

DeLand Tech Park could bring 1.5M square feet of industrial space to Central Florida



The 143 mixed-use DeLand Tech Park plans to have 91 acres dedicated to industrial work.
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Story Highlights

- DeLand Tech Park plans 1.5 million square feet of industrial space.
- The project spans three parcels totaling approximately 144 acres.
- DeLand Planning Board reviews infrastructure approval Dec. 10.

A proposed DeLand Tech Park could bring up to 1.5 million square feet of industrial space to Volusia County, positioning the area for major job growth and attracting institutional investors as demand for large-scale logistics sites surges.

Named DeLand Tech Park, the project is divided into three parcels, according to a description from Foundry Commercial, which currently represents the sale of parcel one, listed for an undisclosed amount:

- Parcel one with 91.3 acres, currently for sale, to be used for industrial
- Parcel two with 37.69 acres to be used for commercial, with a power center and neighborhood retail
- Parcel three with 14.81 acres used for commercial, as well as a power center, neighborhood retail and a gas station with a convenience store



The largest part of the development, which features the industrial project, is currently being approved by a range of interested parties, including “institutional investors,” along with plans varying from hundreds of thousands of square feet up to a million, according to Justin Ruby, a principal at Foundry Commercial.

According to the description of the project, the DeLand Tech Park Planned Unit Development Program has the industrial aspect of the project listed as 1.5 million square feet in size, with parcel two at 130,000 square feet and parcel three at 110,000 square feet.

“Workforce is a big component of industrial because it is a job creator,” Ruby said. “Developers are looking for that perfect blend of labor support and scale for land, which is very difficult to get. We’ve had just a great activity of interest in the site, not only from developers, but also from users who are looking for a location with frontage.”

The project is developing slowly and the DeLand Planning Board will review it Dec. 10 for approval to include grading, stormwater ponds and roads.

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In June, the DeLand City Council also approved the removal of 62 historic trees, needed for future construction.

The land for the development is primarily owned by Longleaf Four LLC, according to the Volusia County Property Appraiser, which shares a primary contact and mailing address with Denison Partners. The contact and company are also attached to similar development projects elsewhere, including the Plainfield Tech Park in Plainfield, Indiana, and Franklin Tech Park in Franklin, Indiana.

The project neighbors the already developed Yardley Crossings, a residential community built by Taylor Morrison, featuring single-story apartment homes for rent.

Volusia County sees growth in industrial development

In the DeLand area, while there are currently no industrial projects in the works, according to Lisa McNatt with CoStar Group, the greater county has seen many other projects recently completed or in the works.

Amazon recently opened its \$200 million robotics fulfillment center, a five-story, 630,000-square-foot center at 2519 Bellevue Ave. in Daytona Beach, which is estimated to create 1,000-plus jobs, according to previous reporting.



Downtown DeLand features shops, restaurants and offices for both Volusia County and DeLand city government.

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This opening led to a massive increase in development completions in the area, as the location represented an estimated three million square feet of industrial space completed in the last 12 months, up from 640,000 square feet one year ago, according to CoStar Group.

Furthermore, the Florida Logistics Center is in the works for the area. The project is planned as a 276.5-acre mixed-use project in Daytona Beach with 6 million square feet of industrial and office space, according to previous reporting.

Rent in this market has also seen an increase, as of October 2025 data. According to CoStar, the average asking rent for industrial spaces is \$10.79 per square foot, up 3.6% in the last 12 months, with the average rent for office spaces is at \$24.22 per square foot, up 2.3%, and retail rent at \$19.89 per square foot, up 2.3%.

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T H E L I S T

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Project square feet

Rank	Prior Rank	Project name
1	1	Catchlight Crossing
2	2	Logistics 429 at Apopka Ridge
3	2	Wyld Oaks

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