

AllianceFlorida is a premier master-planned business park with state-of-the-art, facilities available. Excellent multimodal location on Jacksonville's Westside offers superior access to the Southeastern U.S. market.

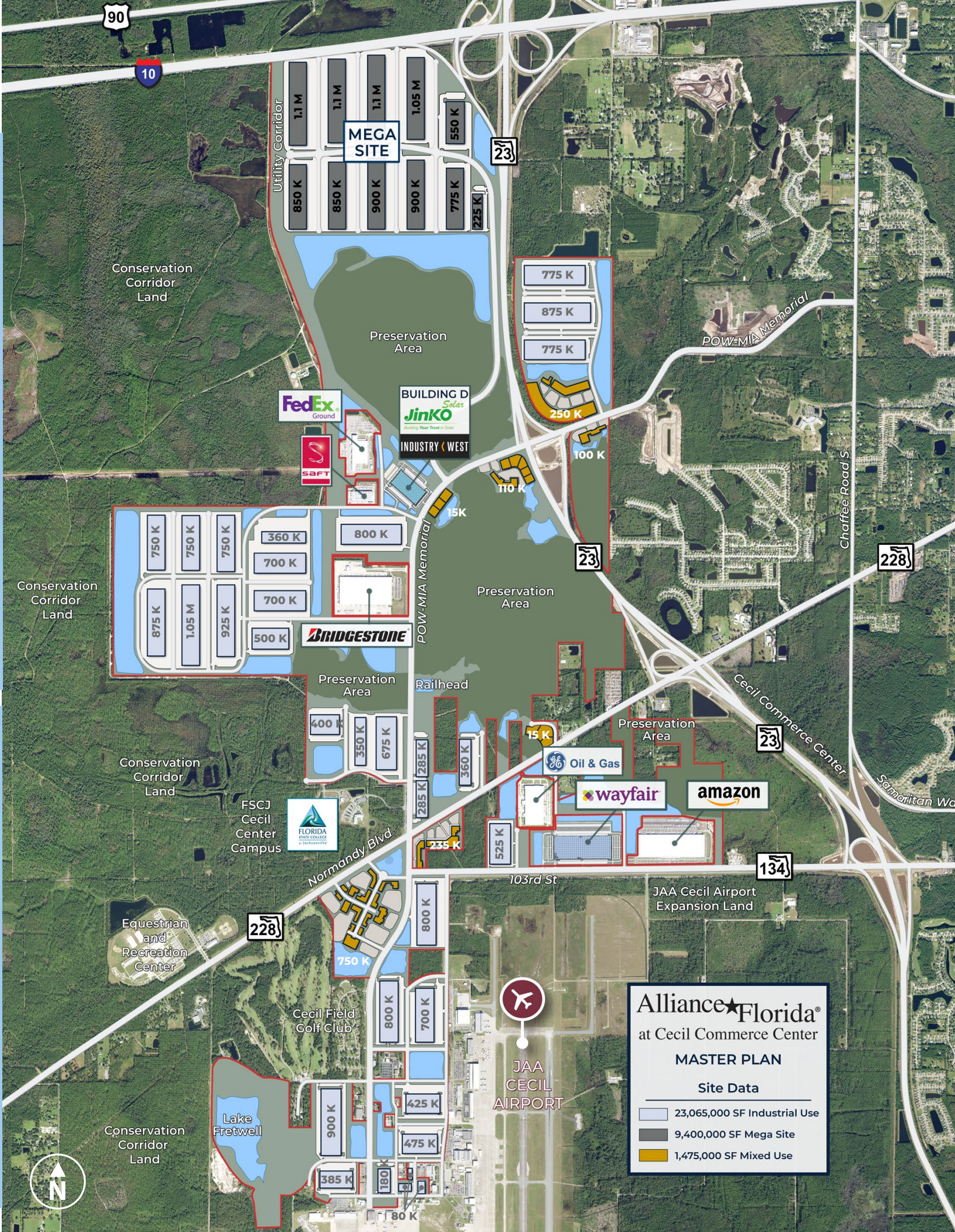
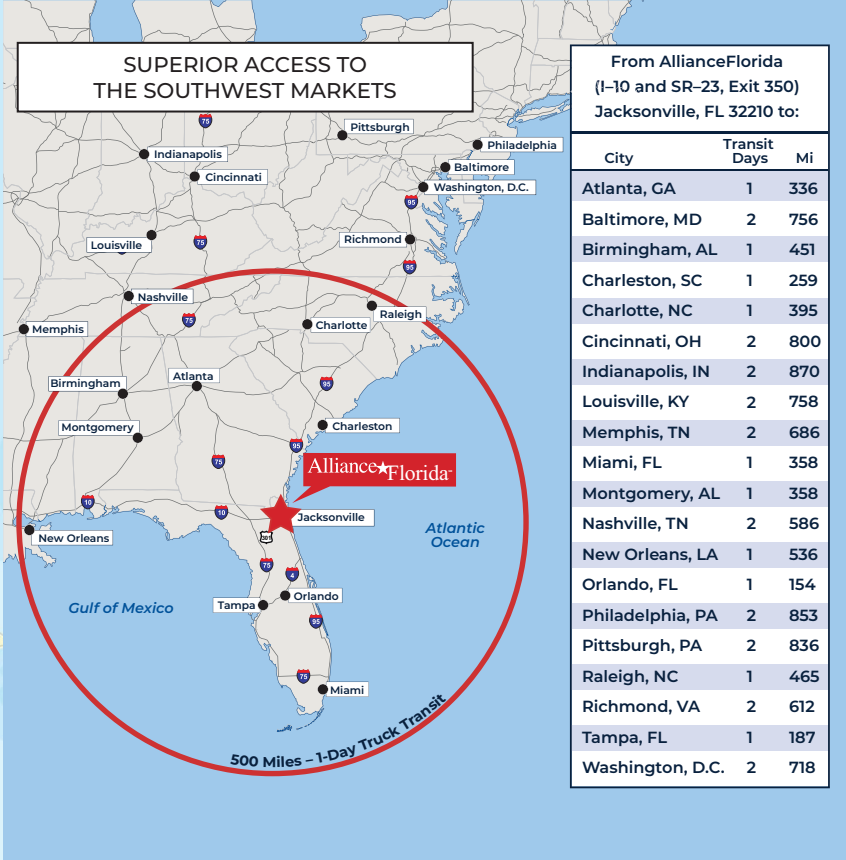
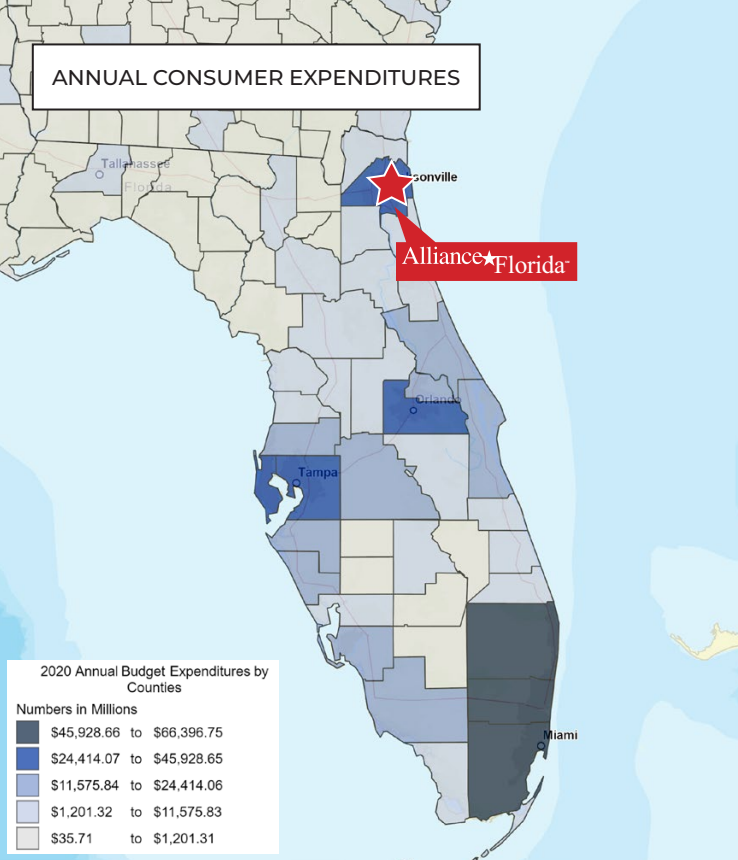
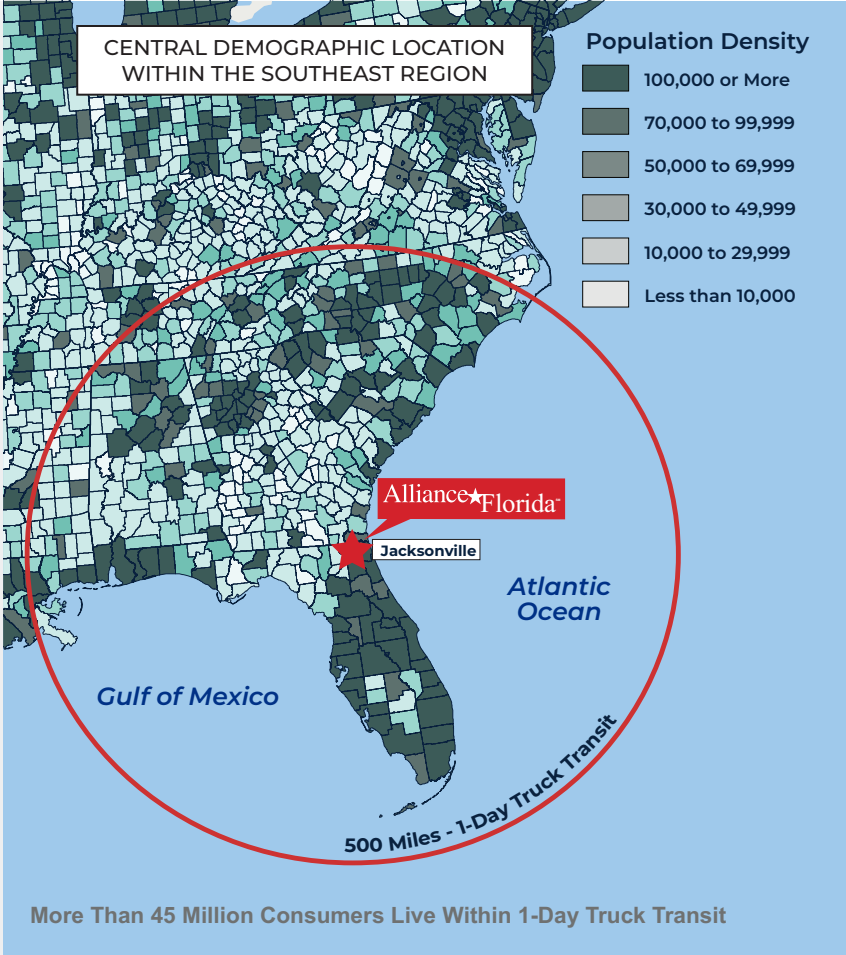
Alliance★FloridaSM

MASTER PLAN

Alliance★Florida®

at Cecil Commerce Center | Jacksonville, FL

- Immediate access via the newly completed high-speed I-10 interchange to I-10, I-75, I-295 and I-95
- Adjacent to JAA Cecil Airport with 12,500-foot runway
- 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





DRIVE TIMES

CSX Intermodal

15 mi. 18 min.

Blanding Blvd & I-295

13 mi. 20 min.

Norfolk Southern Intermodal

16 mi. 20 min.

Jacksonville Int'l Airport

26 mi. 27 min.

Talleyrand Terminal

21 mi. 24 min.

FEC Intermodal

22 mi. 26 min.

St. Johns Town Center

28 mi. 34 min.

Blount Island/Dames Point
Terminals

28 mi. 34 min.

DEVELOPMENT

HILLWOOD
A PEROT COMPANY®

DAN TATSCH

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LEASING

CBRE

TERRY QUARTERMAN

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