

# Alliance★Florida<sup>SM</sup>

at Cecil Commerce Center



## MASTER PLAN



**HILLWOOD**  
A PEROT COMPANY<sup>®</sup>

# Alliance★Florida<sup>SM</sup> at Cecil Commerce Center Master Plan

## Site Data

- 23,065,000 S.F. Industrial Use
- 9,400,000 S.F. Mega Site
- 1,475,000 S.F. Mixed Use

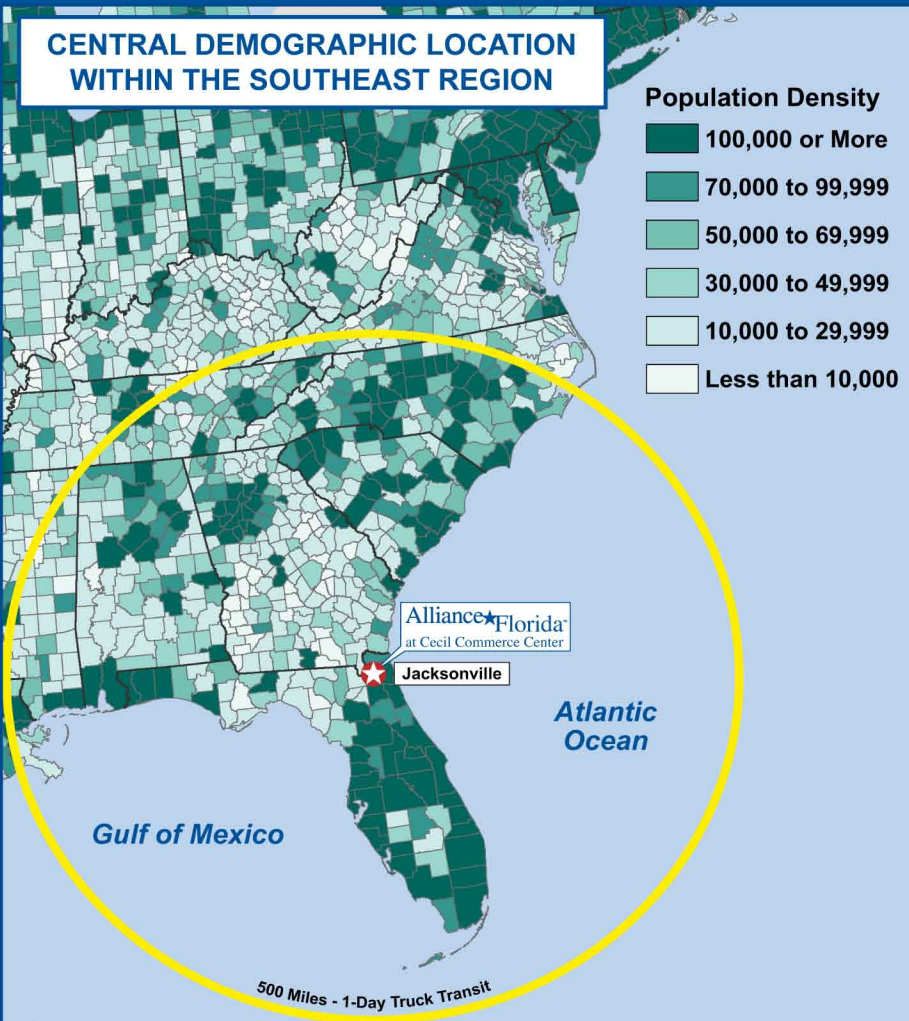


Alliance★Florida<sup>SM</sup>  
at Cecil Commerce Center

A DEVELOPMENT OF  
**HILLWOOD**  
A PEROT COMPANY<sup>®</sup>

- First class, master planned business park
- State of the art, energy efficient (LEED<sup>®</sup> and Energy Star) facilities available
- Excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market
- Immediate access via the newly completed high speed I-10 interchange to I-10, I-75, I-295 and I-95
- 12 miles to CSX intermodal facility
- 13 miles to Norfolk Southern intermodal facility
- 18 miles to FEC intermodal facility
- 25 miles to JAXPORT Dames Point terminal facility
- Adjacent to JAA Cecil Airport with 12,500-foot runway
- 22 miles to Jacksonville International Airport
- In-place entitlements, including wetlands and concurrency
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (proposed FTZ magnet site under FTZ #64)
- Federal Empowerment Zone incentives available
- State Enterprise Zone incentives available
- On-site workforce training and education
- Abundant nearby labor - recent labor study available on request

## CENTRAL DEMOGRAPHIC LOCATION WITHIN THE SOUTHEAST REGION



Over 50 Million Consumers Live Within 1-Day Truck Transit

## SUPERIOR ACCESS TO THE SOUTHEAST MARKETS



Adjacent to the High Speed I-10 Interchange Providing Easy Access to I-95 and I-75

From AllianceFlorida  
(I-10 and SR-23, Exit 350)  
Jacksonville, FL 32210 to:

City	Transit Days	Mi
Atlanta, GA	1	336
Baltimore, MD	2	756
Birmingham, AL	1	451
Charleston, SC	1	259
Charlotte, NC	1	395
Cincinnati, OH	2	800
Indianapolis, IN	2	870
Louisville, KY	2	758
Memphis, TN	2	686
Miami, FL	1	358
Montgomery, AL	1	358
Nashville, TN	2	586
New Orleans, LA	1	536
Orlando, FL	1	154
Philadelphia, PA	2	853
Pittsburgh, PA	2	836
Raleigh, NC	1	465
Richmond, VA	2	612
Tampa, FL	1	187
Washington, D.C.	2	718

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