



*Conceptual Rendering

AIRPORT COMMERCE CENTER INDUSTRIAL PARK

316.19-ACRE INDUSTRIAL DEVELOPMENT

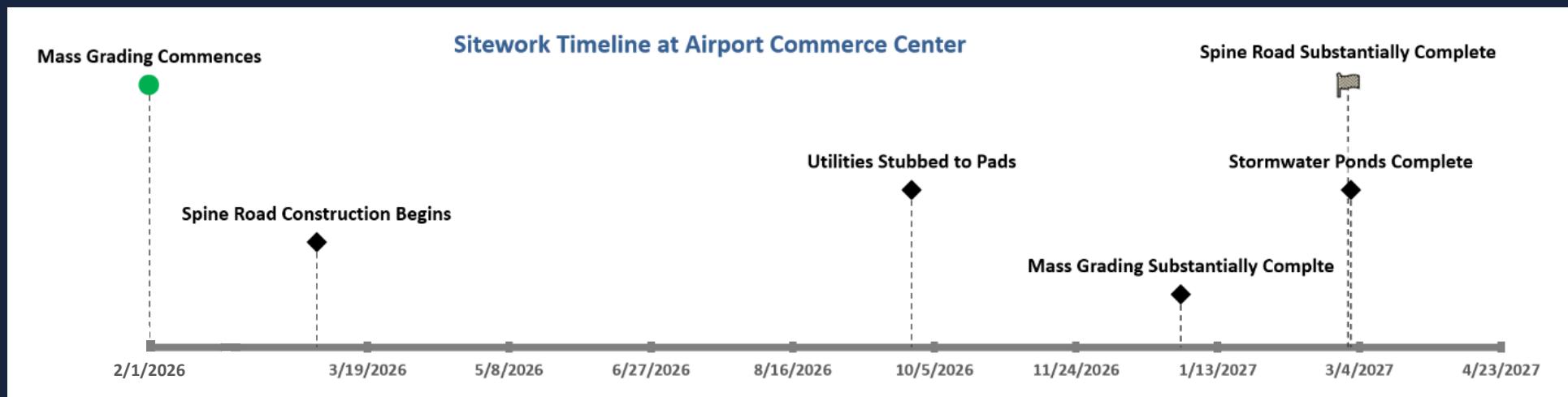
UNDER CONSTRUCTION | BUILD TO SUIT OPTIONS AVAILABLE

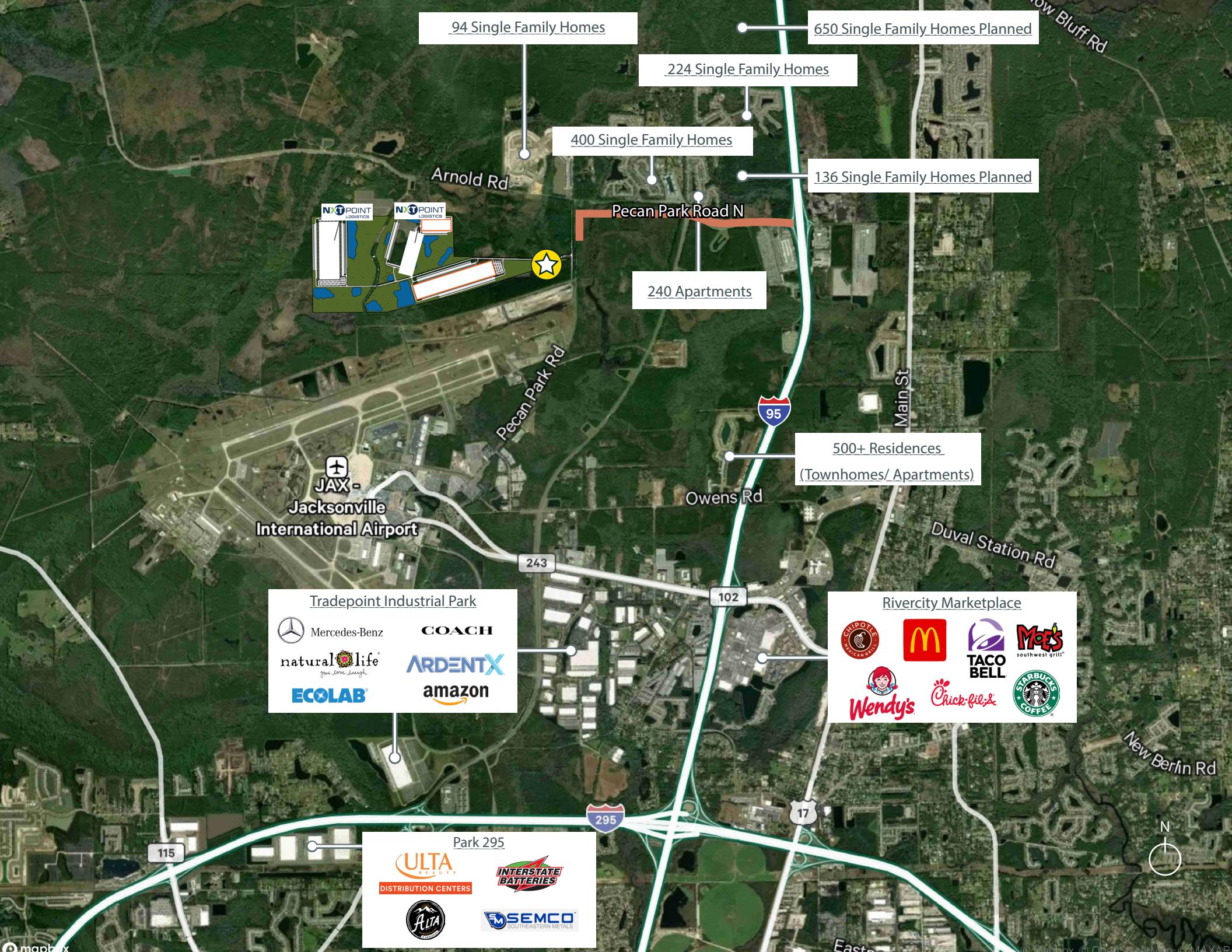
0 PECAN PARK ROAD,
JACKSONVILLE, FL 32218



CBRE

SITE PLAN





Points of Interest	Distance
Interstate 95	2 miles
Interstate 295	5 miles
US-10	17.4 miles
CSX Intermodal Facility	13.5 miles
Norfolk Southern Intermodal Facility	14.2 miles
JAXPORT Talleyrand	17.3 miles
JAXPORT Dames Point	13.3 miles
JAXPORT Blount Island	13.8 miles
Port of Savannah	129 miles
Port of Tampa	210 miles
Port of Charleston	227 miles

SUBJECT SITE



PRIME CONNECTIVITY

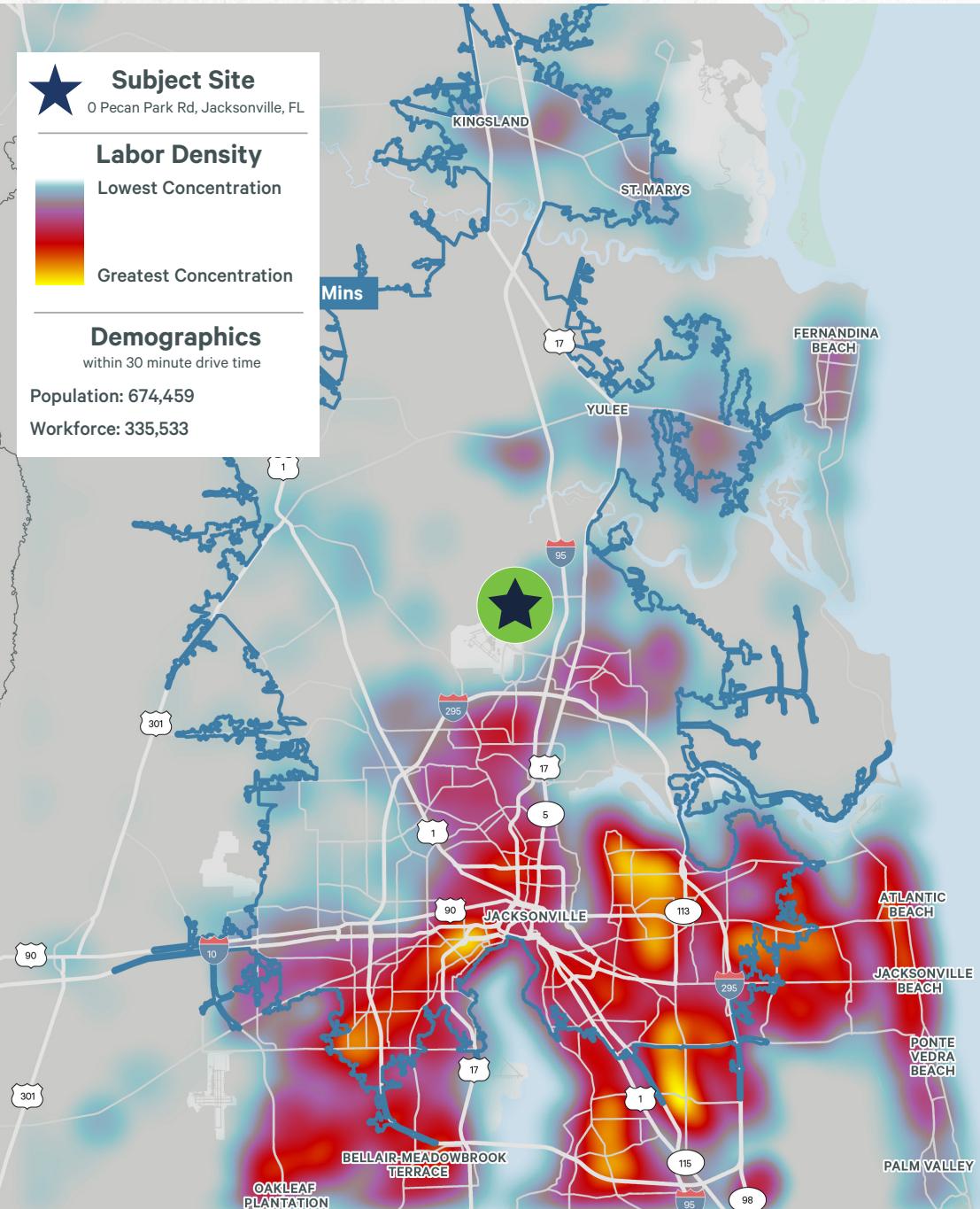
REACH +50M CONSUMERS IN THE SOUTHEAST

JACKSONVILLE BOASTS A STRONG INTERMODAL SYSTEM WITH FAST ACCESS TO MAJOR MARKETS THROUGHOUT THE U.S. VIA THREE RAILROADS (CSX, NORFOLK SOUTHERN AND FLORIDA EAST COAST) AND MULTIPLE INTERSTATE HIGHWAYS (I-75, I-10 AND I-95). JAXPORT IS THE PREMIER DIVERSIFIED PORT IN THE REGION WITH MULTIPLE CARGO TERMINALS CAPABLE OF HANDLING CONTAINER, AUTOMOBILE, BULK, BREAK-BULK AND REFRIGERATED CARGOES.

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LOCATION STATISTICS



Key Metrics (Drive Time)	10 minutes	20 minutes	30 minutes
Population	191,459	854,306	1,412,054
Daytime Population	162,416	911,925	1,455,493
Labor Force (Transportation, Production, Material Moving)	11,609	54,338	88,142
Bachelor's Degree or Higher	35,939	189,323	360,309
Businesses	4,755	34,793	55,808
Avg Household Income	\$94,098	\$95,527	\$107,388

FOREIGN TRADE ZONE (FTZ) NO. 64 BENEFITS & STATS

- + Duty Deferral, Reduction, or Elimination - Businesses operating within FTZ No. 64 can defer, reduce, or even eliminate customs duties, including:
 - Duty deferral while goods remain stored in the FTZ
 - Duty exemption for re-exported goods
- + Streamlined Customs Efficiencies - Goods moved into FTZ No. 64 are treated as outside U.S. Customs jurisdiction, enabling:
 - Direct delivery from port to facility
 - Faster, simplified customs clearance
- + Large, High-Capacity Service Area - FTZ No. 64 is Florida's largest FTZ, offering:
 - 5,000+ square miles of zone coverage
 - 156 million sq. ft. of nearby warehouse/distribution space
- + Fast Site Activation for Industrial Properties - Industrial facilities within the FTZ service area can activate quickly:
 - ≤ 30 days for storage/distribution sites
 - ≤ 120 days for manufacturing, kitting, or assembly
- + Proven Economic Impact & Workforce Strength - FTZ No. 64 is a major regional economic engine, including:
 - 1,500+ U.S. workers employed by FTZ No. 64 operators
 - 9 participating counties and 8 active FTZ operations

Sources: CBRE Research; JaxPort



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