



FIVE BUILDING BUSINESS PARK

MARIANNA JACKSON COUNTY DISTRIBUTION PARK

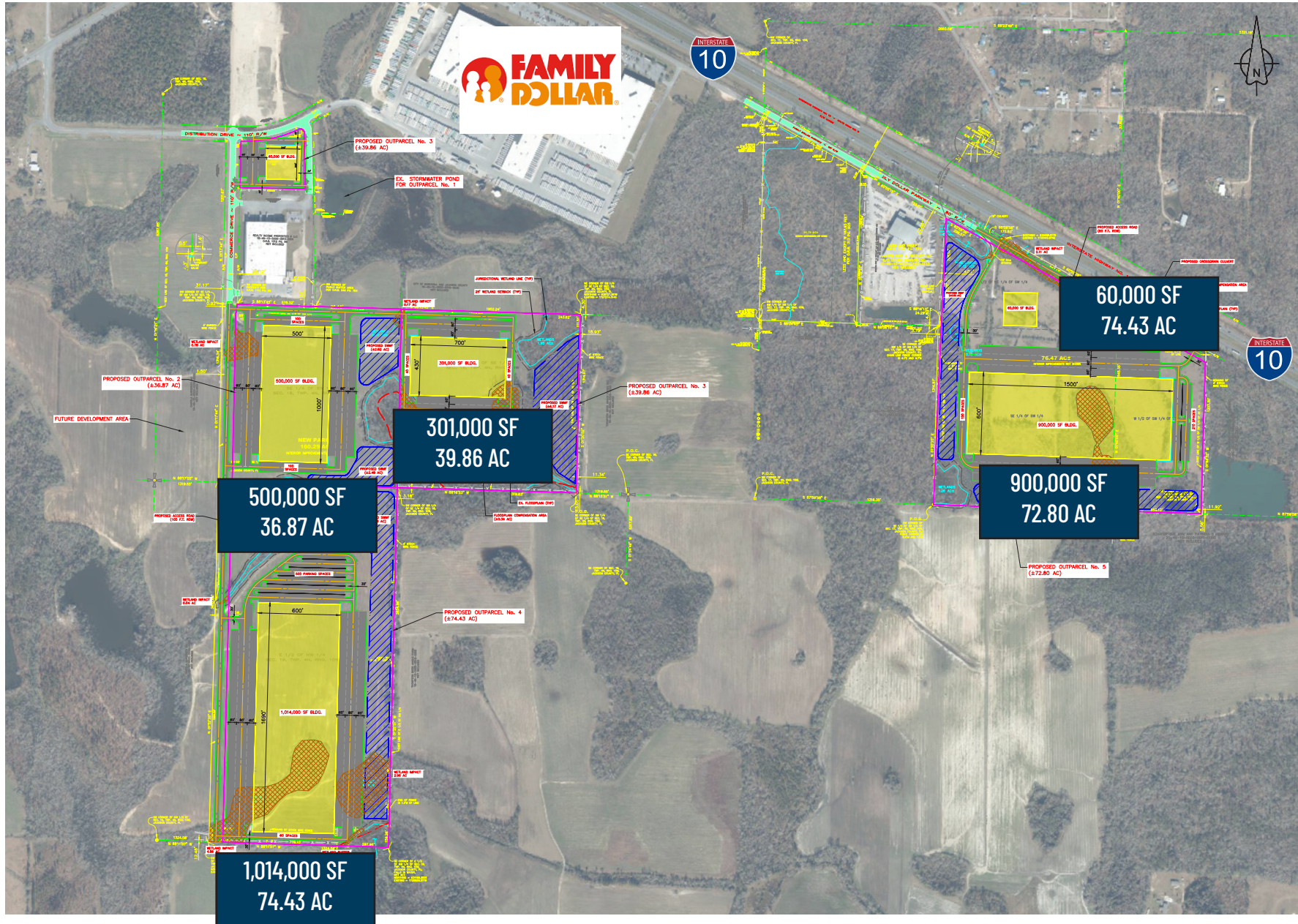
Build to Suit Opportunity
258 Total Acres Available
60,000 SF - 1,014,000 SF

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Site Plan



Utilities on Site



Electric

Florida Public Utilities: 12.47 kV distribution line onsite



Natural Gas:

Florida Gas Transmission Company: 4-inch line



Water:

City of Marianna: 12-inch line with 4.108 mgd available capacity



Sewer:

City of Marianna Wastewater Treatment Plant: 12-inch line



Telecom:

Century Link: Infrastructure onsite

Site Advantages

- 258 total acres
- Frontage and direct access to I-10 (<1 mile)
- Utilities available onsite
- 46 miles from Dothan Regional Airport
- 54 miles from Port Panama City
- "Florida First" Certified Site by FP&L
- Multitude of potential state and local incentives, including property tax rebates, jobs tax credits, job training grants, and sales and use tax exemptions

Marianna Jackson County Distribution Park

BTS Opportunity

DRIVE TIMES

Point of Interest	Miles
I-10	0.5
Marianna Municipal Airport	10
Dothan Regional Airport	45
Port Pannama City	55
Tallahassee Airport	67



LABOR FACTS (60 MILE RADIUS)

810,537

Residents

40

Median Age

\$62K

Median Salary

25.6%

Bachelor's Degree

28,279

Total Businesses

307,076

Total Households



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