

JACKSONVILLE, FLORIDA

# 1,550 ACRE TRADE & LOGISTICS CENTER

Alliance★Florida<sup>SM</sup>



# Alliance★Florida<sup>®</sup>

at Cecil Commerce Center

- Immediate access via the newly completed high-speed I-10 interchange to I-10, I-75, I-295, and I-95
- 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



AMAZON FULFILLMENT CENTER

AllianceFlorida at Cecil Commerce Center is a public-private partnership between Hillwood and the City of Jacksonville. The first class, master-planned, multimodal business park, is in Jacksonville at I-10 and SR-23.

In 2009, Hillwood won a competitive bid to become the Master Developer of the total 4,474-acre Cecil Commerce Center. The project is on a portion of the former BRAC closed Naval Air Station Cecil Field that is owned by the city. Hillwood made The Cecil Commerce Center project the third extension of its premier Alliance brand, reserved for large-scale, multimodal, public-private projects.

The Alliance projects are recognized for ideal locations and first-class development where innovative businesses thrive. The flagship of these projects was established in 1988; AllianceTexas has become an engine of growth for the North Texas economy and a diverse community. Propelled by the success of AllianceTexas, Hillwood was selected Master Developer and rebranded the former BRAC closed Norton Air Force Base in San Bernardino, CA, in 2002. The two projects together have had a significant economic impact on their respective communities and have created over 60,000 jobs. The latest addition to the brand, AllianceFlorida, is anticipated to be almost 34 million square feet with distribution, warehousing, manufacturing, assembly uses complemented by supporting mixed uses.

AllianceFlorida is a 4,474-acre development located at the former BRAC Naval Air Station Cecil Field. Owned by the City of Jacksonville, Hillwood won a competitive bid to become the Master Developer of this visionary project. In 2009 development began on the first 204 acres. There one speculative building and three build-to-suit projects on behalf of FedEx (290,000 SF on 42 acres), GE (510,000 SF on 41 acres), and Amazon (1M SF on 86 acres) were built. Most recently, Hillwood added Wayfair (1,012,567 SF on 79 acres). Hillwood is committed to the project, which has a capacity of 34 million square feet.



GE OIL & GAS

## INDUSTRIAL

Hillwood is one of the leading owners and developers of industrial product in the United States. To date, more than 159.4 million square feet of industrial product has been developed and 48.1 million square feet acquired.

## LOGISTICS HUB

Hillwood is a prominent developer of import-related distribution centers across the country. These hubs capitalize on multiple forms of transportation to provide customers with the optimal means to distribute imported goods.

## AIRPORTS & AIR FACILITIES

In addition to constructing the first Class-A airport within AllianceTexas, Hillwood has developed a wide range of airport-related product, including air cargo facilities, Fixed Base Operation (FBO) terminals and combination hangar-office facilities.

## INTERMODAL FACILITIES

In the early 1990s, Hillwood worked with Burlington Northern Santa Fe Railway to develop one of the largest intermodal facilities ever built from a greenfield site. Today, the facility handles approximately 600,000 containers per year and has become the model for inland port logistics hubs built around an intermodal yard.

## OFFICE

Hillwood develops and manages offices for some of the world's most recognized companies, including Mercedes-Benz, Aviall, Galderma, Textron, DynCorp International, Bell Helicopter, TD Auto Finance, Deloitte University Training Center, and the Federal Aviation Administration.

## REMEDIATION & BROWNFIELD DEVELOPMENT

Hillwood's remediation began in 1998, with the development of Victory Park, which previously held a rail yard, power plant, landfill, several dilapidated warehouses and a grain silo. The former Norton Air Force Base, now AllianceCalifornia, also required significant remediation, including the transformation of a WWII-era bomb plant into what is now Interchange Business Center.



Wayfair is one of the latest build-to-suit addition to AllianceFlorida. The e-commerce company added over 1 million square feet of warehouse space to facilitate logistics.

4,474  
ACRES

6  
FORTUNE 500  
TENANTS

14,250+  
JOBS

16M SF  
PLANNED





## DEVELOPMENT

**HILLWOOD**  
A PEROT COMPANY®

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