jacksonville's transportation and logistics ecosystem supports hundreds of thousands of jobs statewide and continues to attract major distribution, warehousing, and e-commerce investments. The city's integrated freight network across highway, rail, air, and seaport facilities remains a key driver of economic growth and industrial development.



Port Cargo Volume
±10.2 Million Tons Annually



Airport Passenger Traffic
±7.6 Million Passengers Annually



Logistics &
Supply Chain Impact
258,800+ Jobs Supported



Container Throughput
1.4 Million Containers Annually



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