

FOR SALE > INDUSTRIAL LAND



Northeast Florida

Wildlight Commerce Park

NWQ A1A @ US HWY 17, WILDLIGHT, FLORIDA 32097

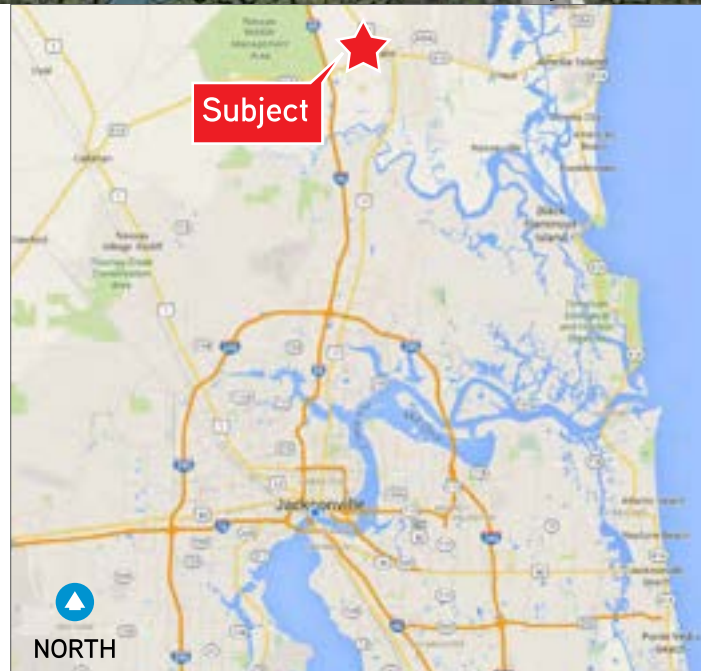
UNIMPROVED INDUSTRIAL LAND AVAILABLE

Proposed Site Plan



Property Features

- > 130± gross acres for industrial development, 81 net usable 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
- > Please call for pricing
- > For access to Due Diligence materials, please [CLICK HERE](#) to complete our Confidentiality Agreement



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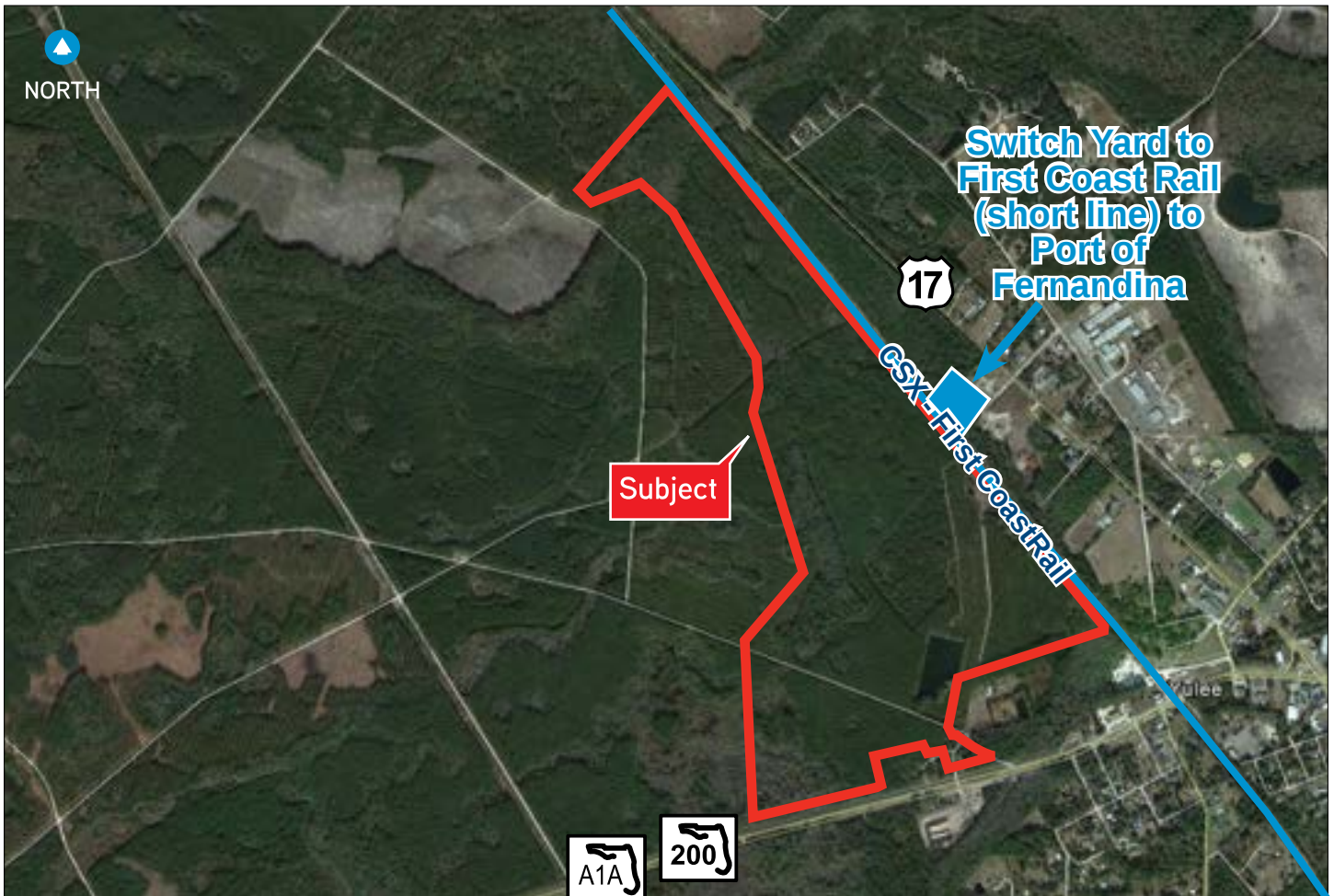
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Aerial

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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.

The map shows the subject property outlined in red, located near the intersection of State Road 200 and Oak Tree Lane. The subject property is divided into several lots, including L57 (11.3 AC), L58 (14.9 AC), L59 (22.8 AC), L60 (18.7 AC), L61 (3.2 AC), L62 (9.8 AC), and L27. There are three storm retention ponds shown in blue. A red box labeled "Subject" points to the property. A blue line indicates the CSX-First Coast Rail line. A black shield with the number 17 is shown. A red line indicates the right of way line. A dashed line indicates the access road. A dashed line indicates the pond parcel. A dashed line indicates the 3.2 acre land parcel. A dashed line indicates the 150 x 167 (25,000 SF building). A dashed line indicates the proposed future fire station. A dashed line indicates the subdivisions will be considered.

Subject

Storm Retention Pond

Storm Retention Pond

Storm Retention Pond

Proposed Future Fire Station

*Subdivisions will be considered

CSX-First Coast Rail

17

SECTION 40

SECTION 4A

SECTION 4

OAK TREE LANE

RIGHT OF WAY LINE

STATE ROAD 200

ACCESS ROAD

POND PARCEL

3.2 ACRE LAND PARCEL

150 x 167 (25,000 SF BUILDING)

L57 11.3 AC

L58 14.9 AC

L59 22.8 AC

L60 18.7 AC

L61 3.2 AC

L62 9.8 AC

L27

P38

P37

P33

P34

P91

P94

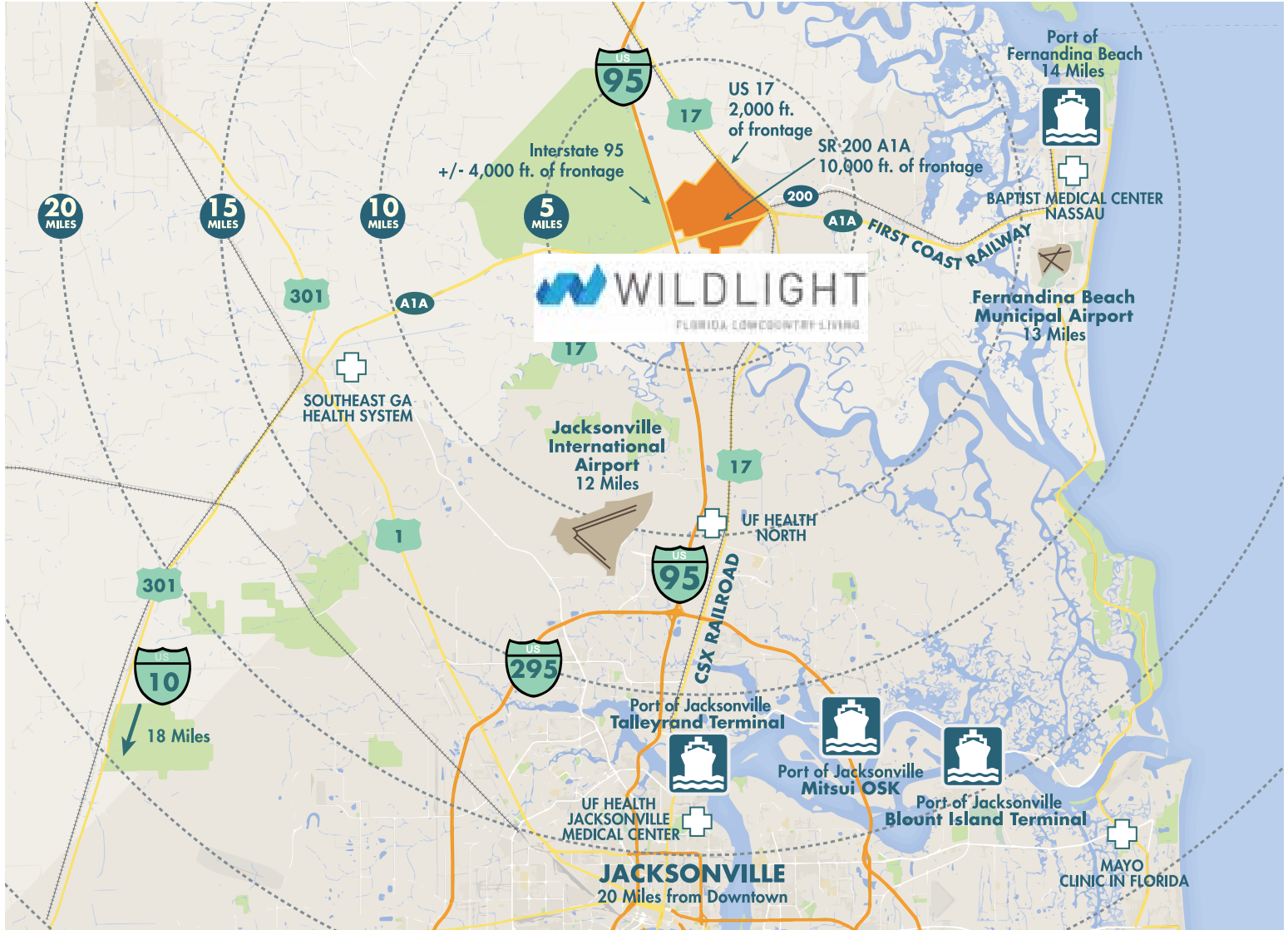
A1A

200

3

Travel Times

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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

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Site Plan

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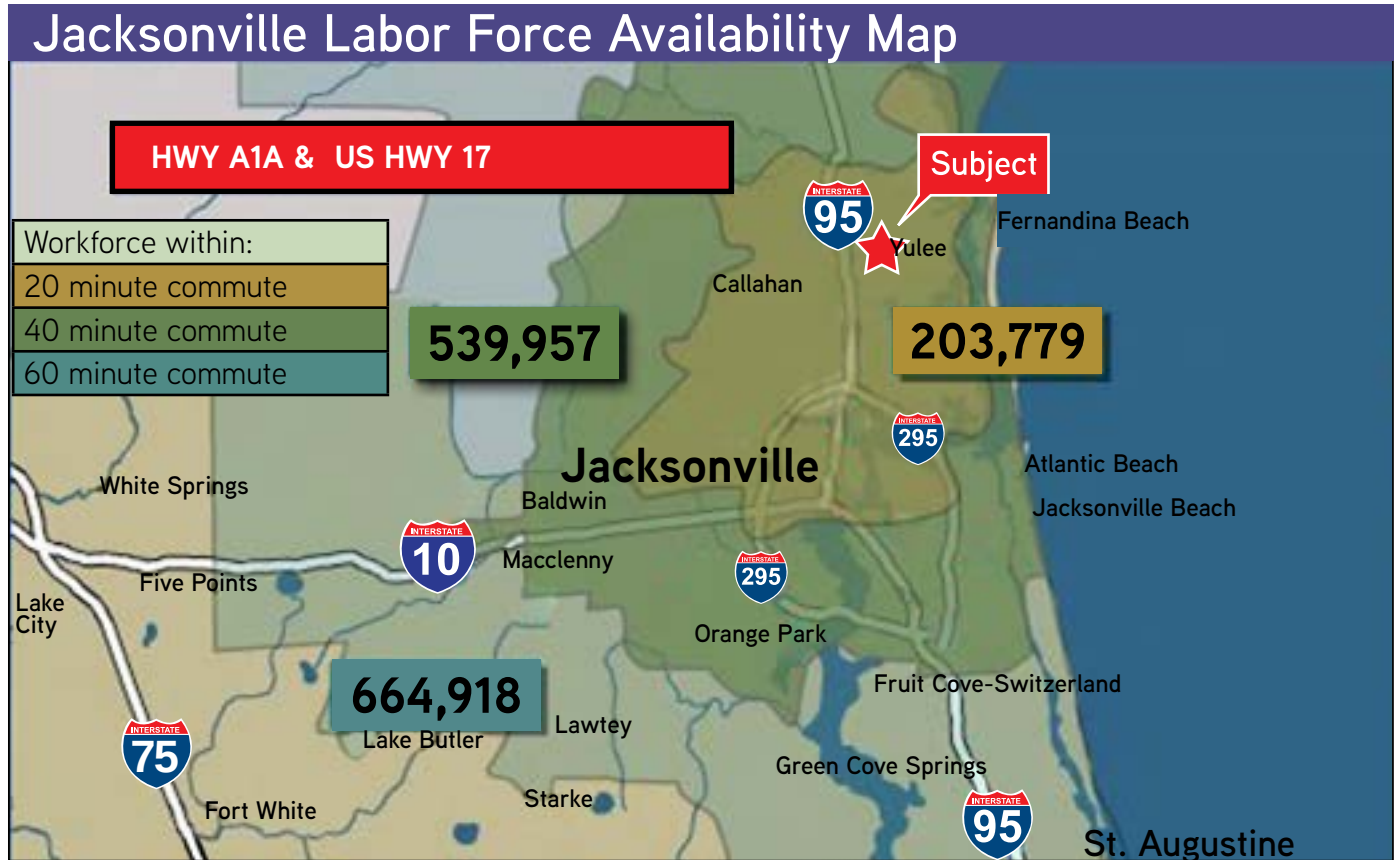


Raydient Places + Properties is the Master Developer for Wildlight Commerce Park.

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Northeast Florida Labor Force

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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

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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

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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.

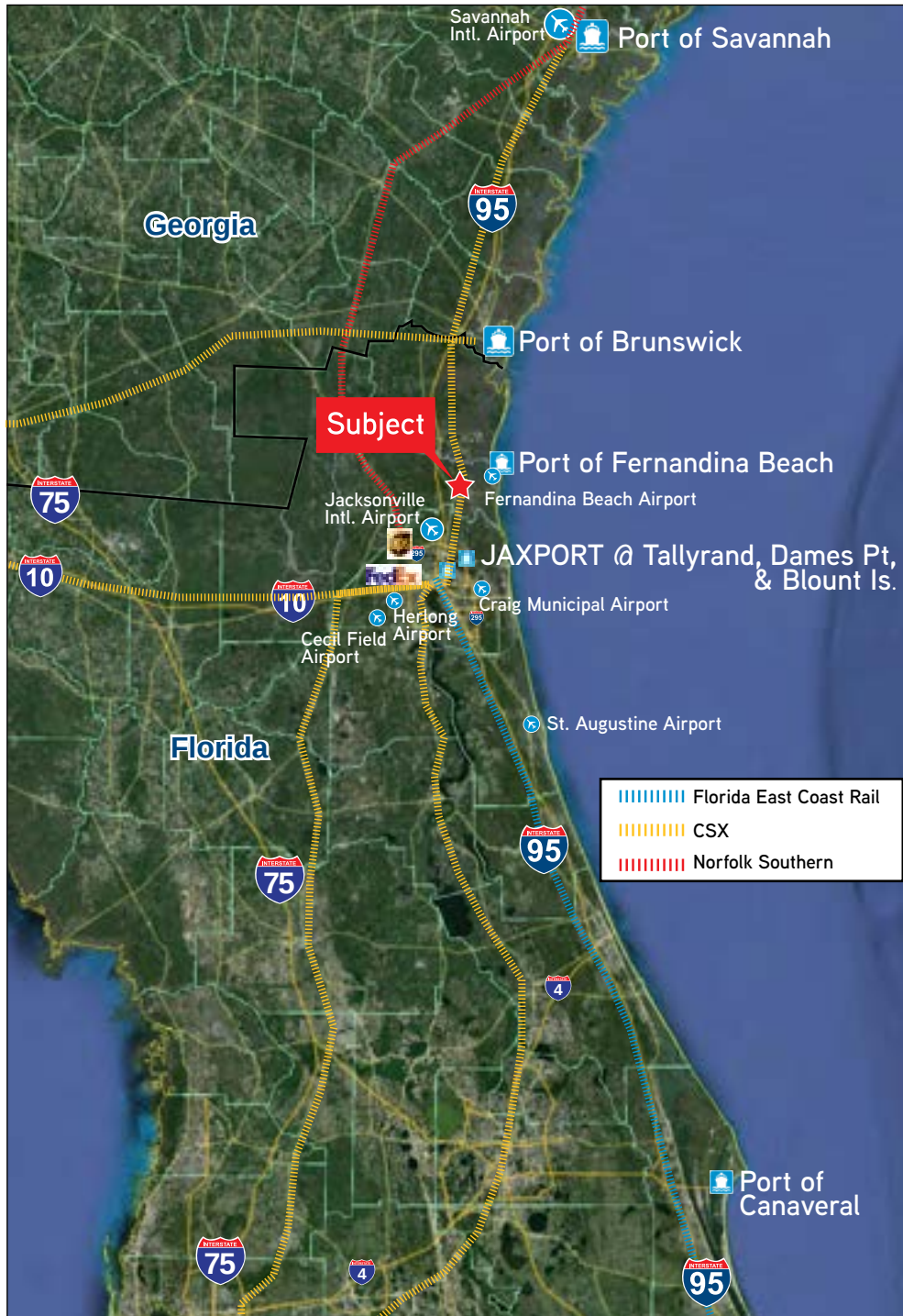
WORKFORCE

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

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- 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) under construction at nearby Dames Point - completion early 2016

Transportation Network

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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

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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



81± Usable Acres Available

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Contact Us

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Please contact us to see this property

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Summary (6040)



Wildlight Commerce Park **NWQ A1A @ US Hwy 17** **Wildlight, FL 32097**

Business Park:	Wildlight Industrial Park
County:	Nassau
Market:	North Florida
Sub Market:	Nassau County
Property Near:	US 17, A1A, I 95
Land Size (SF):	5,662,800 SF
Land Size (Acres):	130 Acres

Site

Parcel Number:	See Additional Site/Parcel Information
Zoning:	Industrial Light (IL)

Utilities

General Listing/Transaction Information

Price Conditions:	Contact For Detail
Transaction Type:	Sale

Contacts

Listing Broker(s)	Hobart Joost, Jr., SIOR Colliers International Northeast Florida 904.861.1124 hobart.joost@colliers.com
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Comments

Listing Comments:

- 130± gross acres for industrial development, 81 net usable acres for sale
- Rail served - CSX and First Coast Rail
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