



December 8, 2025

Brevard County Board of County Commissioners
2725 Judge Fran Jamieson Way, Bldg. C
Viera, Florida, 32940

RE: Support for Continued Site-Readiness and Spec Building Development Efforts

Dear County Commissioners:

On behalf of the Economic Development Commission of Florida's Space Coast (EDC), I am writing to express our strong support for proactive efforts by the County to advance site-readiness and speculative ("spec") industrial building development, a critical enabler for sustaining industrial progress across Brevard County.

As the lead economic development organization for Florida's Space Coast, the EDC advocates for a competitive business climate, promoting the Space Coast as a premier location for innovation, and advances initiatives that strengthen our military and high-tech sectors. Supporting the development of site readiness and spec buildings aligns directly with the EDC's strategic plan to drive expansion in key regional industry sectors, including Aerospace and Aviation, Advanced Communications, Electronics, High-Tech Manufacturing, and Emerging Technologies.

Since 2011, Brevard County has been experiencing a strong expansion in the aerospace and defense industries, with major employers and suppliers expanding operations across the region. However, as documented in CoStar Group's recent article, *"Brevard County's aerospace boom meets industrial bottleneck"*, the region's industry expansion is now outpacing available industrial-ready real estate. **Brevard County faces a critical shortage of development-ready industrial sites, creating a significant bottleneck for new investment and expansion from existing businesses, threatening the region's competitiveness when competing for new investment. (see Attachment A)**

CoStar Group, a U.S.-based leader in real estate information and technology, maintains one of the world's most comprehensive commercial property databases and provides advanced analytics across office, retail, industrial, multifamily, hospitality, land, and other sectors. Additional data from **CoStar's database shows that since 2014, Brevard County has seen just 27 new non-owner-occupied industrial buildings delivered, totaling 690,011 square feet.** The Titusville Logistics Center alone accounts for 247,069 square feet, leaving only 443,046 square feet of new industrial space over 11 years. **This stark shortage highlights the urgent need for additional industrial development to meet growing market demand (see Attachment B).**

Since 2020, the EDC has documented up to 11.4 million square feet of unfulfilled industrial demand from manufacturing companies seeking to expand and considering the Space Coast region as one of

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the potential options for their investment. These leads originated through RFPs from site selectors, state agencies, and direct inquiries from expanding companies looking for a viable site to locate their investment. The result is a market where **companies seeking move-in-ready space are left with very few options, forcing many to lease in adjacent markets or explore alternative aerospace hubs in Alabama, Texas, and Colorado. (See Attachment C)**

Without development-ready sites or speculative industrial buildings, prospective firms face costly delays or may choose to relocate to other regions where buildings, infrastructure, zoning, and utilities are already in place. This not only slows job creation but also threatens Brevard County's competitiveness at a pivotal moment for the aerospace and advanced manufacturing sectors.

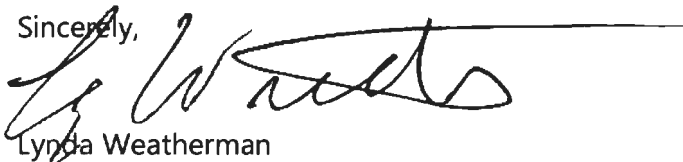
The proposed development of speculative industrial facilities—such as NAP's Commerce Park project, featuring a planned 100,000-square-foot industrial building on approximately 11.4 acres in Titusville within the federally licensed Exploration Spaceport—demonstrates the type of investment urgently needed. This site provides proximity to multimodal transportation (road, rail, air, sea, and space), Foreign-Trade Zone advantages, and access to a robust and highly skilled labor force. Once constructed, such a facility will offer a "plug-and-play" option for aerospace, defense, and advanced manufacturing companies seeking to locate or expand on the Space Coast. **Typically, this type of industrial user creates between 1 to 5 jobs per 1,000 sq. ft. of space.**

An economic impact analysis conducted by the EDC using IMPLAN estimates that construction improvements associated with the project could generate approximately \$96,573.86 in new annual tax revenue for Brevard County and \$56,733.99 in new annual tax revenue for the City of Titusville (see Attachment D). These figures do not include any additional annual revenue that could result from taxes tied to the personal property of a future tenant.

The expansion of advanced manufacturing industries on the Space Coast presents a historic opportunity for Brevard County to solidify its position as a national leader in aerospace, defense, and emerging technologies. This opportunity can only be fully realized if the County continues to take action to overcome the current site-availability bottleneck by supporting private sector-led site-readiness initiatives and the development of speculative industrial buildings.

We respectfully urge your continued leadership and support for these investments, which are essential to strengthening both national defense industrial base and Florida's role as a hub for aerospace and defense innovation. Thank you for your leadership and for your continued commitment to the people, businesses, and industries of Florida's Space Coast.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynda Weatherman", written over a horizontal line.

Lynda Weatherman
President & CEO