

FOR SALE

6 million sq ft Industrial/Manufacturing space
300,000 sq ft Office/Commercial space
175 room Hotel space



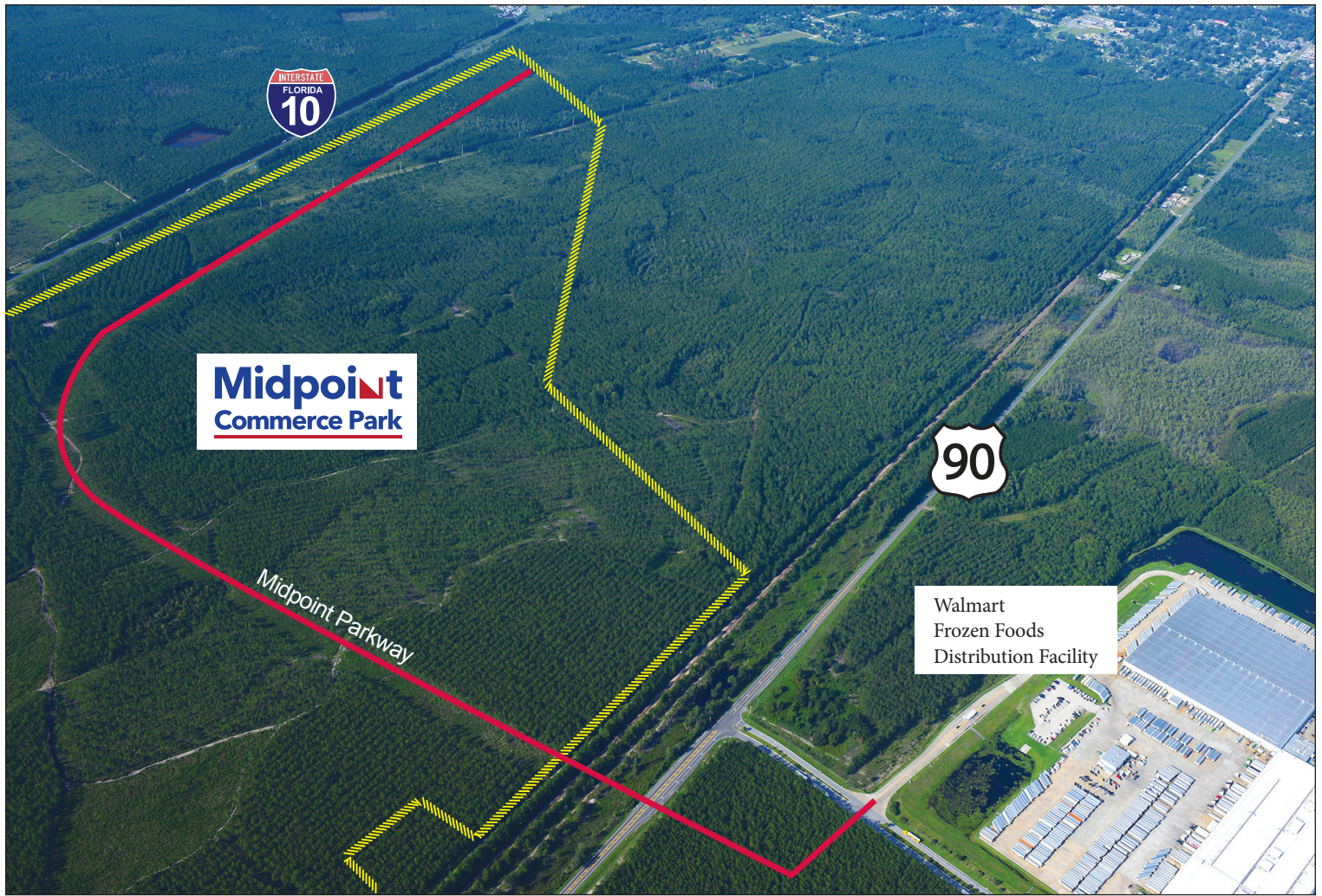
Midpoint Commerce Park



Commercial Realty, Inc.

4685 Sunbeam Road, Suite 4, Jacksonville, FL 32257

Office: **904.731.4511** Direct: **904.421.7421** WatsonCommercial.com



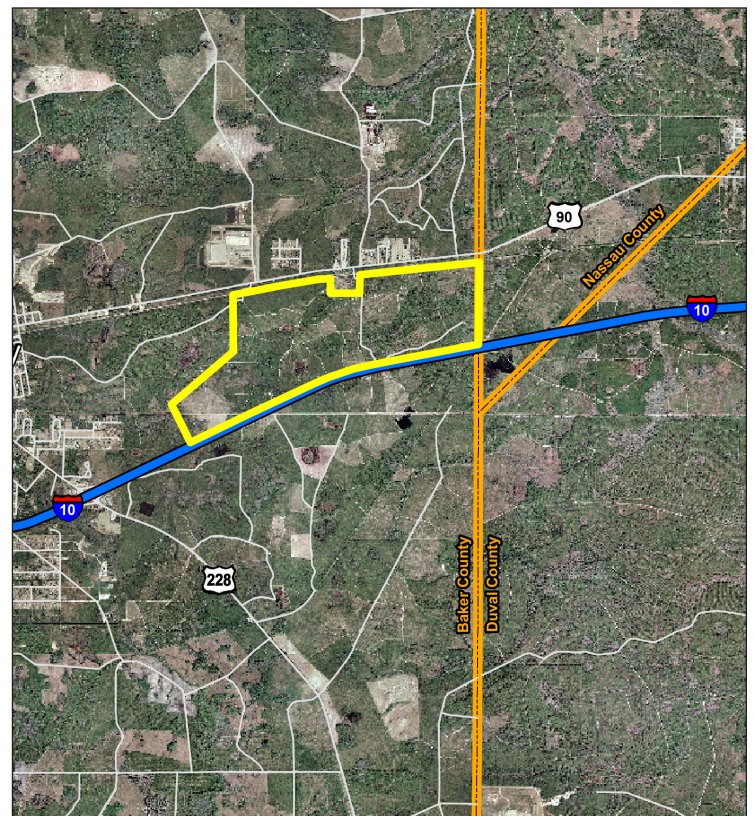
- Elevation:** 165'-175' above mean sea level on flat topography
- Flood Plain:** Outside 100 and 500 year flood plain
- Wetlands:** Uplands- wetlands outside usable acreage
- Land Use:** Industrial- up to 6 million SF
Office- up to 300,000 SF
Hotel- up to 175 rooms
- Zoning:** Currently Agricultural with land use approved for uses above.
- Traffic Counts:** I-10- 22,000 ADT
US-90- 5,800 ADT
- Rail:** CSX Rail Service with 2 miles of track frontage.
- Utilities:** Elect- Florida Power & Light to 175MW
Water & Sewer- City of Macclenny
Natural Gas- TECO/Peoples' Gas available for major user
- Rail Terminals:** CSX Intermodal Terminal 24+/- miles
Norfolk Southern Intermodal Terminal 19 miles+/-
FEC Intermodal terminal 29 miles +/-
- Airports:** Jacksonville International Airport 34 miles +/-
Cecil Field 13 miles+/-
- Interstates:** To I-75: 41+/- miles west
I-95: 6 +/- miles east
I-295: 21 +/- miles east
US-17: 24 +/- miles south
US-301: 6 +/- miles east

Economic Incentives:

Baker County is designated as a Rural Area of Opportunity (RAO) by the State of Florida which qualifies it for the following employment incentive programs:

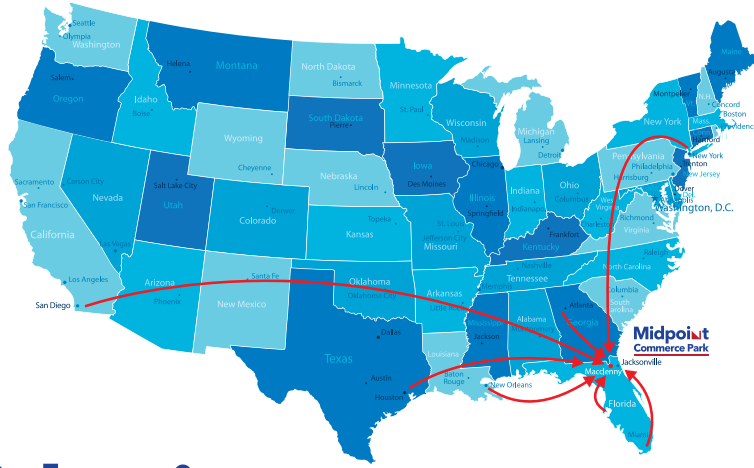
- Qualified Target Industry Tax Refund Program
- Quick Response Training Program
- Rural Area Job Tax Credit Program

Below: Midpoint Commerce Park property boundaries in yellow and the entire site is located within FTZ-64 managed by JAXPORT. NOTE: Florida county lines are represented in gold.

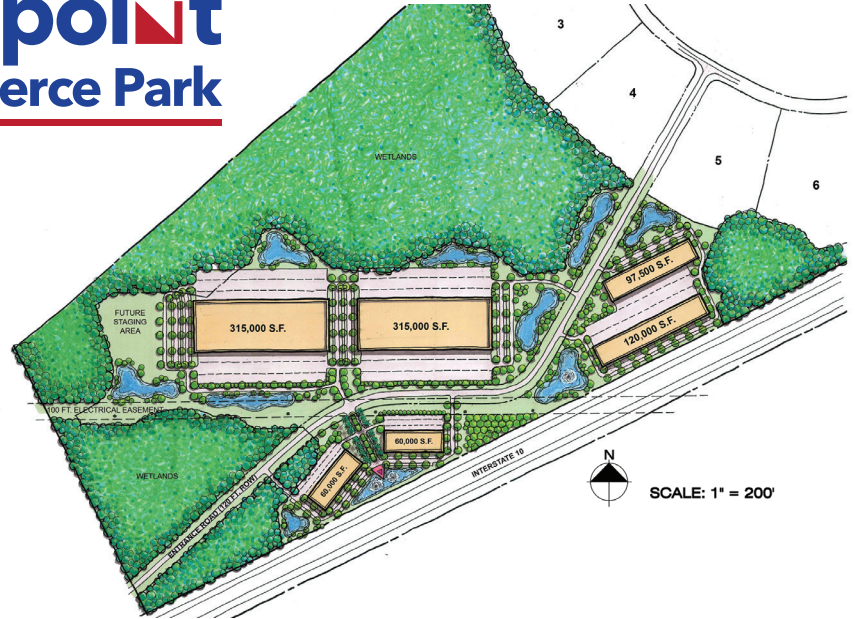


Distances from major cities to Macclenny, FL

City Distance:	Miles	Kilometers
New York City	853	1,373
San Diego	2,064	3,321
Atlanta	319	513
Houston	793	1,277
Miami	374	602
Tampa	182	292
New Orleans	522	839
Orlando	169	272
Savannah	166	267
Jacksonville/Jaxport	34	54
Los Angeles	2,120	3,412
Chicago	857	1,380
Philadelphia	776	1,248
San Antonio	983	1,582
Dallas	882	1,420
San Jose	2,320	3,733
San Francisco	2,349	3,780
Columbus	671	1,080
Fort Worth	911	1,467
Charlotte	350	563
Detroit	835	1,344
El Paso	1,445	2,325
Memphis	571	919
Baltimore	697	1,122
Boston	1,036	1,668
Seattle	2,435	3,920
Washington, D.C.	662	1,066
Denver	1,445	2,326



Midpoint Commerce Park



Below: Photo illustration aerial view looking North.

Note: Walmart Frozen Foods Distribution Facility on US-90.

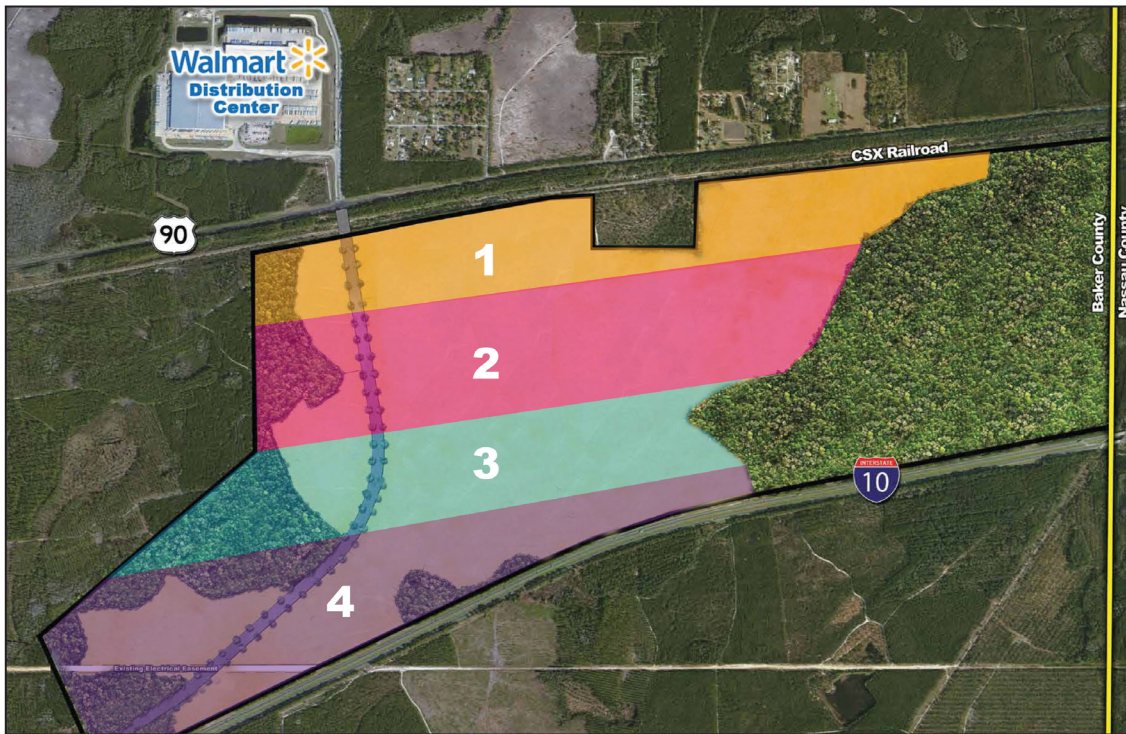


Midpoint Commerce Park will have convenient truck and auto access at the signalized intersection of Midpoint Parkway and SR-228 North just off I-10 in Macclenny.

The Parkway will run east along the north side of I-10 into the Park and turn north and flyover US-90 with easy access there. All utilities will be located along the Parkway.

Midpoint Parkway





PRICING OVERVIEW:

Price Categories by Size:	1 to 5	10 to 30 \$ Per Acre	30 to 75	75 to 150	150 to 150	Entire Site
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1	Rail Access-Northside of Site:					
	Big Box/ Rail Served/ Outside Storage	\$45,000	\$40,000	\$35,000	\$30,000	\$25,000
2	Mid Park Sites:					
	Industrial users/ Some Outside Storage	\$50,000	\$45,000	\$40,000	\$35,000	\$30,000
3	Near I-10 Sites:					
	Service/ Warehouse/ Minimal Outside Storage	\$58,000	\$53,000	\$48,000	\$43,000	\$38,000
4	I-10 Frontage Sites:					
	Office/Retail/ Service Centers/ Minimal Outside Storage	\$75,000	\$65,000	\$60,000	\$55,000	\$50,000



Thomas Jones,

Commercial Sales Associate, Watson Commercial Realty, Inc.

Email: TJones@WatsonCommercial.com

Office: 904.731.4511

Direct: 904.421.7421