

Commercial Market Explorer**Brevard County, Florida****Coldwell Banker Commercial Sun Land Realty Of Florida, Inc.****3150 N. Wickham Road Suite 1****Melbourne, FL 32935****Phone:(321)-751-0700, (800)-940-1481****Market Overview**

With its 72 miles of pristine beaches, relaxing lifestyles and spectacular view of the Space Shuttle launches, Brevard County is one of the most vibrant growing areas and one of the most cost-effective, business friendly locations in the nation. In spite of changing trends in the retail market towards free standing stores and anchors closing multiple locations in favor of super-sizing one location, the retail occupancy rates remain in the 80% plus range with new centers planned. Overall office occupancy is holding in the 84% range in 1999 with over 200,000 square feet of new space having been absorbed. The industrial market has continued to strengthen in the south of the county with occupancy rates at an all time high and a significant increase in the supply of industrial properties. Harris Corporation and Intersil Corporation alone account for almost 4,000,000 square feet of space and the 150,000 square foot General Electric/Harris facility is well under construction in Melbourne and is slated for completion in 2000. The central and north county industrial market has remained stable.

State/Local Concessions

Economic Development Transportation "Road" Fund, Qualified Target Industry Tax Refund Program, Quick Response Training Program, No Personal Income Tax. \$5,000 Corporate Income Tax Exemption, \$25,000 Homestead Tax Exemption, Ad Valorem Tax Exemption, Various Sales Tax and Intangible Personal Property Tax Exemptions, Streamlined Permitting Process, Capital Investment Tax Credit, General Industry Impact Fee Exemptions, Industrial Development Revenue Bonds, High Impact Performance Incentive Grant, Silicon Technology Grant.

Quality of Life

The cost of living in Brevard ranks well below the national average and below most other Florida counties. Due to many high tech and aerospace jobs, almost 50% of the labor force makes over \$35,000 per year and over 37% of the entire population is college educated. Miles of beaches, rivers, parks and an abundance of golf courses, tennis courts, museums, galleries, theaters and festivals provide rich cultural and fun-filled recreational opportunities throughout Brevard. Peaceful, relaxing lifestyles offered in waterfront communities, tropical estate homes, horse ranches or lushly landscaped neighborhoods coupled with an average temperature of 73 degrees make Brevard a subtropical paradise ranked eleventh in the United States for relocation.

Transportation

Melbourne International Airport offers regular commercial flights as well as 120,000 SF of cargo terminal. The airport has a federal inspection station and is located in Foreign Trade Zone #136. Port Canaveral has 4,150 acres within the trade zone plus berthing facilities in addition to the commercial cruises offered for recreation.

Economic Information

Economic Development Commission of Florida's Space Coast 571-Y Haverty Court Rockledge, FL 32955
407-638-2000 407-633-4200

Rental Rates



OFFICE	\$ Low	\$ High	\$ Average	% Vacancy
Class A (Downtown):	\$10.00	\$18.00	\$14.00	12%
Class B:	\$6.00	\$10.00	\$9.00	16%
Class A (Suburban):	\$10.00	\$18.00	\$14.00	12%
Class B:	\$6.00	\$10.00	\$9.00	16%

INDUSTRIAL

Warehouse:	\$3.00	\$6.00	\$4.50	18%
Manufacturing:	\$4.00	\$7.00	\$5.50	8%
Flex:	\$6.00	\$8.00	\$7.50	7%

RETAIL

Downtown:	\$6.00	\$10.00	\$8.00	19%
Neighborhood:	\$8.00	\$10.00	\$9.00	19%
Community:	\$10.00	\$14.00	\$12.00	16%
Regional:	\$30.00	\$40.00	\$35.00	10%

DEVELOPMENT LAND

Sale/PSF Office Park:	\$4.00	\$5.00	\$0.00	0%
Industrial Park:	\$0.50	\$1.75	\$0.00	0%
Retail/Commercial:	\$2.00	\$5.00	\$0.00	0%
Residential:	\$0.57	\$1.15	\$0.00	0%

Operating Expenses

OFFICE	\$ Taxes	\$ Insurance	\$ CAM
Class A (Downtown):	\$1.00	\$0.25	\$3.75
Class B:	\$1.00	\$0.20	\$1.30
Class A (Suburban):	\$1.00	\$0.25	\$3.75
Class B:	\$1.00	\$0.20	\$1.30

INDUSTRIAL

Warehouse:	\$0.50	\$0.10	\$0.90
Manufacturing:	\$0.70	\$0.15	\$1.00
Flex:	\$0.90	\$0.20	\$1.40

RETAIL	\$1.00	\$0.20	\$1.80
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