

FOR SALE > INDUSTRIAL LAND



Northeast Florida

Wildlight Commerce Park

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097

UNIMPROVED INDUSTRIAL LAND AVAILABLE

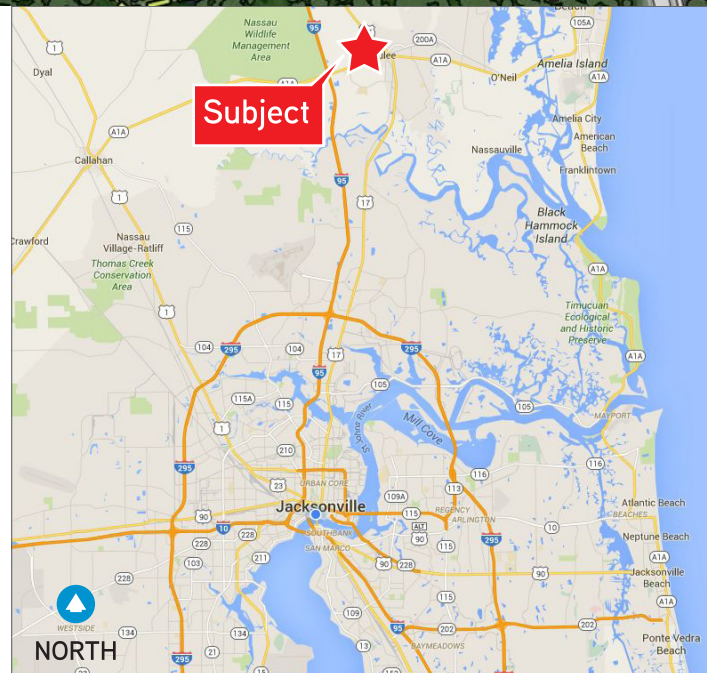
Proposed Site Plan



Property Features

- > 130± gross acres for industrial development, 86.43± net upland acres for sale
- > Rail served - CSX and First Coast Rail
- > Approved and entitled for 1.3± million SF of Industrial Warehouse and Light Manufacturing
- > SJRWMD Conceptual and ACOE permits in place
- > Quick and easy access to I-95 (2.7 miles west) and US 17 (0.8 miles east), 17 miles south to I-295 beltway, 24 miles south to I-10. *Note New Diamond Interchange at I-95 & A1A.
- > Please call for pricing
- > For access to Due Diligence materials, please

[CLICK HERE](#) to complete our Confidentiality Agreement



HOBART JOOST, JR. SIOR
Executive Vice President
+1 904 861 1124
hobart.joost@colliers.com

ROBERT W. SELTON III
CEO | Northeast Florida
+1 904 861 1124
hobart.joost@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

Site Plan

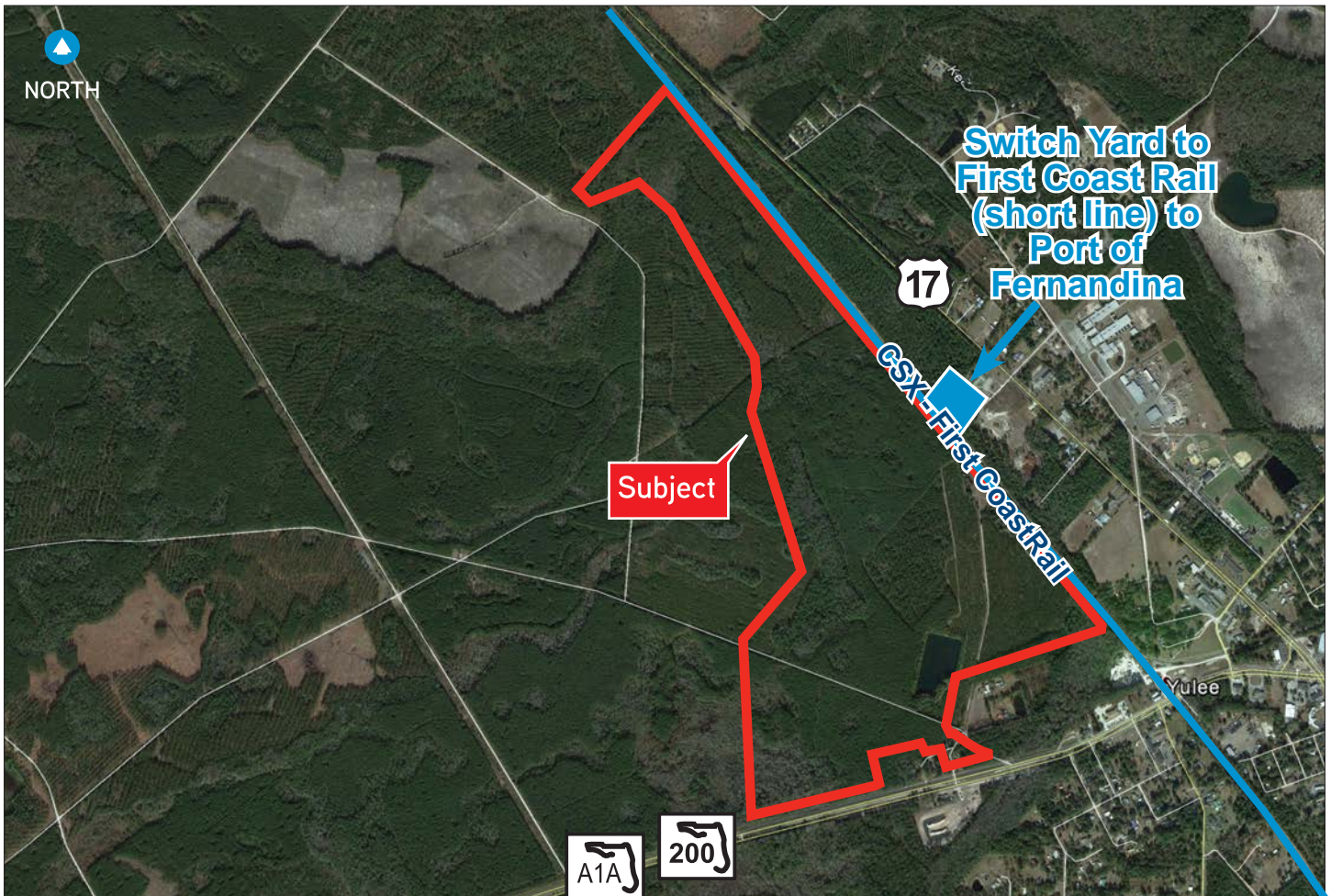
NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097



Raydient Places + Properties is the Master Developer for Wildlight Commerce Park.

Aerial

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097

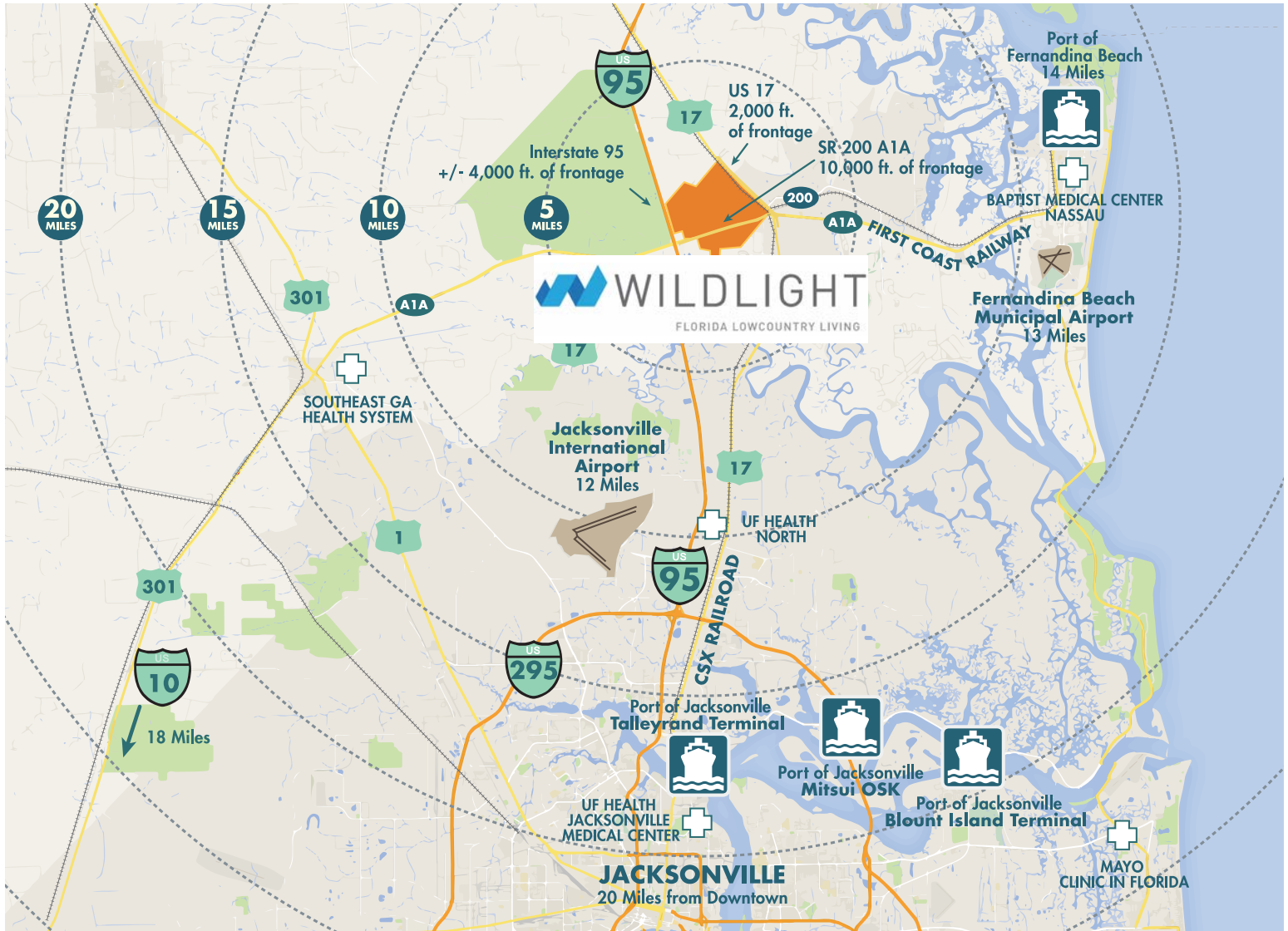


Wildlight Commerce Park is part of the Employment Center Detail Special Area Plan (DSAP) that allows up to 6.8 million SF of office, retail, industrial uses and 3,200 residential units.

Wildlight Commerce Park is less than 20 miles from downtown Jacksonville.

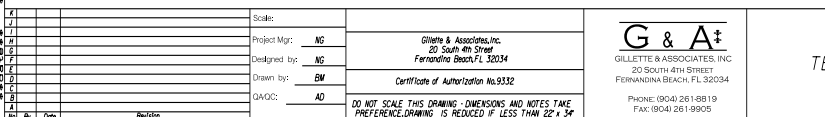
Travel Times

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097



DISTANCE TO:

| | | | |
|--------------------------------|---------|----------------------------------|---------|
| I 95 | 2.7 mi | JAXPORT - Blount Island Terminal | 21.6 mi |
| I 10 | 24.3 mi | Fernandina Beach Airport | 13.0 mi |
| US HWY 17 | 0.8 mi | Jacksonville Int'l Airport | 12.0 mi |
| Port of Fernandina | 13.2 mi | Port Brunswick | 42.9 mi |
| JAXPORT - Talleyrand Terminal | 24.7 mi | Port Savannah | 101 mi |
| JAXPORT - Dames Point Terminal | 20.8 mi | Port of Canaveral | 184 mi |



TYPE G ROADWAY - 47' RIGHT OF WAY

The diagram illustrates the cross-section of a Type G Roadway, showing the following components and dimensions from left to right:

- 7'**: Distance from the left edge of the road to the centerline.
- 12"**: Width of the **TRAVEL LANE** on the left side of the centerline.
- 18" CURB & GUTTER**: Width of the curb and gutter on the left side of the centerline.
- 12"**: Width of the **TRAVEL LANE** on the right side of the centerline.
- 18" CURB & GUTTER**: Width of the curb and gutter on the right side of the centerline.
- 7'**: Distance from the right edge of the road to the centerline.
- 6'**: Width of the **SIDEWALK** on the right side of the road.

The road structure layers, indicated by arrows, are:

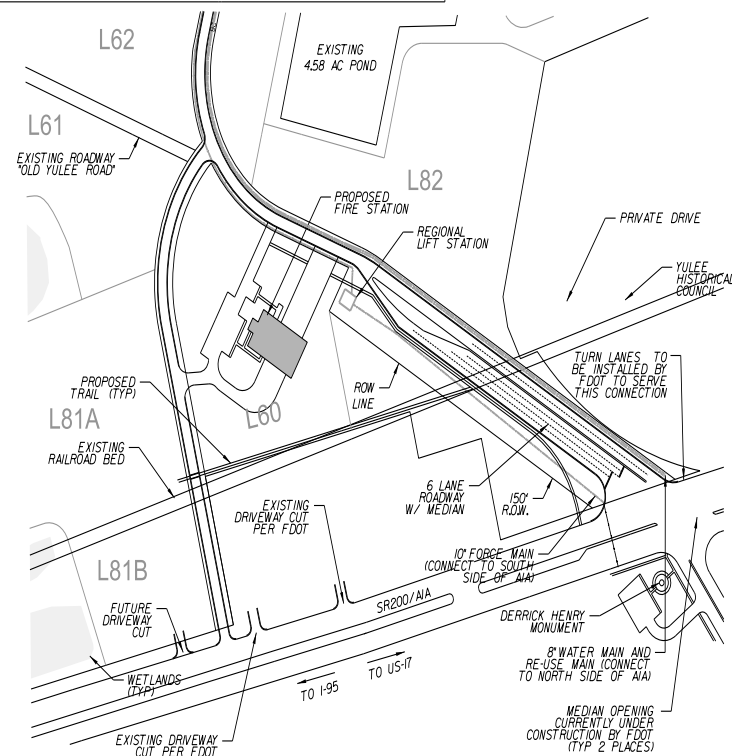
- 1 1/2" THICK - TYPE 5-3 ASPHALTIC CONCRETE**
- 8" THICK LIMEROCK SUBBASE**
- 12" THICK STABILIZED SUBGRADE BASE**

The total width of the road structure is shown as:

- 24'**: Total width of the road structure (excluding sidewalks).
- 27'**: Total width of the road structure including the 18" curb and gutter on both sides.
- 29'**: Total width of the road structure including the 18" curb and gutter and the 12" travel lanes on both sides.

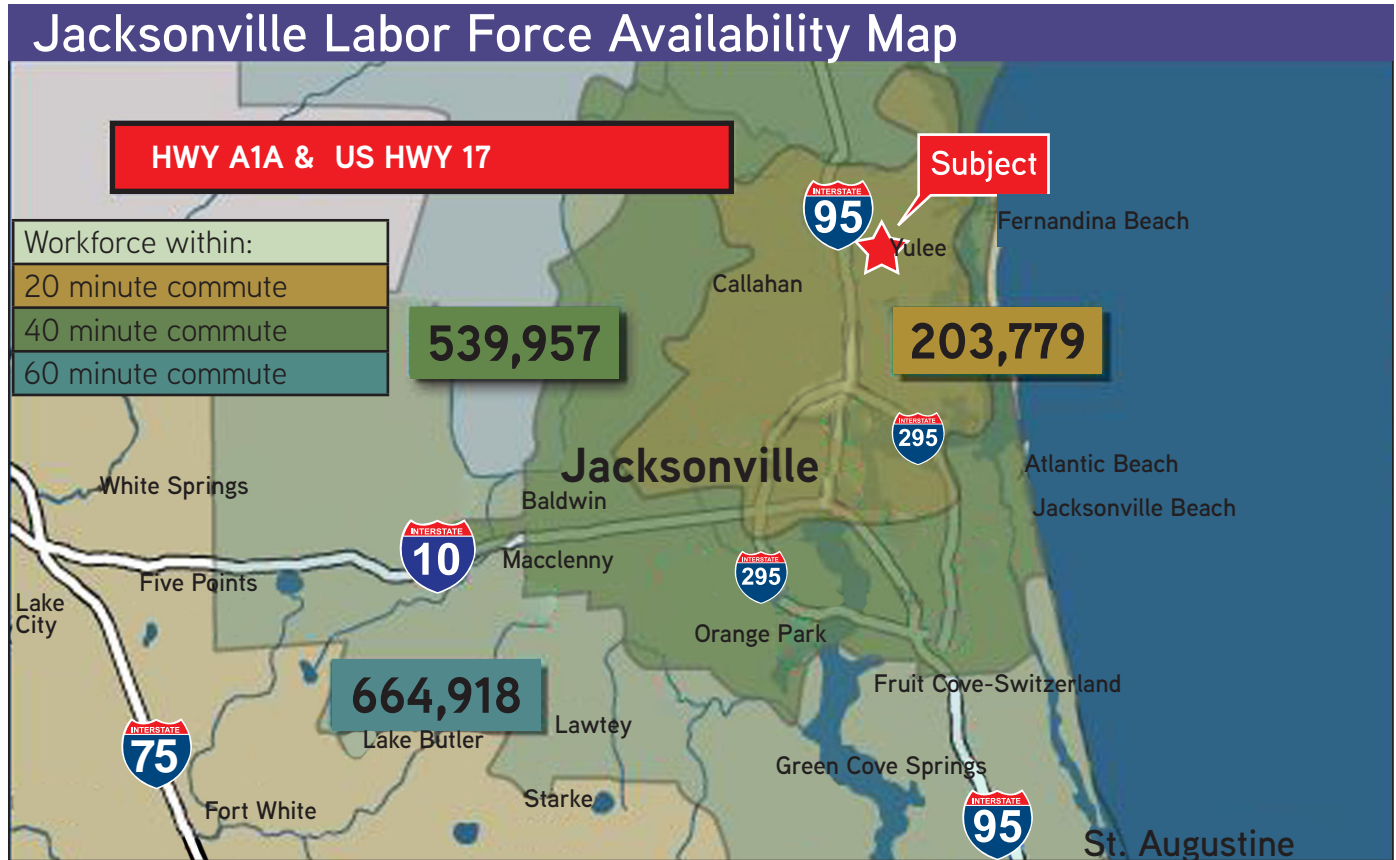
The **4" THICK CONCRETE** sidewalk is shown on the right side of the road.

TYPE G TYPICAL ROADWAY SECTION (STA 19+00 - 52+00)



Northeast Florida Labor Force

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097



Nassau County Workforce Demographics

| Year | Total | Emp. | Unemp. | Rate |
|------|--------|--------|--------|--------|
| 2010 | 36,317 | 32,359 | 3,958 | 10.90% |
| 2011 | 38,130 | 34,599 | 3,320 | 8.70% |
| 2012 | 37,607 | 34,728 | 2,879 | 7.70% |

Florida School District Ratings

| District Rank | District Name | District Grade Points | Grade 2011 | Grade 2010 |
|---------------|---------------|-----------------------|------------|------------|
| 14 | Nassau | 550 | A | A |

| Non-Farm Employed by Industry (2012): | | | |
|---------------------------------------|--|--------|---------------------------------|
| Average Monthly Employment | | 18,242 | |
| Trade, Transportation, and Utilities | | 23% | Manufacturing 6% |
| Leisure and Hospitality | | 24% | Construction 4% |
| Education and Health Services | | 19% | Financial Activities 3% |
| Professional and Business Services | | 8% | Other Services 3% |
| Public Administration | | 6% | Natural Resources and Mining 2% |
| | | | Information 1% |



Nassau Center

Located in the center of Nassau County in Yulee and equipped with computer and technology enhanced classrooms and labs.

Nassau County, FL - Connected

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097

Nassau County, Florida is ripe with history and it is our history that serves as the impetus for our current success and future growth. Since David Yulee constructed the rail linking Fernandina Beach to Cedar Key, logistics has played a large part in our county's economic success. Today that is evident in our tremendous rail network with access to two Class I rail lines, CSX and Norfolk Southern, and a Class III line, First Coast Railroad. Businesses located in Nassau County, Florida can reach more than 50 million consumers within an eight-hour drive with convenient access to Interstates 95, 10 and 75. The Port of Fernandina serves as our shipping connection to the world and we are in close proximity to JAXPORT and the Port of Brunswick (GA). We are a short drive from Jacksonville International Airport (JAX) and are home to the Fernandina Beach Municipal Airport (FHB).

The residents of Nassau County enjoy an idyllic way of life, with small-town charm and big city amenities, top-ranked schools and a low cost of living.

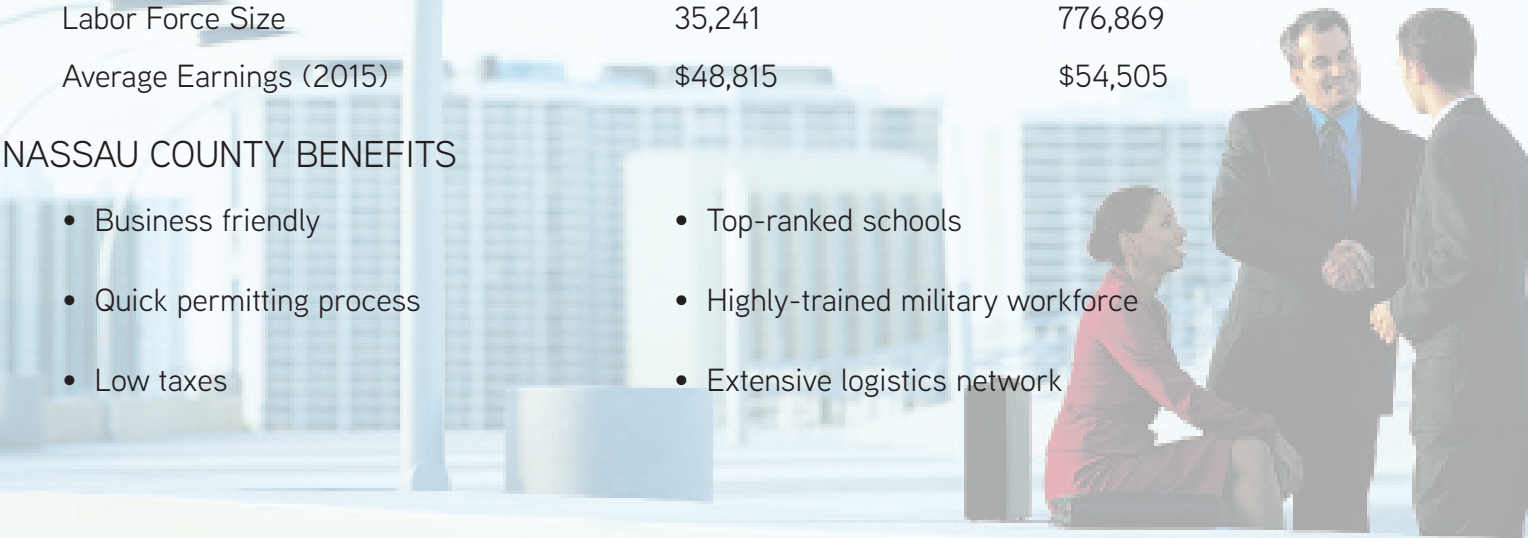
The Nassau County Economic Development Board serves as the unified voice and single point-of-contact representing Nassau County as a desirable place to relocate a business or to grow and expand an existing business. Committed to the economic vitality of Nassau County, they strive to simplify the site selection process, serving as a one-stop-shop, offering tailored, confidential services to businesses wishing to relocate, expand or launch a new venture in Nassau County.

STATISTICS AND DEMOGRAPHICS

| | NASSAU COUNTY | JACKSONVILLE MSA |
|---|---------------|------------------|
| Population | 77,711 | 1,599,840 |
| Population Growth for the last five years | 5.3% | 5.3% |
| *Florida has experienced a 5.9% growth rate over the last five years and is now the 3 rd most populous state | | |
| Labor Force Size | 35,241 | 776,869 |
| Average Earnings (2015) | \$48,815 | \$54,505 |

NASSAU COUNTY BENEFITS

- Business friendly
- Quick permitting process
- Low taxes
- Top-ranked schools
- Highly-trained military workforce
- Extensive logistics network



Nassau County, FL - Connected

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097

INCENTIVES AND WORKFORCE

State and Local Incentives

Qualified Target Industry Tax Refund (QTI)

Economic Development Transportation Fund (EDTF)

Rural Job Tax Credit

Economic Development Grant Incentive

Quick Response Training Grant (QRT)

Workforce Services

Sales Tax Exemption

EDUCATION

A-rated school district

One of the highest graduation rates in the state and among the lowest in dropout rates

Recognized by the Florida Department of Education as one of only five districts in the state that improved in all seven areas of the FCAT assessment in 2014.

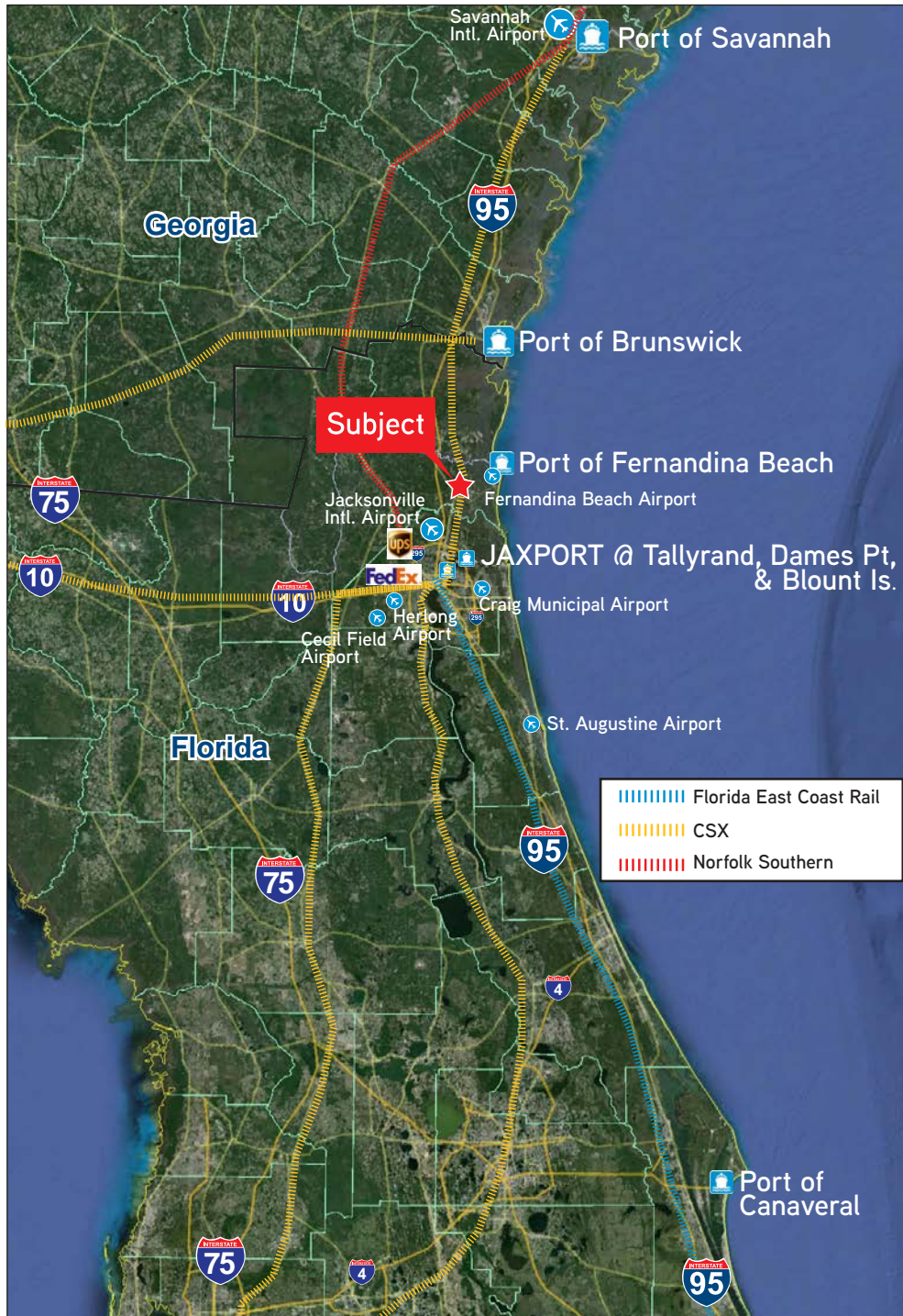
WORKFORCE

Nassau County is ideally situated between four military installations - Naval Submarine Base Kings Bay, Naval Station Mayport, Marine Corps Support Facility Blount Island and Naval Air Station Jacksonville - with 3,000 skilled veterans returning to the private sector each year, providing a ready pool of workers with military-honed skills in electronics, technical maintenance and management. The military veterans of Northeast Florida and Southeast Georgia make up 14 percent of the region's workforce, compared to seven percent for the U.S. overall.



Intermodal Transportation

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097



- Jacksonville is ranked Top 10 logistics-friendly metro
- I-95 2.7 miles west
- 2 Interstates nearby: I-95 and I-10 via I-295
- CSX & First Coast rail adjacent
- 4 deep water ports: Jacksonville, Savannah, Brunswick, Canaveral
- 5 marine terminals nearby: Brunswick, Fernandina, Talleyrand, Blount Island, Dames Point
- Growing International airport
- Low backhaul rates
- Truck shipments reach over 50% of U.S. population on 2nd day delivery
- \$30M - Intermodal Container Transfer Facility (ICTF) at nearby Dames Point

Transportation Network

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097 - NEARBY INFRASTRUCTURE

JAXPORT: The Jacksonville Port Authority (JAXPORT) is an international trade seaport in Northeast Florida. The Port of Jacksonville currently has three operational marine terminals-Talleyrand (Downtown) and Blount Island and Dames Point (Northside), capable of handling container, automobile, bulk, break-bulk and refrigerated cargoes, as well as cruise passenger service and local ferry service, and has a growing business with Latin American markets. After New York City, Jacksonville imports the second largest amount of vehicles in the country. In 2013, JAXPORT's three public marine terminals handled a total of 8.2 million tons of cargo.

Seaports:

Blount Island Marine Terminal: Located just nine nautical miles from the Atlantic Ocean, the Blount Island Marine Terminal has 5,280 feet of berthing space on 41 feet of deepwater. Blount Island has an additional 1,350 feet of berthing space on 38 feet of water. This 754-acre terminal is JAXPORT's largest container facility – handling 80 percent of the nearly 800,000 TEUs moved annually through JAXPORT facilities. The terminal dedicates more than 150 acres to container storage, and 240,000 square feet of dockside transit shed to house commodities such as stainless steel, linerboard, wood pulp and other cargoes in need of warehousing.

Talleyrand Marine Terminal: The Talleyrand Marine Terminal is located 21 miles from the Atlantic Ocean on the St. Johns River. This 173-acre terminal has 38 feet of water along its docks. Talleyrand handles South American and Caribbean containerized cargoes, break-bulk commodities such as steel and paper, imported automobiles, frozen and chilled goods and liquid bulk commodities.

Dames Point Marine Terminal: The Dames Point Marine Terminal is JAXPORT's newest marine facility. The terminal fronts on the harbor's 41-foot deep channel. Located on more than 585 acres of land owned by JAXPORT, this terminal is only 12 miles from the open sea. Besides servicing bulk cargoes on 22 acres, JAXPORT and Mitsui O.S.K. Lines, Ltd., (MOL), a Tokyo based logistics and ocean transportation company, are funding construction of the 158-acre container-handling facility, which will include two 1,200-foot berths, six Post-Panamax container cranes, and other infrastructure necessary to accommodate MOL's operations. Additional phases of the project could expand MOL's container facility to more than 200 acres, all on JAXPORT owned property.

Port of Fernandina: The Port of Fernandina is located on Florida's Atlantic coast. It is used for terminal service for pulp and paper as well as steel exports, machinery, auto parts, beverages, chemicals, building materials and food products. Container lines from the port serve routes to Colombia, Venezuela, the Dominican Republic, Haiti, Jamaica, Aruba, Curaçao and Bermuda. A deepwater port on Amelia Island has been used by traders and as a base for combatants going back several hundred years.

Port of Savannah: The Port of Savannah is less than a 2 hour drive north on I-95 from Wildlight Commerce Park. This is the largest single container terminal in North America.

Port of Brunswick: The Port of Brunswick's diverse carrier fleet, convenient location and ample space provide automotive and agricultural clients a vital link to global markets. It is the East Coast port of choice for Ro/Ro (roll-on/roll-off) and agri-products. At the Port of Brunswick, offers dedicated Ro/Ro, superior service (ranks No. 1 for new import vehicles in the U.S. and is the nation's second busiest port for import and export vehicles.), more capability, more choices, interstate connections, speed to market and room to expand.

Transportation Network

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097 - NEARBY INFRASTRUCTURE

Roads: Local access to four interstates (I-95, I-10, I-295, and I-75) provides distribution along the entire U.S. East Coast, the southern tier of the nation to the Pacific Coast, and major sections of the South and Midwest. U.S. Highways 1, 17, 90, and 301 also provide a link to the nation's markets.

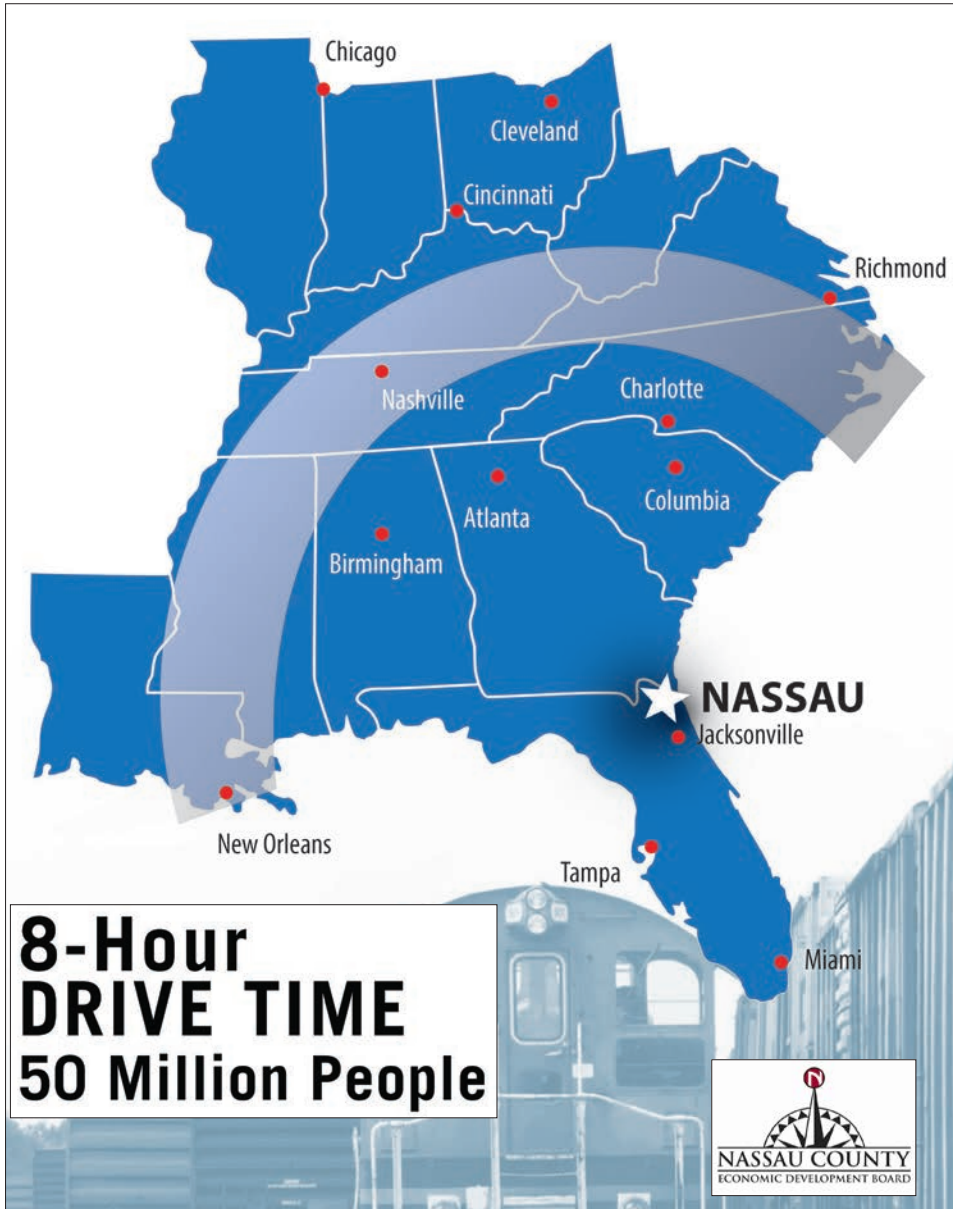
Rail: CSX, Florida East Coast railroad, and First Coast rail (to Fernandina) service the area, offering connections to the eastern United States and Canada. In addition, Norfolk Southern services Jacksonville, just south of the subject property.

Air: Jacksonville International Airport is home to general aviation and cargo services. Fernandina Beach Municipal Airport is a city-owned public-use airport near the business district of Fernandina



86.43± Upland Acres Available

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097



Please contact us to see this property

Contact Us

HOBART JOOST, JR. SIOR
Executive Vice President
+1 904 861 1124
hobart.joost@colliers.com

ROBERT SELTON, III
CEO | Northeast Florida
+1 904 861 1111
robert.selton@colliers.com

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
www.colliers.com/jacksonville

This document has been prepared by COLLIERS INTERNATIONAL | Northeast Florida for advertising and general information only. COLLIERS INTERNATIONAL makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. COLLIERS INTERNATIONAL excludes unWQuivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. COLLIERS INTERNATIONAL is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of COLLIERS INTERNATIONAL and /or its licensor(s). © 2015. All rights reserved.

