



\*Conceptual Rendering

## AIRPORT COMMERCE CENTER INDUSTRIAL PARK

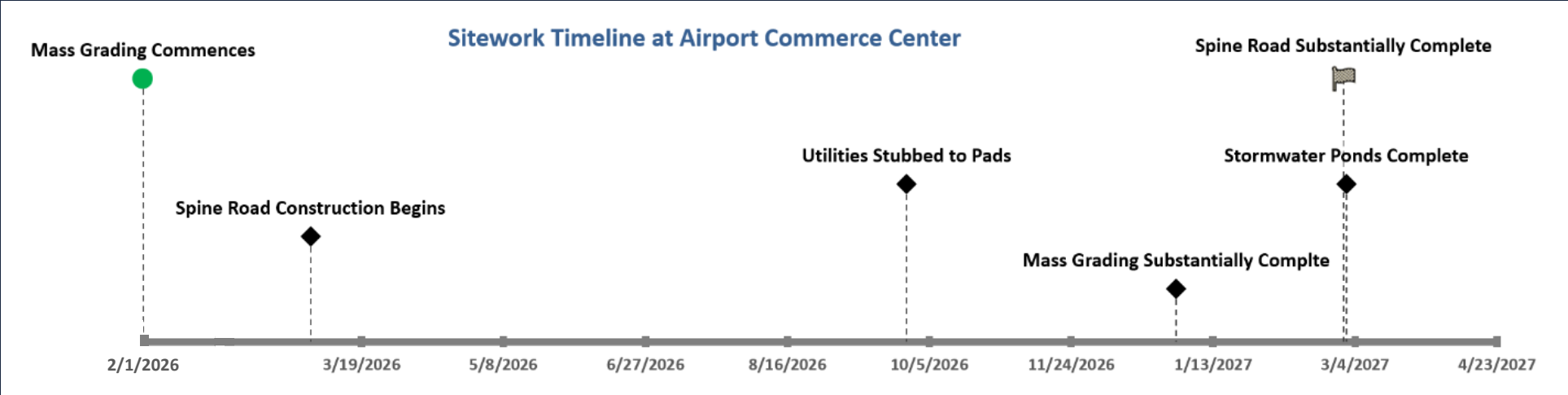
316.19-ACRE INDUSTRIAL DEVELOPMENT  
UNDER CONSTRUCTION | BUILD TO SUIT OPTIONS AVAILABLE

0 PECAN PARK ROAD,  
JACKSONVILLE, FL 32218

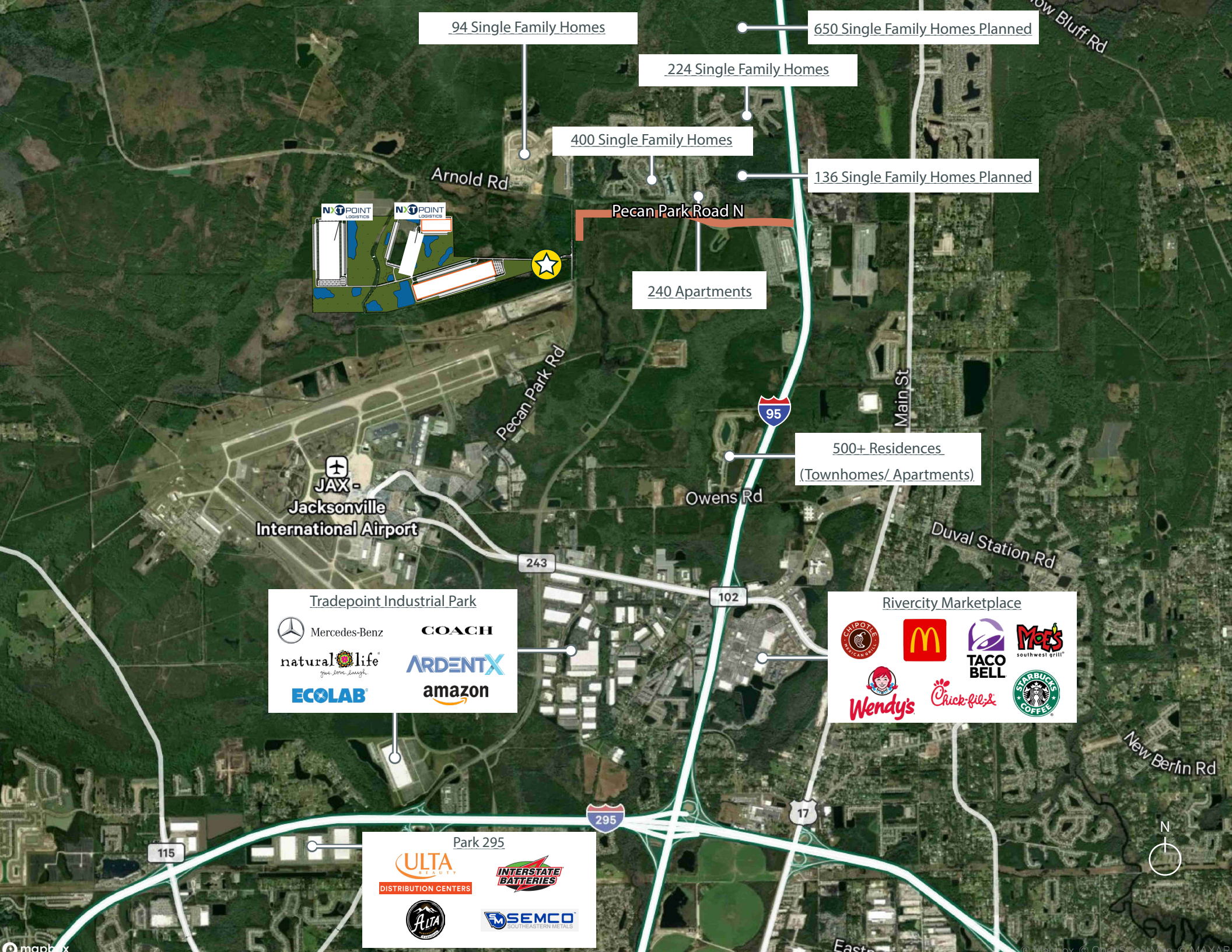


**CBRE**

# SITE PLAN







94 Single Family Homes

650 Single Family Homes Planned

224 Single Family Homes

400 Single Family Homes

136 Single Family Homes Planned



Pecan Park Road N

240 Apartments

500+ Residences  
(Townhomes/ Apartments)

JAX -  
Jacksonville  
International Airport

Tradepoint Industrial Park



Mercedes-Benz

COACH

natural life  
*your love. laugh.*

ARDENTX

ECOLAB

amazon

Rivercity Marketplace



Wendy's

Chick-fil-A

Starbucks Coffee

Park 295

ULTA  
BEAUTY  
DISTRIBUTION CENTERS

INTERSTATE  
BATTERIES



SEMCO  
SOUTHEASTERN METALS





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

JAX  
Jacksonville  
International Airport

Park 295  
ULTA  
DISTRIBUTION CENTERS  
INTERSTATE BATTERIES  
FLTA  
SEMCO

Imeson Industrial Park  
amazon  
sam's club  
DOLLAR GENERAL  
Cray Art  
Kroger  
Saddle Creek LOGISTICS SERVICES  
MARGO  
PRIMARK

Tradepoint Industrial Park  
Mercedes-Benz  
COACH  
natural life  
ARDENTX  
ECOLAB  
amazon

Northpoint Industrial Park  
BACARDÍ  
GILDAN  
IEM  
CROWLEY  
TRUaire  
HILLMAN  
NIVEL

amazon  
BRIDGESTONE  
HOSE POWER  
FLEXCOLD  
AVI AIR VAN INC  
CBXGlobal

Westside Industrial Park  
ups  
LOWE'S  
Kraft  
Winsupply  
JOHNSTONE SUPPLY  
BMW  
Builders FirstSource  
amazon

Dames Point Terminal  
Blount Island Terminal

Talleyrand Terminal

Mayport Naval Station

Jacksonville



Jacks  
Be

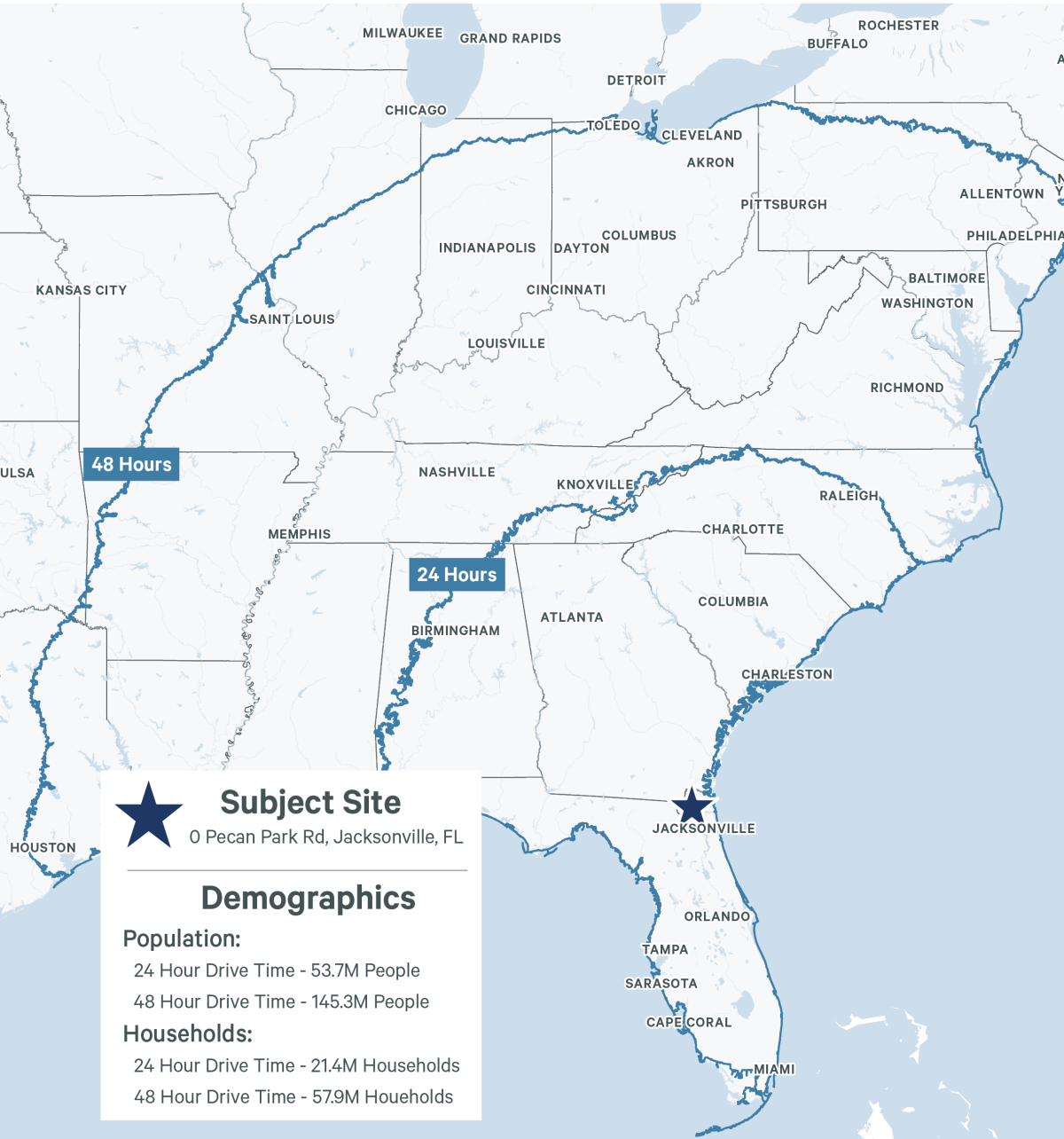


# PRIME CONNECTIVITY

## REACH +50M CONSUMERS IN THE SOUTHEAST

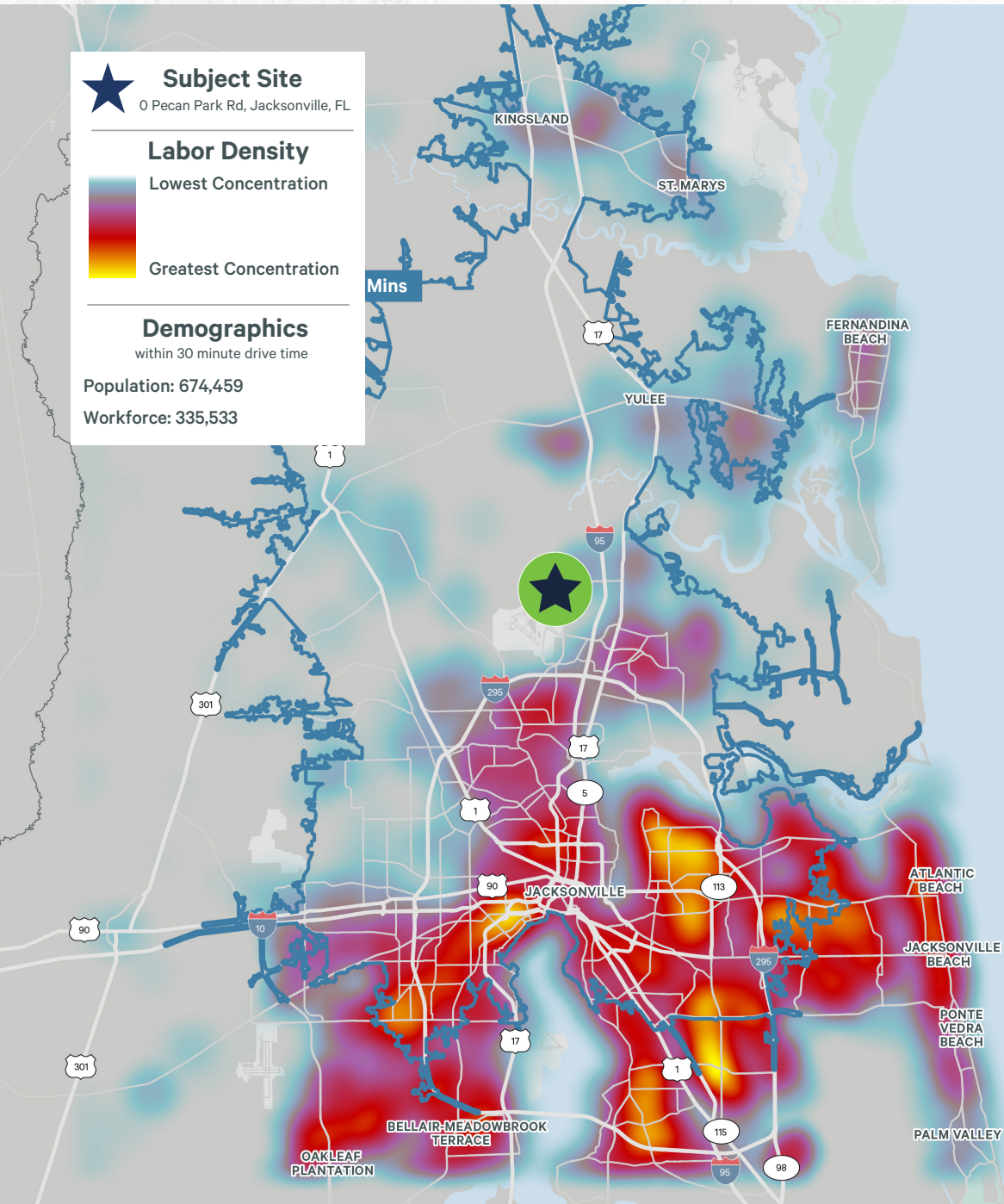
JACKSONVILLE BOASTS A STRONG INTERMODAL SYSTEM WITH FAST ACCESS TO MAJOR MARKETS THROUGHOUT THE U.S. VIA THREE RAILROADS (CSX, NORFOLK SOUTHERN AND FLORIDA EAST COAST) AND MULTIPLE INTERSTATE HIGHWAYS (I-75, I-10 AND I-95). JAXPORT IS THE PREMIER DIVERSIFIED PORT IN THE REGION WITH MULTIPLE CARGO TERMINALS 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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316.19-ACRE INDUSTRIAL DEVELOPMENT

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