

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

Alliance★Florida®

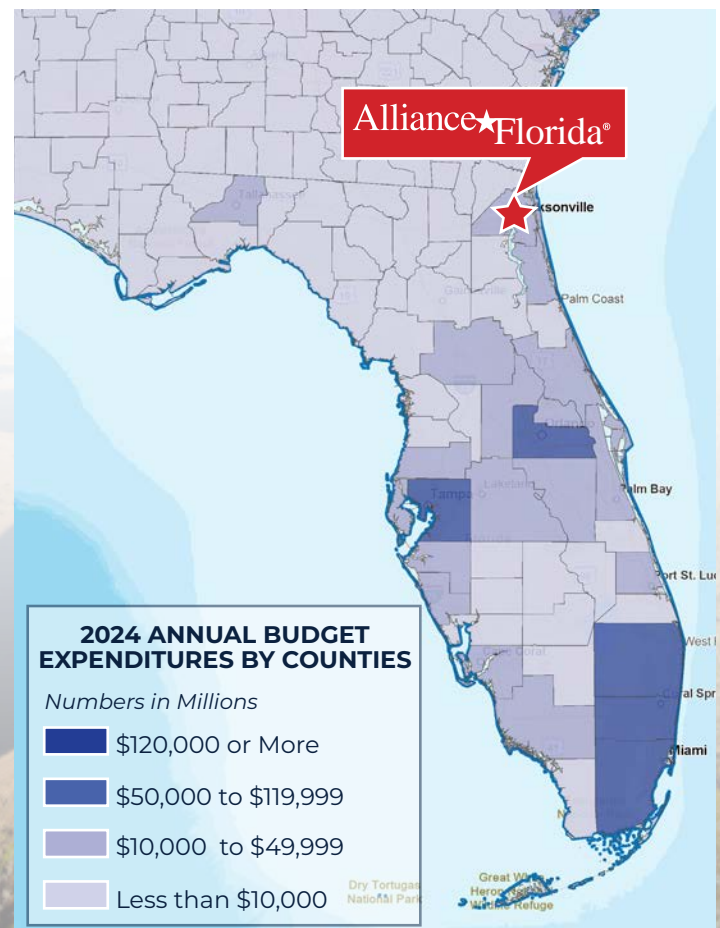
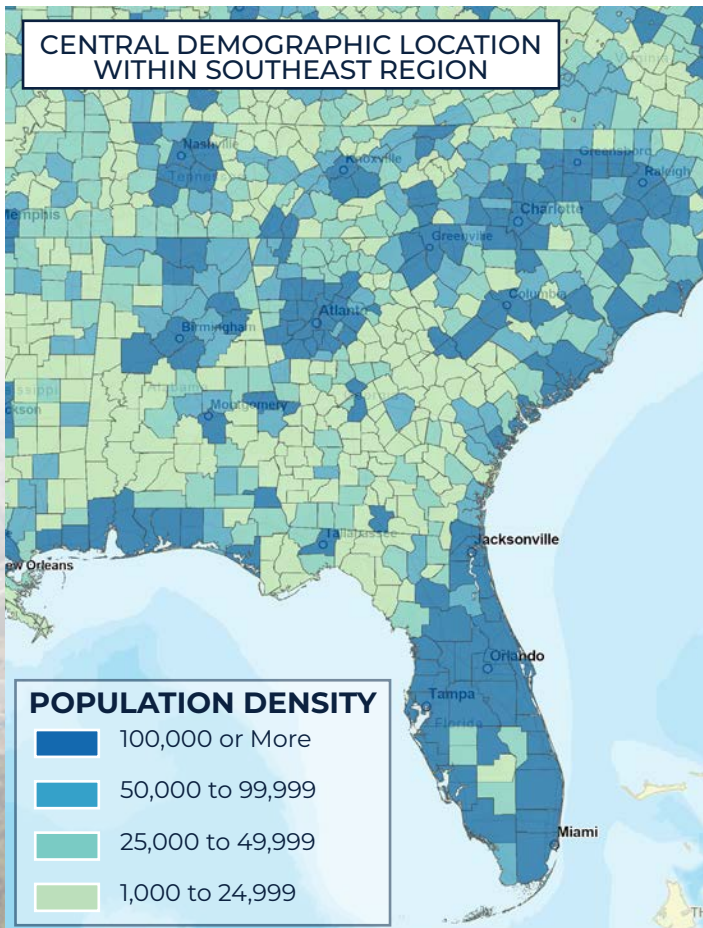
MASTER PLAN

Alliance★Florida®

at Cecil Commerce Center | Jacksonville, FL



- High-speed interchange provides immediate access to I-10, I-75, I-295 and I-95
- Adjacent to JAA Cecil Airport with 12,500-foot runway
- Near 3 major railroads: CSX, Norfolk Southern, Florida East Railway
- Proximity to Florida's largest container port (JaxPort)
- In-place entitlements, including wetlands and concurrency
- Pro-growth local government
- No state or local personal income tax
- No inventory tax
- FTZ available (FTZ #64)
- On-site workforce training and education
- Abundant regional labor force – 3,000+ veterans annually returning to private sector





RETAIL SITES AVAILABLE

Alliance Florida

SITE DATA

- INDUSTRIAL USE**
22,643,000 SF
- MEGA SITE**
9,400,000 SF
- MIXED USE**
1,475,000 SF





DRIVE TIMES

CSX Intermodal

15 mi. 18 min.

Norfolk Southern Intermodal

16 mi. 20 min.

Talleyrand Terminal

21 mi. 24 min.

St. Johns Town Center

28 mi. 34 min.

Blanding Blvd & I-295

13 mi. 20 min.

Jacksonville Int'l Airport

26 mi. 27 min.

FEC Intermodal

22 mi. 26 min.

Blount Island/Dames Point Terminals

28 mi. 34 min.

DEVELOPMENT



DAN TATSCH

972 201 2977 (o)
dan.tatsch@hillwood.com

BRENNEN CLIFFORD

770 407 4634 (o)
brennen.clifford@hillwood.com

LEASING



TYLER NEWMAN

904 380 8336 (o)
tyler.newman@cushwake.com

JACOB HORSLEY

904 380 8335 (o)
jacob.horsley@cushwake.com