



ROOKERY | INDUSTRIAL

±1.85M SF MASTER-PLANNED INDUSTRIAL PARK • 187 DEVELOPABLE ACRES
≈ 281 AC GROSS PARCEL

FOR SALE

CLEARED, GRADED & ZONED HEAVY INDUSTRIAL ON FIRST COAST EXPRESSWAY

CBRE

AERIAL VIEWS

DRONE PHOTOGRAPHY / APRIL 29, 2026 / PARCEL OUTLINE IN ORANGE

Recent aerals show the parcel outlined in orange, with First Coast Expressway frontage, an active CSX rail line adjacent to the eastern boundary, and completed site preparation. The St. Johns River and adjacent industrial users are visible in the background.



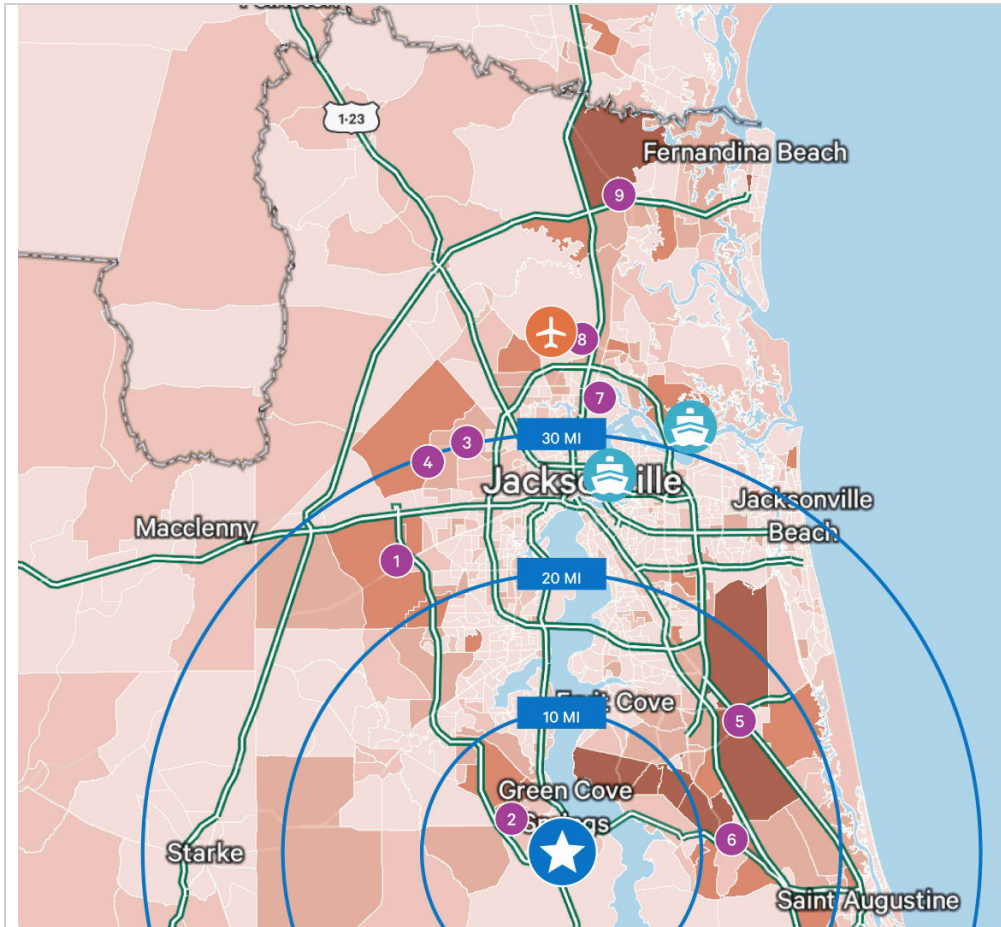
FCE FRONTAGE & ST. JOHNS RIVER IN BACKGROUND



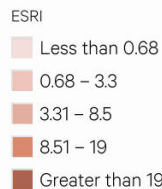
ADJACENT CSX RAIL LINE & FCE BRIDGE VISIBLE

NORTHEAST FLORIDA INDUSTRIAL CORRIDOR

10 / 20 / 30 MILE RADIUS • JACKSONVILLE MSA INDUSTRIAL PARKS • POPULATION GROWTH 2020–2024



2020-2024 Population...



Subject Site

★ Rookery Industrial Park

Jacksonville Industrial Parks

- 1 Cecil Commerce Center (Hillwood)
- 2 Peter's Creek Industrial (VanTrust)
- 3 Westside Industrial Park (Pattillo)

- 4 Westlake Industrial Park (Becknell, CT...)
- 5 Legends Point Industrial (Scannell,...)
- 6 IGP Industrial Park (Barrings & Foundry)

- 7 Imeson Industrial Park (VanTrust,...)
- 8 Tradeport Industrial Park (Lincoln...)

9 WildLight Industrial Park (Pattillo)

JaxPort

- Blount Island & Dames Point...
- Talleyrand Terminal

Jacksonville International Airport

- Jacksonville International Airport

Rookery sits at the southern edge of the Jacksonville MSA's industrial corridor, on the leading edge of the region's fastest-growing population wedge. **The 30-mile ring catches the southern half of the corridor — Cecil Commerce, the Southside Bayard/IGP parks, and JAXPORT's Talleyrand terminal — while the rest of the established corridor (Imeson, Tradeport, Westlake, JAX International Airport) sits to the north, reachable via the FCE / I-295 loop.** The orange shading shows where the rooftops are coming: directly into the Lake Asbury–Green Cove–St. Johns wedge where Rookery sits.

20 mi

PETER'S CREEK /
IGP / LEGENDS
POINT

30 mi

CECIL COMMERCE
/ TALLEYRAND

FCE

CONNECTS TO
BALANCE OF
CORRIDOR

WHAT THE MAP SHOWS

- 10 / 20 / 30 mi radius rings
- 9 institutional industrial parks
- JAXPORT — Blount Island, Talleyrand
- Jacksonville Int'l Airport (JAX)
- Population growth 2020–2024
- Subject Site — Rookery Industrial

- Centered on Rookery
- Numbered 1–9 ship
- Icons
- Airplane Icon
- Orange shading
- Blue star

THE POSITION

Rookery is the **southernmost large-tract industrial position** in the MSA — sitting directly inside the corridor's highest-growth population census tracts (orange shading) and on the FCE corridor that ties the southern wedge back to Cecil, downtown, and the port.

SITE SPECIFICS

SITE CHARACTERISTICS / TRANSPORTATION / ENTITLEMENTS

LOCATION

- **Jersey Avenue at South Oakridge Avenue (CR-15A) and First Coast Expressway (SR-23)**
- Green Cove Springs, Clay County, Florida 32043
- ±187 developable AC (≈281 AC gross) in the Jacksonville MSA — ±30 minutes from Downtown Jacksonville

ZONING / ENTITLEMENTS

- **Zoned Heavy Industrial (IB) — Clay County.** Parcel rezoned to Heavy Industrial (IB) by Clay County BOCC Ordinance 2025-6 (ZON 24-0037), adopted February 25, 2025
- **Most permissive industrial classification.** IB designation accommodates manufacturing, distribution, food processing, petroleum/fueling operations, and outdoor storage uses
- Conceptual site plan dated April 9, 2026 prepared by England-Thims & Miller (illustrative layout)
- Multiple proposed access points pending regulatory review

ON-SITE CONDITIONS

- **Adjacent to CSX rail — spur opportunity.** CSX line active along eastern site boundary — dedicated spur subject to CSX coordination
- **16" TECO gas main in the vicinity;** service likely via a connection in the Jersey Avenue right-of-way — tap rights subject to TECO Peoples Gas coordination

INTERSTATE & ROAD ACCESS

- **First Coast Expressway (SR 23)** — Phase 2 opened August 2025, connecting Blanding Boulevard to US 17 south of Green Cove Springs
- **Future Shands Bridge replacement** — toll-free crossing of the St. Johns River targeted for completion 2031, providing direct access to I-95 in St. Johns County
- **Interstate 95** — connects Miami to Maine; ±25 minutes east via FCE / US 17
- **Interstate 10** — ±35 minutes north; cross-country east-west route to Santa Monica, CA
- **Interstate 295** — Jacksonville beltway; ±20 minutes north

RAIL

- Active **CSX line** adjacent to eastern site boundary — spur development opportunity subject to CSX coordination
- Jacksonville rail connectivity includes **CSX, Norfolk Southern, and Florida East Coast (FEC)**
- CSX operates the most extensive rail network in Florida

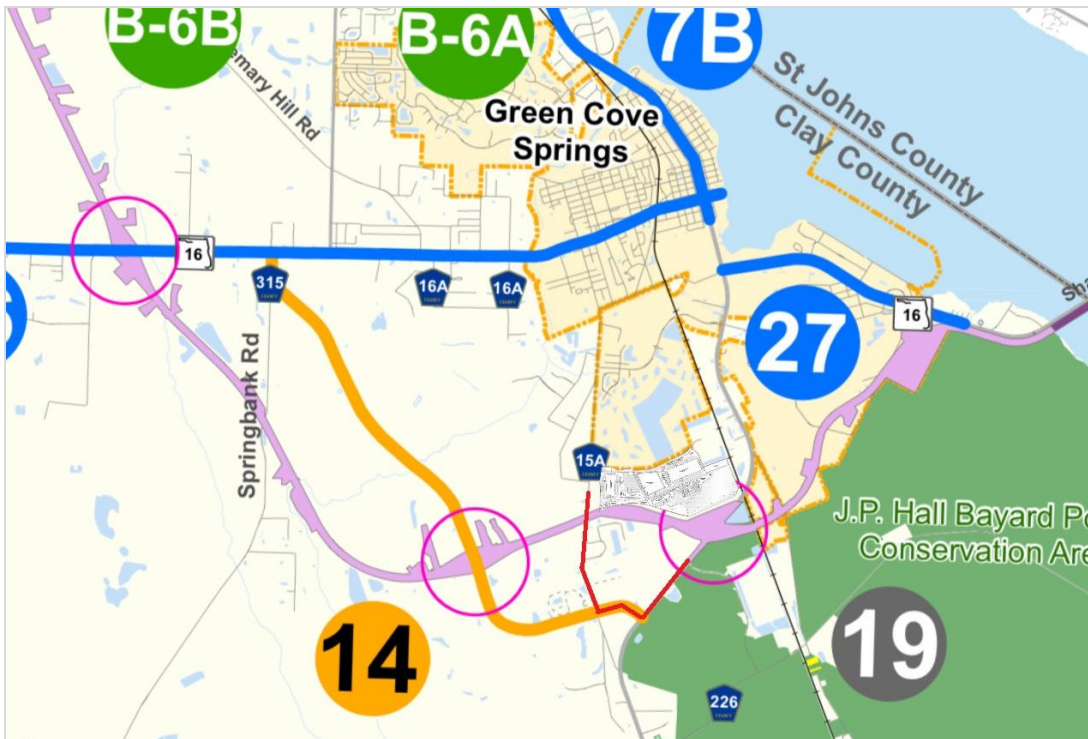
PORT & AIR

- **JAXPORT** — ±45 minutes; 1.3M annual TEUs, 47' channel depth
- **Jacksonville International Airport (JAX)** — ±50 minutes; 7.3M passengers (2023), 85+ daily nonstops

SITE ACCESS

CR-15A / CLAY DAIRY PARKWAY / US-17 / FIRST COAST EXPRESSWAY

Trucks departing Rookery Industrial reach the First Coast Expressway via a short, signal-controlled route along County Road 15A and the new Clay Dairy Parkway connector. The highlighted route below shows the access path in red. A signalized intersection at Clay Dairy Parkway and US-17 will provide controlled left-turn movement onto US-17 north toward the FCE interchange at SR-16.



ACCESS ROUTE HIGHLIGHTED IN RED / FDOT FCE PROGRAM MAP

STEP 01

Exit Site onto CR-15A

Depart Rookery Industrial via CR-15A frontage. Multiple proposed access points pending regulatory review.

STEP 02

CR-15A → Clay Dairy Parkway

Continue south on CR-15A and turn onto the new Clay Dairy Parkway connector heading east toward US-17.

STEP 03

Left at Clay Dairy Pkwy & US-17

Signalized intersection — turn left (north) onto US-17 toward Green Cove Springs and the FCE interchange.

STEP 04

US-17 North → First Coast Expressway

Access SR-23 (FCE) directly from US-17. From the FCE, reach I-95 east, I-10 north, and JAXPORT.

SIGNALIZED INTERSECTION

Traffic signal at Clay Dairy Pkwy & US-17 — controlled left-turn access for FCE-bound trucks.

ORIGIN
ROOKERY SITE

FRONTAGE
CR-15A

CONNECTOR
CLAY DAIRY PKWY

SIGNAL
US-17 NORTH

HIGHWAY
FCE / SR-23

ILLUSTRATIVE CONCEPT PLAN / APRIL 2026 / ±1,848,880 SF ACROSS UP TO 14 BUILDINGS



Conceptual plan supports up to 14 buildings totaling ± 1.85 M SF, ranging from 43,200 SF to 315,000 SF; layout illustrative only

Active CSX line runs along the eastern boundary;
opportunity to develop a dedicated rail spur subject to CSX
coordination

Clay County Ordinance 2025-6; manufacturing, distribution, food processing, petroleum, and outdoor storage permitted by right

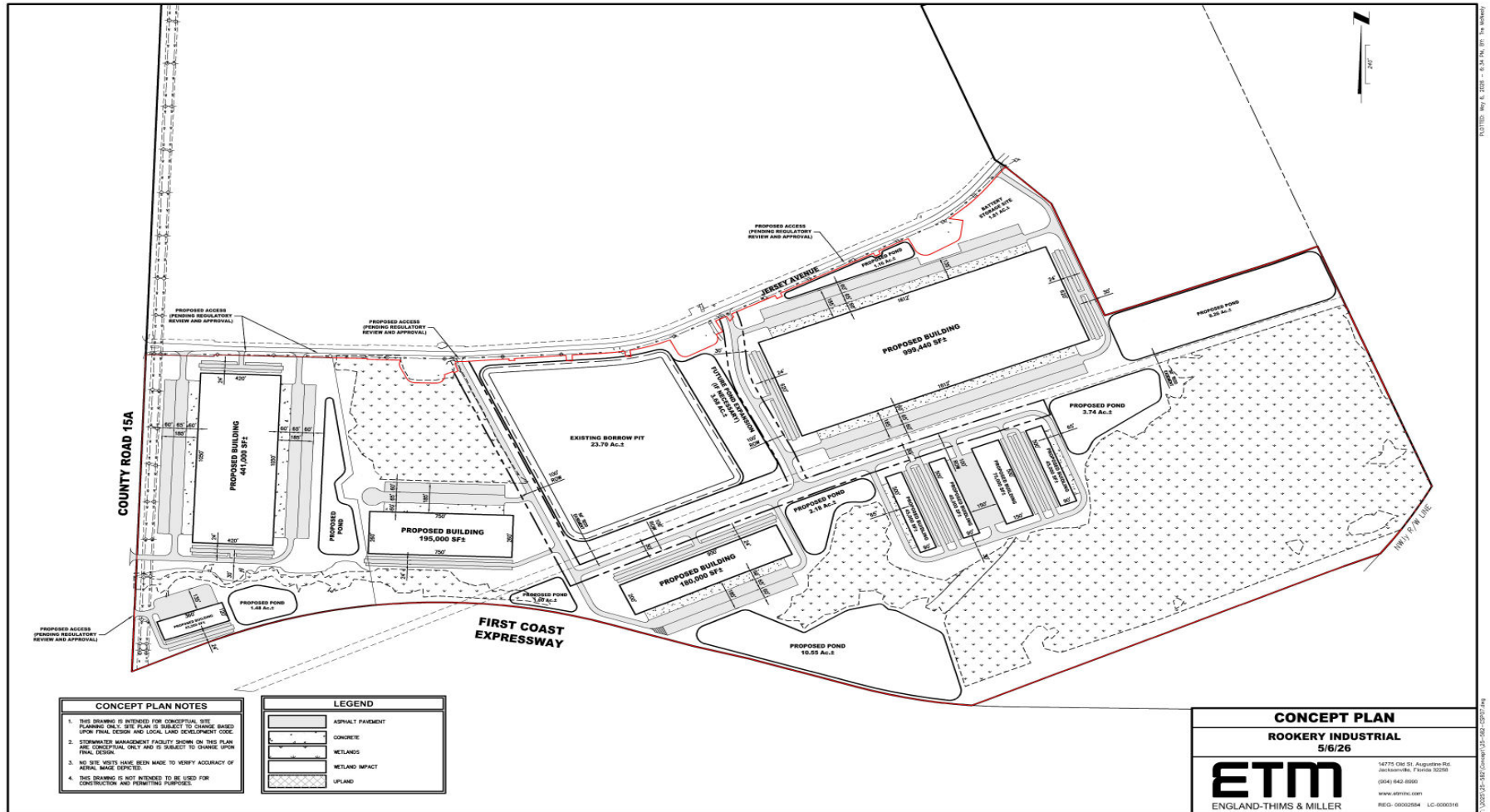
Water, sewer, reuse, and force mains in CR-15A frontage; overhead electrical along Jersey Avenue; 16" TECO gas main in the vicinity (service via Jersey Ave ROW, subject to TECO).

Direct frontage on SR 23 (FCE), Phase 2 opened August 2025 connecting to US 17; multiple proposed access points

Land clearing, root rake, and rough grading complete (Carter Environmental, Apr 2025); ready for site engineering

SECONDARY SITE PLAN

BULK DISTRIBUTION ALTERNATIVE / CROSS-DOCK EXPANDABLE TO 1,000,000+ SF / ETM
5/6/26



BULK DISTRIBUTION FOCUS

Layout reconfigured to prioritize a single large cross-dock building, with secondary distribution pads framing Jersey Avenue and the FCE.

JERSEY AVE TRUCK COURT

Cross-dock loaded from both sides with trailer parking and circulation off Jersey Avenue; multiple proposed access points pending review.

EXPANDABLE TO 1,000,000+ SF

Cross-dock building shown at ±999,440 SF; site geometry supports expansion above one million SF for a single bulk-distribution user.

SHARED INFRASTRUCTURE

Same utility, stormwater, and access framework as the primary plan — water/sewer/reuse on CR-15A, 16" TECO gas main, FCE frontage retained.

RETAINED FLEX / SHALLOW-BAY

Smaller buildings on the CR-15A frontage and along the FCE retained to capture small-bay and flex demand alongside the bulk anchor.

ILLUSTRATIVE ONLY

Concept plan shows one possible layout. Building count, sizes, and configuration to be determined by buyer. Source: ETM (5/6/26).

UTILITY INFRASTRUCTURE

AVAILABLE SERVICE INFRASTRUCTURE / COST-SHARE FOR EXTENSIONS

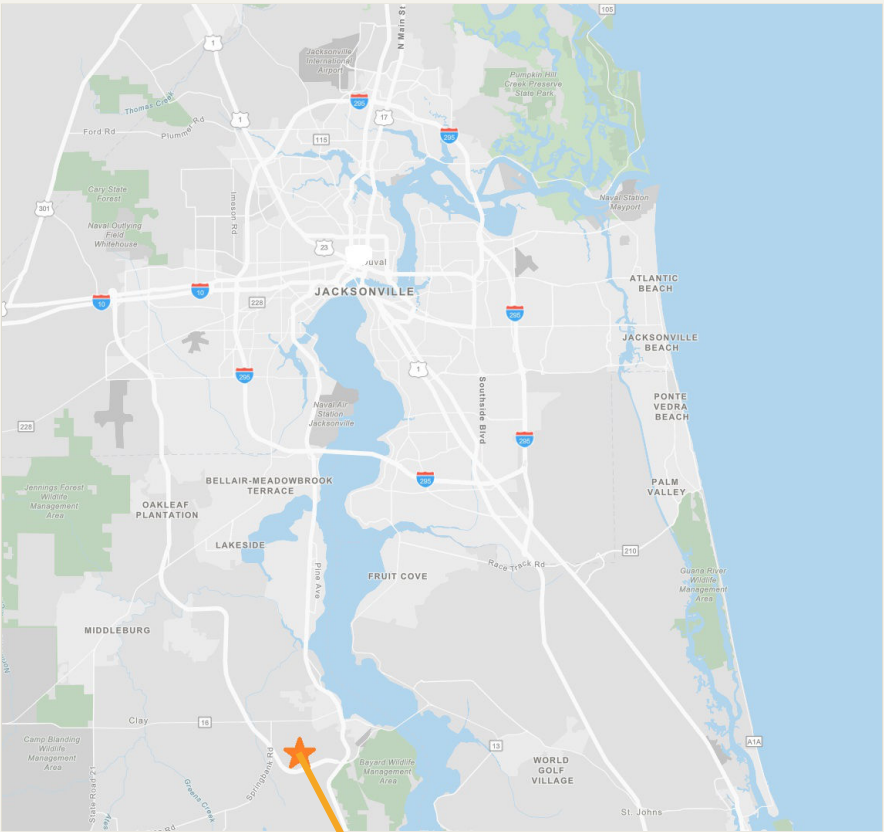
Utility infrastructure is available in the surrounding rights-of-way. A 10" water main and 8" reuse main run along Jersey Avenue, with electrical service overhead. Water, reuse, and force mains are also located along CR-15A and accessible via an existing cost-share agreement. **A 16" TECO gas main serves the area, with service connection anticipated via the Jersey Avenue right-of-way.** Buyer to coordinate service letters and tap-fee arrangements with applicable utility providers.

ON-SITE	JERSEY AVENUE FRONTAGE	CR-15A FRONTAGE (WEST)
TECO 16" Gas Main	Available Mains	CCUA Water / Sewer / Reuse
16" TECO main serves the area; service connection anticipated via the Jersey Avenue right-of-way. Capable of supporting manufacturing, food production, and other heavy-gas users.	• Water Main 10" • Reuse Main 8" • Overhead Electrical ✓	• Water Main 16" • Reuse Main 12" • Force Main 12"
<i>Service configuration and tap rights to be confirmed with TECO Peoples Gas.</i>	City of Green Cove Springs (municipal electric) serves along Jersey Avenue at the northern site frontage.	Service available via existing cost-share agreement with Clay County Utility Authority.

SERVICE PROVIDERS		
Water / Sewer / Reuse	Natural Gas	Electric
Clay County Utility Authority (CCUA)	TECO Peoples Gas	City of Green Cove Springs

Source: Dunn & Associates, Inc. (Industrial Utility Availability Map, 1/22/2025); seller. Buyer to obtain service letters and verify all utility sizes, capacities, tap rights, and connection points with applicable providers.

REGIONAL POSITIONING



ROOKERY INDUSTRIAL
Subject Site

REGIONAL LOCATION

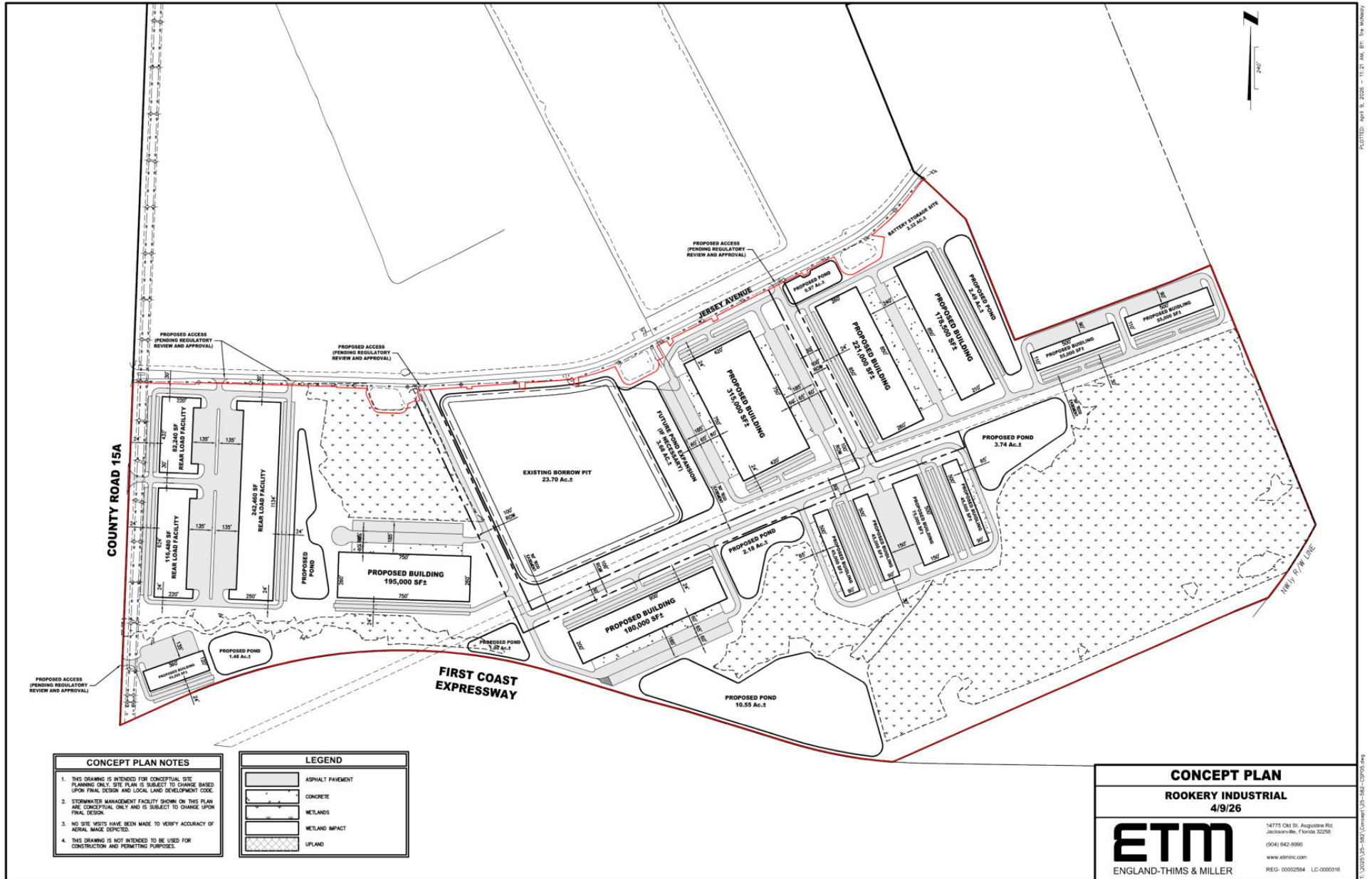
REACH 50+ MILLION CONSUMERS IN THE SOUTHEAST

JACKSONVILLE	30 MIN
JAXPORT TERMINALS	45 MIN
SAVANNAH, GA	2 HOURS
ORLANDO, FL	2 HOURS
TAMPA, FL	3 HOURS
CHARLESTON, SC	4 HOURS
ATLANTA, GA	5 HOURS
MIAMI, FL	5 HOURS

Rookery Industrial sits at the intersection of **County Road 15A, Jersey Avenue**, and the newly-completed **First Coast Expressway (SR 23)**, providing one-hour access to JAXPORT, I-95, and I-10 and same-day reach to virtually every Florida and Southeast Georgia consumer market.

THE SITE

ILLUSTRATIVE CONCEPT PLAN — APRIL 2026 / SUPPORTS UP TO 14 BUILDINGS / $\pm 1,848,880$ SF

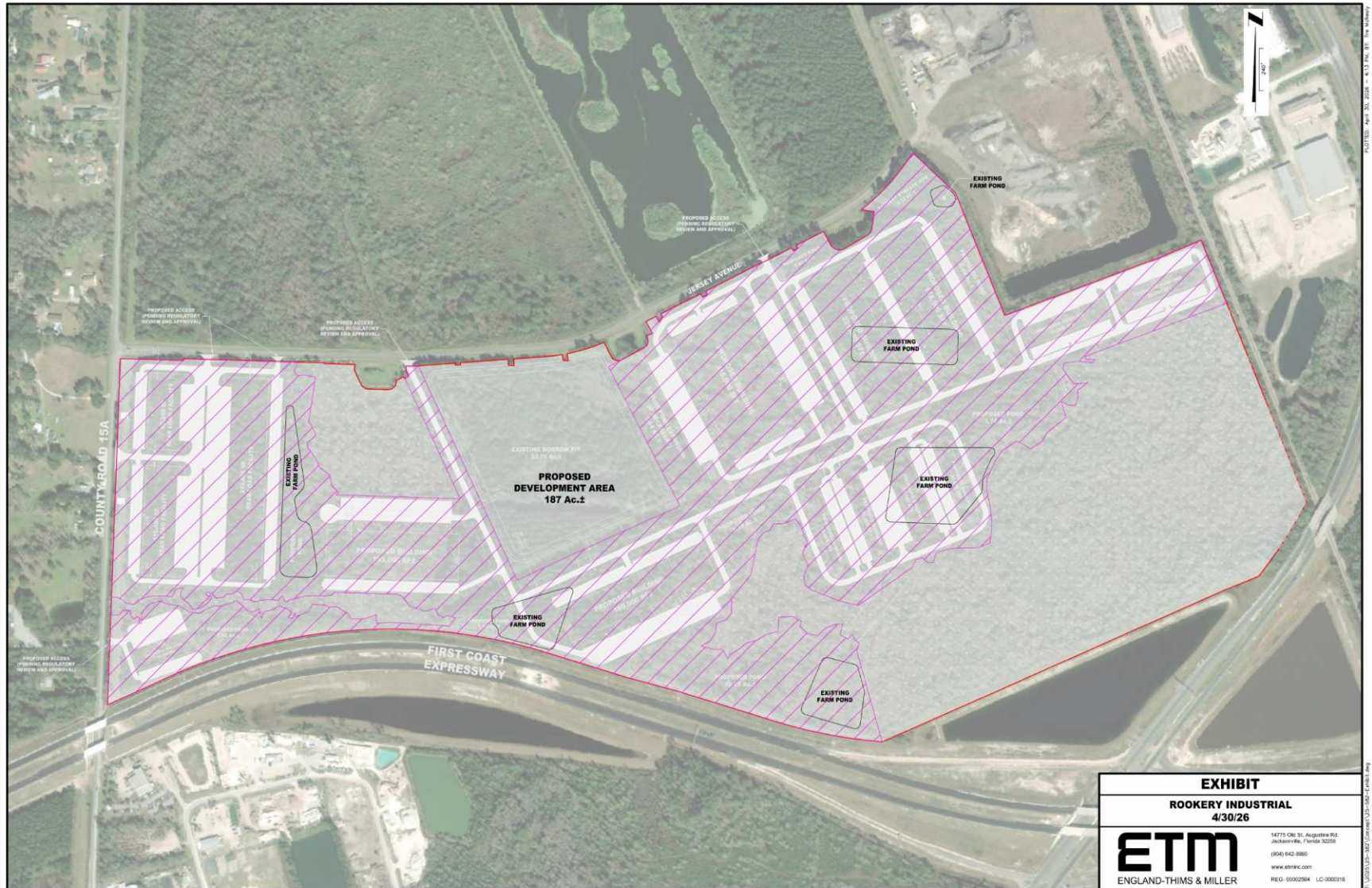


*Concept plan is illustrative only and shows one possible layout. Subject to change based upon final design, site engineering, and local land development code. Building count, sizes, and configuration to be determined by buyer. Stormwater management facility shown is conceptual only. Drawing not intended for construction or permitting purposes. Source: England-Thims & Miller, Inc. (4/9/2026).

DEVELOPMENT AREA EXHIBIT

187 ACRES DEVELOPABLE / ≈281 AC GROSS / ETM ENGINEERING / 4/30/26

Development area depicted in purple hatching on the ETM Engineering exhibit dated April 30, 2026. The 187 acres include uplands plus impacted wetlands, anchored on County Road 15A frontage, Jersey Avenue, and First Coast Expressway frontage.



BUILDING PROGRAM

ILLUSTRATIVE LAYOUT — ±1.85M SF ACROSS UP TO 14 PROPOSED BUILDINGS

BUILDING	FRONTAGE	SIZE (SF)
REAR-LOAD FACILITIES — COUNTY ROAD 15A		
Building A	CR 15A	82,240
Building B	CR 15A	116,480
Building C	CR 15A	242,460
DISTRIBUTION — JERSEY AVENUE / FCE		
Building D	FCE	195,000
Building E	Jersey Avenue	315,000
Building F	FCE	180,000
Building G	Jersey Avenue	221,000
Building H	Jersey Avenue	178,500
SHALLOW-BAY / FLEX		
Building I	CR 15A	43,200
Building J	Internal	45,000
Building K	Internal	75,000
Building L	Internal	45,000
Building M	Internal	55,000
Building N	Internal	55,000
TOTAL		1,848,880

14

BUILDING PADS (ILLUSTRATIVE)

Conceptual range from 43,200 SF flex up to 315,000 SF distribution; final layout TBD

±1.85M

TOTAL BUILDABLE SF

Across rear-load, distribution, and shallow-bay product types

IB

HEAVY INDUSTRIAL

Clay County Ord. 2025-6; manufacturing, distribution, petroleum, outdoor storage by right

187

DEVELOPABLE ACRES

≈281 AC gross parcel (excludes 23.70 AC borrow pit); stormwater design subject to buyer site plan

SCARCE AT THIS SCALE

LARGE-TRACT INDUSTRIAL LAND AVAILABILITY / JACKSONVILLE MSA / Q1 2026

Across the 13 industrial land transactions tracked by CBRE Florida Research from November 2024 through March 2026, **only four sites traded above 100 gross acres — and all four are spoken for.** Rookery is one of a small number of remaining 150+ acre, entitled, cleared, expressway-fronted positions in the Jacksonville MSA, and the only such site with direct First Coast Expressway frontage.

4 of 13

MSA LAND COMPS > 100 AC

Only four of the 13 industrial land trades from Nov 2024 – Mar 2026 cleared 100 gross acres. All four are spoken for — purchased by Suddath/NXTP, InLight RE Partners, and Midwest Industrial.

187

ROOKERY DEVELOPABLE ACRES

≈281 AC gross. Cleared, graded, rezoned Heavy Industrial (IB), and the only large-tract opportunity on direct First Coast Expressway frontage.

0

COMPARABLE SITES REMAINING

No other 150+ AC, entitled, cleared, expressway-fronted industrial sites currently being marketed in the Jacksonville MSA.

JACKSONVILLE MSA INDUSTRIAL LAND TRADES > 100 GROSS AC / NOV 2024 – MAR 2026

Project	Date	Submarket	Purchaser	Gross AC	Status
Eastport Rd "Zion Family Land"	Dec-24	Northside	InLight RE Partners	135.0	<i>Spoken for</i>
Pritchard Rd "Westlake"	Jun-25	Westside	Midwest Industrial	217.8	<i>Spoken for</i>
Pecan Park "Airport Commerce Ctr"	Aug-25	Northside	Suddath / NXTP Logistics	187.5	<i>Spoken for</i>
Pecan Park Phase III "ACC"	Mar-26	Northside	Suddath / NXTP Logistics	110.0	<i>Spoken for</i>
★ ROOKERY INDUSTRIAL	Available	Clay County	—	≈281	For sale

WHAT THIS MEANS

The last four 100+ AC trades in the Jacksonville MSA were absorbed by three buyers — two of them (Suddath/NXTP and the Westlake park) end-user driven, the third (InLight) for spec development.

Rookery is the next opportunity at this scale. Heavy Industrial zoning, direct FCE frontage, CSX rail adjacency, cleared and graded, ≈281 gross acres / 187 developable — combined, an unreplicable position in this MSA.

Source: CBRE Florida Research, Q1 2026 industrial land comps (Jacksonville MSA, Nov 2024 – Mar 2026). "Spoken for" reflects purchaser status as of the recorded transaction; subsequent disposition not tracked here.

| CLAY COUNTY / JACKSONVILLE MSA

FLORIDA'S FASTEST-GROWING INDUSTRIAL CORRIDOR

The **First Coast Expressway** has transformed Clay County into one of the most strategically positioned industrial submarkets in the Southeast. With **Phase 2 completion in August 2025**, the corridor now connects Cecil Commerce Center to US 17, with the toll-free Shands Bridge crossing scheduled for 2031.

Clay County offers the labor base and land availability that has filled along I-295, with the price advantage of an emerging submarket and the connectivity advantage of a brand-new four-lane controlled-access expressway.

FIRST COAST EXPRESSWAY

\$1.9 billion FDOT investment creating a 46-mile, four-lane outer beltway connecting I-10 in Duval County to I-95 in St. Johns County. **13 interchanges total** with 7 in Clay County. Phase 2 opened August 2025; Phase 3 (Shands Bridge replacement) under construction with completion targeted 2031.

JACKSONVILLE MSA POPULATION

1.74M

MSA LABOR FORCE

913K

DUVAL COUNTY EMPLOYERS

66,355

MEDIAN HOUSEHOLD INCOME

\$82,603

JAXPORT ANNUAL TEUs (AVG)

1.3M

JAXPORT CAPITAL IMPROVEMENTS

\$676M (2025-29)

JAX INTL AIRPORT PASSENGERS

7.3M

FCE INVESTMENT (FDOT)

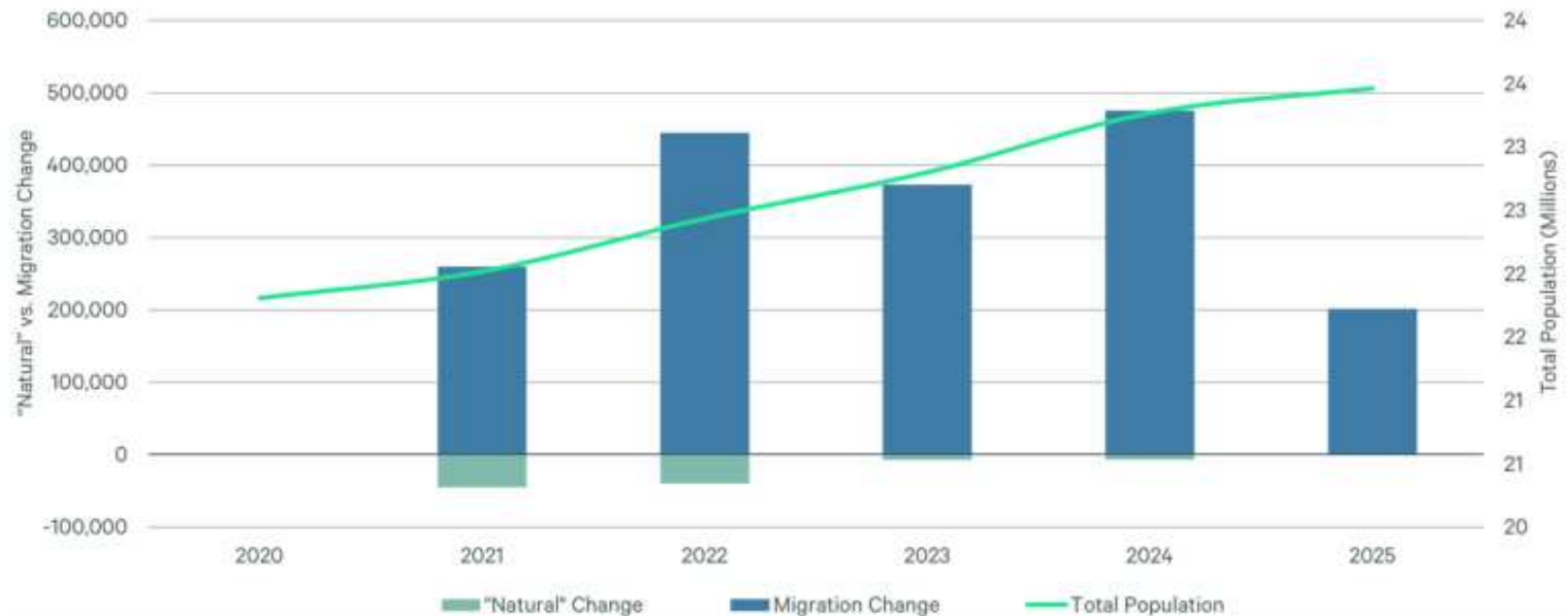
\$1.9B

POPULATION GROWTH

FLORIDA STATEWIDE — 2020 TO 2025

FLORIDA STATEWIDE

+1,657,182 people total growth (2020–2025) • +1,753,364 from net migration



Total Growth
2020-2025
1,657,182 People

'Natural'
Change
-101,721 People

Net
Migration
+1,753,364 People

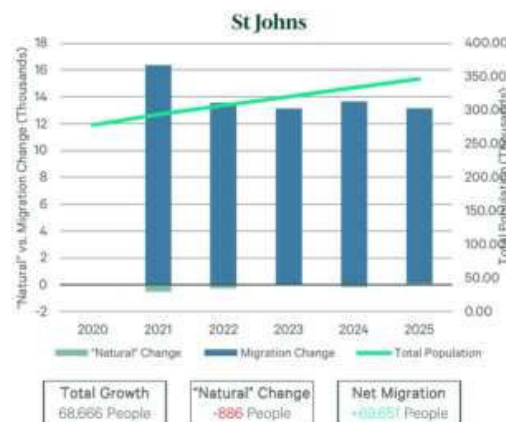
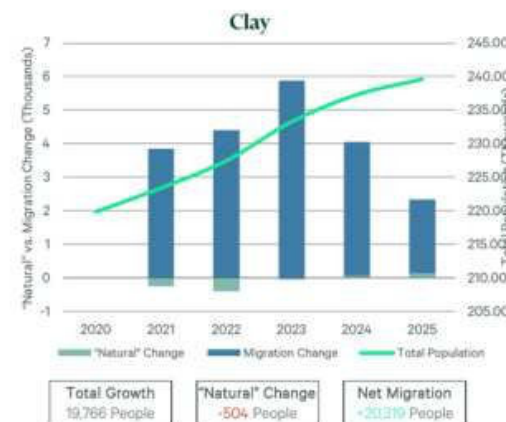
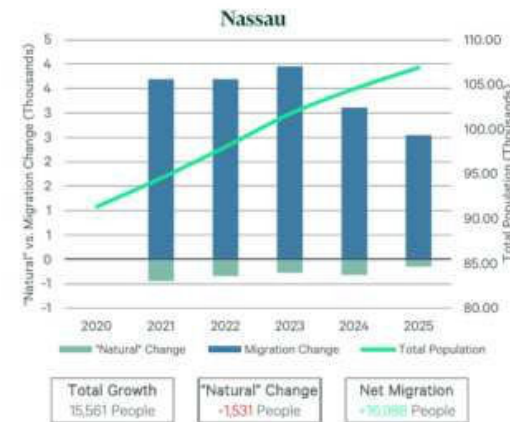
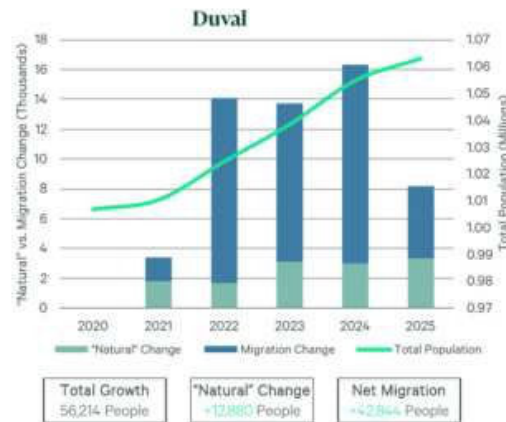
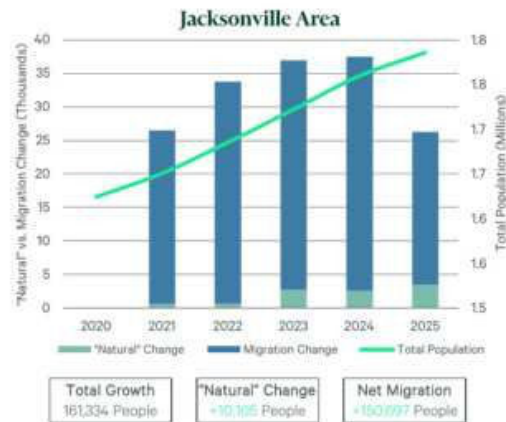
Source: U.S. Census Bureau / Florida Office of Economic and Demographic Research; CBRE Q1 2026 Industrial Market Update. *Natural change is defined by net positive/negative change in total deaths/births.

POPULATION GROWTH

JACKSONVILLE MSA BY COUNTY — 2020 TO 2025

JACKSONVILLE MSA — BY COUNTY

Clay County +19,766 • JAX Area +161,334 • St. Johns +68,666

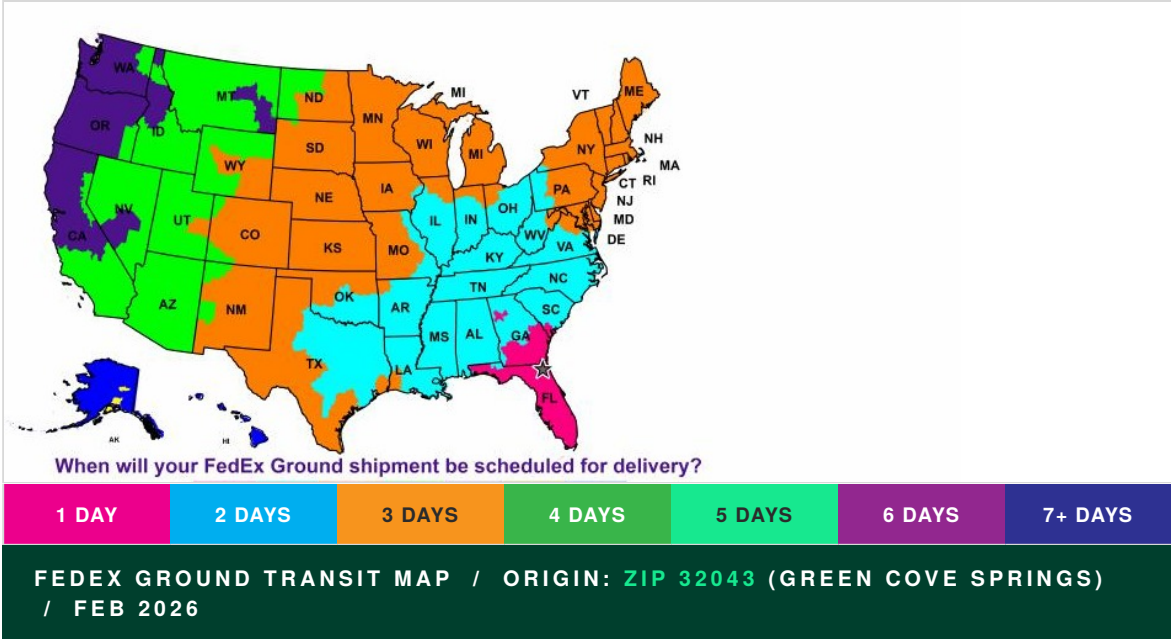


Source: U.S. Census Bureau / Florida Office of Economic and Demographic Research; CBRE Q1 2026 Industrial Market Update. *Natural change is defined by net positive/negative change in total deaths/births.

SUN BELT SHIPPING REACH

FEDEX GROUND TRANSIT FROM ROOKERY (ZIP 32043) / FLORIDA NET MIGRATION THESIS

Florida added **+1,753,364 net migrants from 2020 to 2025** — the largest in-migration flow of any state. The same demographic surge driving Florida's housing absorption is reshaping last-mile and parcel demand across the Sun Belt. From Rookery, FedEx Ground reaches all of Florida in **1 day**, the entire Southeast in **2 days**, and the Sun Belt consumer base — Texas, the Carolinas, Georgia, Tennessee — within **2–3 business days**.



01 DEMOGRAPHIC TAILWIND

Florida Net Migration Continues

Florida added **+1.75M net migrants 2020–2025** with continued positive trends. Population-driven parcel demand follows the rooftops — and the rooftops keep coming.

02 1-DAY FLORIDA

Same-State Overnight Reach

Rookery sits inside FedEx Ground's **1-day delivery zone for the entire state of Florida** — Miami, Tampa, Orlando, and Pensacola all next-business-day from the site.

03 2-DAY SUN BELT

Reach the Growth Markets Fast

Atlanta, the Carolinas, Tennessee, and most of GA / AL are reachable in **2 business days**. Texas and the rest of the Sun Belt fall inside the **3-day envelope**.

THE THESIS

As Sun Belt migration accelerates, overnight and 2-day parcel coverage will define which industrial sites win — Rookery delivers both at a Clay County basis.

If picked up on...	Will be delivered by...						
Monday	Tue	Wed	Thu	Fri	Mon [@]	Tue [@]	Wed ⁼
Tuesday	Wed	Thu	Fri	Mon	Tue [@]	Wed [@]	Thu ⁼
Wednesday	Thu	Fri	Mon	Tue	Wed [@]	Thu [@]	Fri ⁼
Thursday	Fri	Mon	Tue	Wed	Thu [@]	Fri [@]	Mon ⁼
Friday	Mon	Tue	Wed	Thu	Fri [@]	Mon [@]	Tue ⁼
Saturday	Tue	Wed	Thu	Fri	Mon [@]	Tue [@]	Wed ⁼
Sunday	Tue	Wed	Thu	Fri	Mon [@]	Tue [@]	Wed ⁼

[@] The following week
⁼ Earliest possible delivery the following week
© 2026 FedEx. All rights reserved.

This map illustrates service schedules in business days as of February 2026 for FedEx Ground Shipments

Source: FedEx Ground Service Maps — ZIP 32043, February 2026; U.S. Census Bureau / Florida Office of Economic and Demographic Research. Transit times are FedEx Ground commercial estimates; actual times vary. Map © 2026 FedEx.

ROOFTOPS ARE COMING

40,500 APPROVED ENTITLEMENTS / LAKE ASBURY – GREEN COVE SPRINGS CORRIDOR

Surrounding the Rookery Industrial site is one of the most aggressively-entitled residential corridors in the Southeast. **Approximately 40,500 dwelling units are approved across 19 master-planned communities** and Reinhold's LAMP DRI between Lake Asbury and Green Cove Springs — directly fed by the new First Coast Expressway. These rooftops drive the same last-mile, regional-distribution, and consumer-products demand profile that has filled industrial absorption along the I-295 corridor over the past decade. Rookery is positioned to capture that demand at the front end of the next ten years of build-out.

LAKE ASBURY – GREEN COVE SPRINGS DEVELOPMENT MAP



40,500

APPROVED RESIDENTIAL ENTITLEMENTS

Lake Asbury-Green Cove Springs corridor

19

MASTER-PLANNED COMMUNITIES

DRI/PUD-not-yet-developed status

14,500

UNITS — REINHOLD LAMP DRI

Largest single entitlement; ~3 mi from site

APPROVED ENTITLEMENTS BY PROJECT

North Lake Asbury (combined)	6,000
Cross Creek, Granary, Bella Lago, Annabelle Island, Robinson Ranch, Sandridge Hills, Saratoga Springs, Sapphire Springs, Lee East/West	
Branan Field North	2,000
Branan Field South	1,500
Saratoga Springs (PUD)	4,300
Governors Park	6,000
Reinhold LAMP DRI	14,500
Rookery Residential	2,200
Agricola	4,000
TOTAL APPROVED	40,500

Source: England-Thoms & Miller, Inc., Lake Asbury – Green Cove Springs Entitlements (2/21/2025). Approved entitlement counts based on ETM yield estimate.

LAURELTON AND AGRICOLA

6,500 CONTIGUOUS ACRES / \$178M INVESTED / 10,000 ENTITLED UNITS / TWO MILES FROM ROOKERY

Two miles from the Rookery site, BTI Partners has assembled the largest master-planned land position in Northeast Florida. **Laurelton and Agricola together total ~6,500 contiguous acres with approximately 10,000 entitled residential units, 840,000 SF of approved retail, 700,000 SF of office, ~2,000,000 SF of light industrial, and 400 hotel keys.** The two projects below describe what is being built next door to Rookery — the demographic engine that will drive industrial absorption in this corridor for the next decade.

LAURELTON

FORMERLY GOVERNORS PARK / BTI PARTNERS

Acquired December 2022 — \$85 million. BTI Partners (Fort Lauderdale) acquired the 3,300-acre Governors Park entitlement from the Davis family and The PARC Group — the developer of Nocatee — and rebranded it Laurelton.

Four village districts (Town Center, Governors Creek, Oak Ridge, Springbank). Approved program: ~6,000 homes, 840,000 SF retail, 700,000 SF office, ~2,000,000 SF light industrial, 400 hotel keys, 18-hole golf course, 800 AC open space.

Status: Phase 1 (401 single-family homes, Laurelton South) in plan review. CDD established by Clay BCC. Farmstead amenity center cleared DRC January 2026. Build-out projected at ~6,300 permanent jobs / \$225M annual payroll.

Civil engineer: England-Thims & Miller. Source: Jax Daily Record; BTI Partners.

AGRICOLA

BTI'S SOUTHERN EXPANSION / 4,000 ADDITIONAL UNITS

Acquired August 15, 2025 — \$93 million. BTI Partners doubled its Clay County position with a 3,145-acre tract immediately south of Laurelton, acquired from Sandricourt Farms LLC (the Agricola family).

4,000 approved residential units (2,170 SF / 370 TH / 1,460 MF) with more than 51% of acreage preserved as open space. Program includes schools, parks, trails, and neighborhood retail. North of FPL property; west of U.S. 17.

Combined footprint: ~6,500 contiguous acres with Laurelton / **\$178 million invested** 2022–2025. Permits in process Q4 2025.

Source: Jax Daily Record; BTI Partners; Clay BCC.

“Clay County is currently experiencing significant growth, but new development needs to be consistent with the long-term vision of its stakeholders.”

JUSTIN ONORATO / CHIEF INVESTMENT OFFICER / BTI PARTNERS

WHAT'S BEING BUILT

LAURELTON / AGRICOLA / THE 40,500-UNIT CORRIDOR / ALL ENTITLED

Forty-thousand five-hundred dwelling units are not a forecast. They are **approved entitlements** — already platted, zoned, and processing through Clay County. Below is a project-by-project breakdown of who is building what within five miles of Rookery, with current status as of Q1 2026.

LAURELTON (formerly Governors Park)

Developer	BTI Partners (Fort Lauderdale)
Civil Engineer	England-Thims & Miller
Acquired	December 2022 — \$85,000,000
Acreage	3,300 acres / 4 village districts
Approved Units	~6,000 homes (SF + MF)
Commercial	840,000 SF retail / 700,000 SF office
Light Industrial	~2,000,000 SF entitled
Hotel / Hospitality	400 keys
Other	18-hole golf course / 800 AC open space
Phase 1	401 SF homes (Laurelton South) — in review
CDD Status	Established by Clay BCC
Build-out Jobs	~6,300 permanent / \$225M annual payroll

AGRICOLA (BTI's southern expansion)

Developer	BTI Partners (Fort Lauderdale)
Acquired	August 15, 2025 — \$93,000,000
Seller	Sandricourt Farms LLC (Agricola family)
Acreage	3,145 acres / immediately south of Laurelton
Approved Units	4,000 residential units
Unit Mix	2,170 SF / 370 TH / 1,460 MF
Open Space	>51% of acreage preserved
Includes	Schools, parks, trails, neighborhood retail
Status	Permits being sought (Q4 2025)
Adjacency	North of FPL property; west of U.S. 17
Combined Footprint	~6,500 contiguous acres with Laurelton
Combined Investment	\$178,000,000 / 2022–2025

FULL CORRIDOR — APPROVED RESIDENTIAL ENTITLEMENTS WITHIN ~5 MILES OF ROOKERY

PROJECT	DEVELOPER / OWNER	ACRES	APPROVED UNITS	STATUS
Laurelton (formerly Governors Park)	BTI Partners	3,300	6,000	Phase 1 in plan review
Agricola	BTI Partners	3,145	4,000	Permits in process
Reinhold LAMP DRI	Reinhold Corporation	8,200	14,500	DRI approved
North Lake Asbury (combined)*	Multiple developers	—	6,000	DRI/PUD approved
Saratoga Springs (PUD)	—	—	4,300	PUD approved
Branan Field North	—	—	2,000	PUD approved
Branan Field South	—	—	1,500	PUD approved
Rookery Residential	—	—	2,200	Adjacent to subject site
TOTAL APPROVED CORRIDOR ENTITLEMENTS			40,500	ETM yield estimate

* North Lake Asbury combined includes Cross Creek, Granary, Bella Lago, Annabelle Island, Robinson Ranch, Sandridge Hills, Saratoga Springs, Sapphire Springs, and Lee East/West. Source: ETM Lake Asbury – Green Cove Springs Entitlements (2/21/2025); Jax Daily Record; BTI Partners.

WHY IT MATTERS FOR ROOKERY

THE INDUSTRIAL THESIS / THREE FORCES CONVERGING AT ONE INTERCHANGE

The next decade of Jacksonville industrial absorption will follow rooftops into Clay County the same way the prior decade followed them into the I-295 corridor. **Rookery sits at the intersection of three independent forces — each one of which would be enough to drive industrial demand on its own.** Together they make this site the most strategically-positioned industrial land in the Jacksonville MSA.

01 THE ROAD

FIRST COAST EXPRESSWAY

\$1.9B

FDOT INVESTMENT

For the first 100 years of its history, Clay was the largest Florida county **without** an expressway. **Phase 2 of the FCE opened August 2025** with direct frontage at Rookery and seven of the corridor's thirteen interchanges in Clay County.

Phase 3 — the toll-free Shands Bridge replacement to I-95 — is targeted for 2031. When that opens, Rookery becomes a 25-minute drive to I-95 and a one-hour reach to virtually every Florida and Southeast Georgia consumer market.

FUTURE AADT AT US 17 IC

60,400 vpd

Source: FDOT 2050 forecast

02 THE ROOFTOPS

40,500 ENTITLED UNITS

40,500

APPROVED UNITS WITHIN 5 MI

Industrial absorption follows population. The I-295 corridor filled because Jacksonville's population pushed west and south. The next wave is pushing **directly into Clay** — and unlike speculative bets, this isn't a forecast. It's 40,500 platted units.

BTI Partners alone has deployed **\$178M across 6,500 contiguous acres** two miles from Rookery. The Nocatee development team (Davis / PARC) put the original entitlements in place. The CDD is established. Phase 1 permits are in process.

BTI TOTAL CLAY INVESTMENT

\$178M

Source: Jax Daily Record

03 THE INCENTIVES

CLAY COUNTY EDC

\$0

STATE INCOME TAX / M&E TAX

Florida is already one of the most favorable industrial tax environments in the U.S.: **no state income tax, no tax on manufacturing equipment, no property tax on inventories, no tax on goods-in-transit for 180 days.**

Clay County stacks on top of that with project-specific REV Grants, Capital Investment Grants, Impact Fee Mitigation, and tax-exempt Industrial Development Revenue Bonds via the Clay Development Authority. Clay EDC offers concierge-level site selection coordination.

CLAY EDC CONTACT

Crawford Powell

(904) 375-9394 / chooseclay.com

THE PRICING WINDOW

Rookery is one of the last entitled, cleared, FCE-fronting industrial sites still available at a **Clay County land basis**. When the Shands Bridge replacement opens in 2031, the FCE becomes a direct 25-minute connector to I-95 — and this corridor reprices toward Duval and St. Johns levels. **The window is the gap between Clay basis today and Duval/St. Johns basis at 2031 delivery.**

ECONOMIC INCENTIVES

FLORIDA & CLAY COUNTY

Florida offers one of the most favorable tax environments in the nation for industrial users and developers. Competitive incentives are also available from state and local governments for businesses that relocate or expand in the Jacksonville and Clay County region.

Recapture Enhanced Value Grant (REV Grant): Operates similar to a tax rebate on net new county/city property taxes payable to the local government.

High Impact Performance Incentive Grants (HIPI): Cash grants for pre-approved applicants in high-impact sectors with phased payouts at start-up and at full employment.

Capital Investment Tax Credit (CITC): Annual credit up to 20 years against corporate income tax for projects with at least \$25M capital cost and 100 jobs.

Economic Development Transportation Fund: Awards up to \$3M to alleviate transportation issues impacting expansion decisions.

CLAY COUNTY EDC

The Clay County Economic Development Corporation provides site selection assistance, permitting coordination, and access to state and local incentive programs for qualifying industrial users.

FLORIDA HAS...

NO state personal income tax

NO corporate income tax on limited partnerships

NO corporate income tax on subchapter S-corps

NO corporate franchise tax on capital stock

NO state-level property tax

NO property tax on business inventories

NO sales tax on manufacturing machinery and equipment

NO property tax on goods-in-transit for up to 180 days

NO sales/use tax on goods manufactured in FL for export

NO sales tax on raw materials incorporated into resale products

NO sales/use tax on co-generation of electricity

CLAY COUNTY INCENTIVES

PROJECT-SPECIFIC INCENTIVES FROM CLAY FLORIDA EDC

In addition to Florida's statewide tax exemptions, Clay County offers project-specific incentives administered through the Clay Florida Economic Development Corporation. Programs are negotiated case-by-case based on capital investment, jobs, and impact.

ECONOMIC DEVELOPMENT GRANT (Tax Increment)

Targets commercial projects that add to the tax base, project new employment in excess of 10 direct full-time positions, and make significant economic impact (PCI > \$1,000,000). A percentage of the county's incremental ad-valorem tax increase above a base-year assessed value is rebated to the developer.

MANUFACTURING EQUIPMENT CAPITAL INVESTMENT GRANT

Available to employers relocating to Clay County who intend to invest a minimum of \$1,000,000 in machinery and equipment at the Clay County location.

REGULATORY RELIEF

Fast-track permitting and approvals for job-creating economic development projects. Includes Impact Fee Mitigation programs for Target Industry employers, designed to attract primary businesses and high-skilled, high-wage jobs.

LARGE EMPLOYER RETENTION GRANT

Available to large existing employers contemplating relocation out of the county. Eligibility does not require new capital investment, job creation, or salary thresholds — the employer must pay real-property ad valorem taxes to the County.

INDUSTRIAL DEVELOPMENT REVENUE BONDS

The Clay County Development Authority (CCDA) is the sole industrial development authority for Clay County and is authorized to issue tax-exempt bonds to finance industrial expansion or relocation.

CLAY FLORIDA ECONOMIC DEVELOPMENT CORPORATION

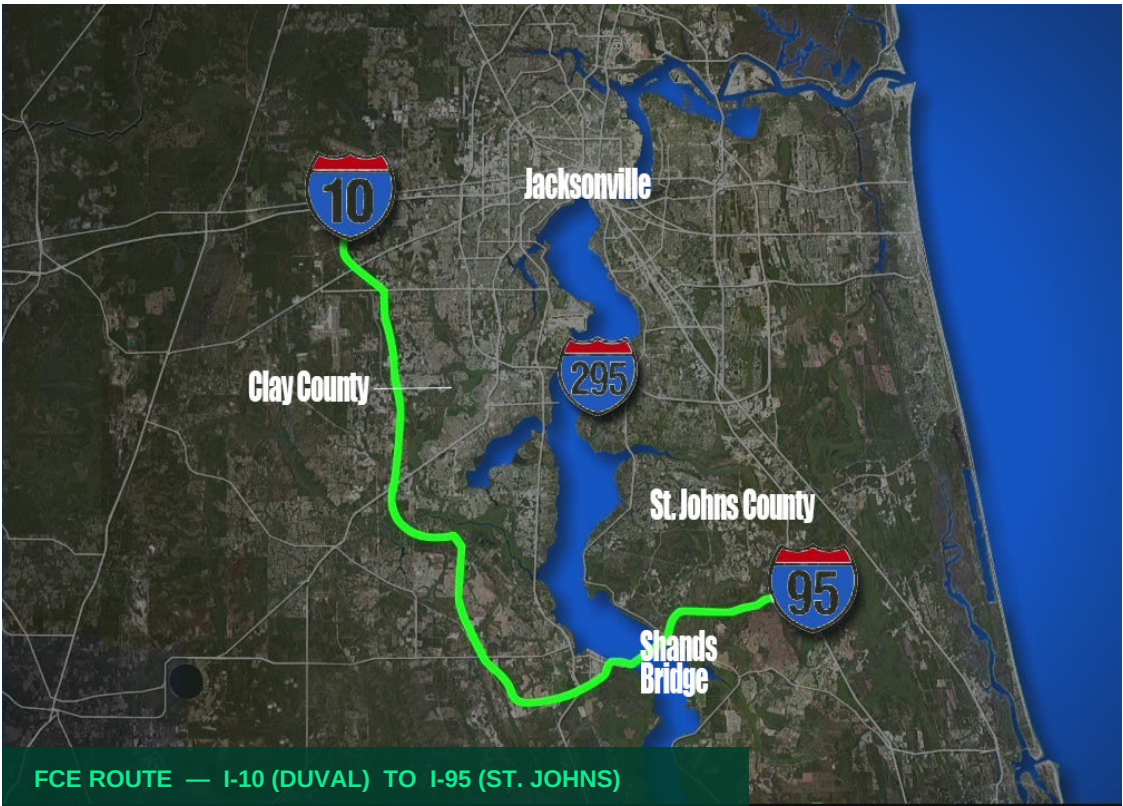
Crawford Powell— *President of Economic Development*

(904) 375-9394 | CPowell@ChooseClay.com

FIRST COAST EXPRESSWAY

SR 23 / \$1.9 BILLION FDOT INVESTMENT / I-10 TO I-95

A 46-mile, four-lane, controlled-access tolled expressway connecting I-10 in Duval County to I-95 in St. Johns County. The Rookery Industrial site has direct frontage on the FCE — a brand-new asset that transforms Clay County into a primary industrial corridor.



PROJECT FACTS	
Total Length	46 miles
Total Investment	\$1.9 billion
Funding Source	FDOT
Total Interchanges	13
Interchanges in Clay Co.	7
Configuration	4-lane, controlled access
Tolling	Electronic gantries
Connections	I-10 / US 17 / US 301 / I-95
Bridge Clearance (new)	65 ft (matches Buckman)
Future AADT (US 17 IC)	60,400 / day (FDOT 2050)
Hurricane Evacuation	Designated route
Site Frontage	Direct — multiple access points

PHASING TIMELINE	
PHASE 1	Open 2019 I-10 to Blanding Blvd (Duval)
PHASE 2	Open Aug 2025 Blanding Blvd to US 17
PHASE 3	Target 2031 Shands Bridge replacement to I-95
Source: FDOT District 2 / RS&H	

SITE CONDITIONS

LAND CHARACTERISTICS / SITE PREPARATION / ENVIRONMENTAL

Site characteristics summarized from the Agricultural Management Plan prepared by Carter Environmental Services (December 3, 2024) for the parent tract. Land clearing, root rake, grading, and drainage restoration completed April 2025.

TOPOGRAPHY & HYDROLOGY

Elevation Range	+25 to +55 ft NGVD
Topography	Relatively flat; gentle slope to the east
Drainage Pattern	Sheet flow / base flow toward onsite swamp
Outfall	Discharges east to the St. Johns River
Existing Ditches	Pre-1984 drainage network across site
Watershed	Lower St. Johns River Basin

LAND COVER & WETLANDS DELINEATION

Per Carter Environmental Services FLUCFCS classification (parent tract; ~281 AC)

Pine Plantation (FLUCFCS 441)	184.28 AC
Wetland Forested Mixed (FLUCFCS 630)	71.47 AC
Wetland Forested Mixed — west	13.47 AC
Hydric Pine Flatwoods (FLUCFCS 625)	6.92 AC
Wetland Forested Mixed — south edge	2.12 AC
Wetland Forested Mixed — north edge	1.04 AC

Buyer to confirm jurisdictional wetland boundaries via formal delineation.

SOIL COMPOSITION (NRCS)

11 mapped soil units; predominantly sandy fine sands typical of NE Florida flatwoods

Albany fine sand	Somewhat poorly drained, moderate permeability
Hurricane fine sand	Somewhat poorly drained, mod-rapid permeability
Centenary fine sand	Moderately well drained, mod-rapid permeability
Sapelo fine sand	Poorly drained, low permeability
Leon fine sand	Poorly drained, moderate permeability
Ridgewood fine sand	Somewhat poorly drained, rapid permeability
Goldhead fine sand	Poorly drained, moderate permeability
Osier / Allanton / Rutlege	Wetland-associated mucky / fine sands

Source: USDA NRCS Soil Survey of Clay County, FL. Geotech to be confirmed by buyer.

SITE PREPARATION — COMPLETED

Land clearing & drainage improvements per Carter Environmental scope

Dec 2024	Clear-cut existing pine plantation
Jan 2025	Site preparation herbicide application
Feb 2025	Root rake, stump extraction, debris burn
Mar 2025	Trail road improvement & grading
Mar 2025	Existing ditch restoration
Mar 2025	New drainage ditch excavation (NE & SW)
Apr 2025	Roller chop & final grading

READY FOR VERTICAL CONSTRUCTION

Clearing, rough grading, and stormwater conveyance restoration completed in advance of building pad construction.

UTILITY CAPACITY

SERVICE PROVIDERS / INFRASTRUCTURE / ENTITLEMENT STATUS

Service providers, capacity context, and entitlement coordination. Specific load and demand commitments require formal service letters from each utility — buyers are encouraged to coordinate directly with Clay EDC and the providers below.

ELECTRIC SERVICE — CITY OF GREEN COVE SPRINGS

Municipal public-power utility serving Green Cove Springs & Clay County since 1907.

Provider	City of Green Cove Springs Electric
Service Type	Municipal public power
Power Supply	Florida Municipal Power Agency (FMPA)
FMPA Members	31 municipal systems statewide
Avg. Residential Rate	11.84¢ / kWh
FL Statewide Avg. Rate	14.31¢ / kWh
Rate Position	~17% below FL average
Site Frontage	Overhead electrical along Jersey Ave & CR-15A

Sources: City of Green Cove Springs; FMPA; findenergy.com; U.S. EIA. Buyer to obtain service letter for site-specific load.

GAS / WATER / SEWER / STORMWATER

Service availability summary; buyer to verify with providers and confirm tap rights

Natural Gas Provider	TECO Peoples Gas
On-Site Gas Main	16" runs west to east across site (tap rights TBC)
Jersey Ave Water Main	10"
Jersey Ave Reuse Main	8"
Jersey Ave Electrical	Overhead
Water / Sewer / Reuse Provider	Clay County Utility Authority (CCUA)
CR-15A Water Main	16" available via cost-share
CR-15A Reuse Main	12" available via cost-share
CR-15A Force Main	12" available via cost-share

Pipe sizes from Dunn & Associates Utility Availability Map (1/22/2025) and seller. Cost-share extension to site required.

ENTITLEMENT & DUE-DILIGENCE STATUS

What's complete vs. open at offer date; buyer to verify all items in due diligence

Conceptual Site Plan	Complete (England-Thims & Miller, Apr 2026)
Agricultural Mgmt Plan	Complete (Carter Environmental, Dec 2024)
Utility Availability Map	Complete (Dunn & Associates, Jan 2025)
Wetland FLUCFCS Mapping	Complete (parent tract; JD pending)
Site Clearing / Grading	Underway — per Carter scope
Zoning / Future Land Use	Heavy Industrial (IB) — Ord. 2025-6
ERP / NPDES Permits	To be obtained during site plan approval
Wetland Jurisdictional Det.	Buyer to commission with USACE / SJRWMD
Phase I ESA / Geotechnical	Buyer to commission

Clay EDC offers concierge-level coordination for site selectors and permitting (chooseclay.com).

FLORIDA UTILITY-RELATED TAX EXEMPTIONS

Direct-savings items most relevant to a power- or gas-intensive user

Mfg Equipment	No sales tax on manufacturing machinery & equipment
Goods-In-Transit	No property tax for up to 180 days
Co-Generation	No sales / use tax on co-generation of electricity
Raw Materials	No sales tax on raw materials in resale products
Export Mfg.	No sales / use tax on goods manufactured for export
Business Inventory	No property tax on inventories

Source: Florida Department of Revenue. See incentive page for full list.

WORKFORCE & LABOR MARKET

NORTHEAST FLORIDA / CLAY COUNTY / JACKSONVILLE MSA

Northeast Florida is one of the South's deepest industrial labor markets. Clay County draws from a regional pool of nearly 900,000 workers, with daily commuter access to the City of Jacksonville and competitive unemployment versus state averages.

REGIONAL LABOR FORCE — AUG 2025	
<i>CareerSource Northeast Florida (8-county region; rate not seasonally adjusted)</i>	
NE Florida Regional Labor Force	895,066
Year-Over-Year Change	+821 (+0.1%)
Region Unemployment Rate	4.6%
Florida Statewide Rate	4.4%
Clay County Unemployment	4.6%
Duval County Unemployment	4.6%
St. Johns County Unemployment	4.5%
Baker County Unemployment	4.6%
Jacksonville MSA Job Growth (Nov '25 YoY)	+10,500 jobs (+1.3%)
<i>Source: Florida Dept. of Commerce, Bureau of Workforce Statistics; U.S. BLS Local Area Unemployment.</i>	

REGIONAL ECONOMIC ANCHORS	
<i>Industrial / logistics employer base across the Jacksonville MSA</i>	
JAXPORT (Cargo Activity)	228,100 jobs supported
JAXPORT Annual Economic Output	\$44 billion (2024)
Jacksonville MSA Population	1.74 million
Duval County Employers	66,355
Median Household Income (MSA)	\$82,603
Class I Railroads in MSA	CSX, Norfolk Southern, FEC
JAX Intl. Airport Passengers	7.3 million / year
Cecil Commerce Center	Major industrial node, ~25 min via FCE
Reynolds Industrial Park	1,700-AC park adjacent in Green Cove Springs
<i>Sources: JAXPORT 2024 State of the Port; CBRE Q1 2026; U.S. Census; FL Dept. of Commerce.</i>	

COMMUTER REACH — DRIVE-TIME LABOR POOL	
<i>Major population centers within standard commuting radii of the site</i>	
Green Cove Springs (City)	On-site
Fleming Island	~15 min
Orange Park	~20 min
Middleburg	~20 min
Downtown Jacksonville	~30 min
St. Augustine	~30 min via FCE
Jacksonville Naval Air Station	~30 min
Cecil Commerce Center	~25 min via FCE
Ponte Vedra / Beaches	~45 min
<i>Drive times are typical off-peak estimates following FCE Phase 2 opening (Aug 2025).</i>	

WHY CLAY COUNTY — THE LABOR THESIS	
Clay County offers the labor depth of the Jacksonville MSA without the congestion and land-cost compression that has filled the I-295 corridor.	
The recently completed FCE Phase 2 (Aug 2025) connects the Rookery site to Cecil Commerce Center — the largest industrial node in the MSA — and to I-95 / I-10 within ~25–35 minutes.	
Clay EDC provides concierge site-selection coordination, permitting assistance, and access to state and local incentives.	
FCE PHASE 2 OPENED AUG 2025	
Direct frontage on a brand-new four-lane controlled-access expressway.	

INDUSTRIAL EMPLOYERS

EXISTING ANCHORS / TENANT TESTIMONIALS / THE LABOR-EXPORT THESIS

Clay County's industrial base today is small but high-quality. **110 advanced manufacturers employ ~1,200 workers**, anchored by a handful of standouts that have reinvested locally over decades. What's notable is the gap: **77% of Clay's working population commutes outside the county every morning** — most of them to industrial and logistics jobs in Duval. Rookery is positioned to bring that labor home.

EXISTING INDUSTRIAL ANCHORS — CLAY COUNTY

VAC-CON, INC.

GREEN COVE SPRINGS

350+

EMPLOYEES

Custom-built vacuum / sewer-cleaning / hydro-excavation truck manufacturer. Founded 1986; now **160,000 SF on 17 acres**, 100% employee-owned, subsidiary of Holden Industries. **9,000+ units shipped globally**; ~300 trucks/year. Multiple multi-million-dollar expansions in the last decade. JAXPORT is critical to their export business.

NIAGARA BOTTLING

MIDDLEBURG / CLAY COUNTY

215

EMPLOYEES

One of the largest U.S. bottled-water suppliers; family-owned, est. 1963. Clay County plant opened March 2022 — 798,200 SF of advanced manufacturing for purified and lightly flavored carbonated water; \$129M+ invested, including a 2022 expansion. CSX-corridor Clay County anchor.

IKO INDUSTRIES

CLAY HILL / OPENING 2026

\$270M

CAPITAL INVESTMENT

Canada-based global roofing manufacturer building its **first-ever Florida facility** on 80 acres in Clay County. Phase 1: 300,000 SF asphalt shingle plant; full build-out to **~700,000 SF** across shingle, insulation board and rolled roofing lines. CSX rail-served. Clay EDC called it a “generational impact” project — top-5 capital investment in the state.

WHAT TENANTS SAY ABOUT GREEN COVE / CLAY COUNTY

“

The port is a vital asset. Having the port in our backyard allows us to better manage our logistics cost for overseas orders.”

— **BLAKE BROWN** Vice President of Operations / Vac-Con, Inc. / Green Cove Springs

“

The size of the property, and its proximity to both major interstate arteries and rail service, is a combination that isn't always easy to locate.”

— **DEREK FEE** Corporate Communications Manager / IKO Industries / on selecting Clay County

“

I chose Clay County to locate my high-tech company because the labor pool, which traditionally would commute an hour, was readily available minutes away from our office.”

— **BRIAN KNIGHT** Co-Founder / Pragmatic Works

THE LABOR-EXPORT THESIS

77%

OF CLAY'S WORKERS COMMUTE OUT

Most leave every morning for industrial and logistics jobs in Duval — at **Cecil Commerce Center, Westside, Imeson, and the airport submarket**. The labor knows the work.

15–30% LOWER LABOR COST VS JAX MSA

110 ADVANCED MANUFACTURERS IN CLAY

FTZ 64 FOREIGN TRADE ZONE COVERAGE

Sources: Clay Florida Economic Development Corporation (Q4 2024 Top Private Employers, updated 6/16/2025); chooseclay.com (Manufacturing in NE Florida; Workforce & Wages); Jax Daily Record (IKO Industries coverage 2023–2026)

LOGISTICS & ADJACENT USERS

JAXPORT / FCE TRAFFIC / MULTI-MODAL CONNECTIVITY

Rookery sits at the intersection of three multi-modal assets: **a deepwater port doubling its container capacity, a brand-new FDOT toll expressway with frontage at the site, and an active CSX rail line at the eastern boundary.** Investments across all three are accelerating Northeast Florida's industrial base.

JAXPORT — DEEPWATER GATEWAY

~45 minutes to JAXPORT terminals via FCE / I-295 / I-95

Channel Depth	47 ft (post-Panamax capable)
FY 2024 Container Volume	1,340,412 TEUs (+2% YoY)
Total Capacity (post-modernization)	~2.5 million TEUs annually
Blount Island SSA Terminal	650,000 TEUs (modernized 2025)
Auto Volume (FY 2024)	509,061 vehicles
Talleyrand Expansion	+250,000 SF breakbulk warehouse
Class I Rail at Port	CSX, Norfolk Southern, FEC
Daily Trains Serving Port	~40
Trucking Firms Serving Port	100+

Source: JAXPORT 2024 State of the Port; Florida Ports Council.

HIGHWAY ACCESS & PROJECTED TRAFFIC

FDOT-projected traffic on the FCE supports long-term tenant visibility & access

Site Frontage (FCE / SR 23)	Direct, multiple proposed access points
FCE Total Length	46 miles (I-10 to I-95)
FCE Total Investment	\$1.9 billion (FDOT)
FCE Interchanges in Clay County	7 of 13 total
Phase 2 Status	Opened August 2025
FDOT 2050 Projected AADT (US 17 IC)	60,400 vehicles / day
Shands Bridge Replacement	Targeted completion 2031
New Bridge Vertical Clearance	65 ft (matches Buckman Bridge)
US 17 Truck Route	Active commercial corridor adjacent

Source: FDOT District 2; RS&H (Engineer of Record); chooseclay.com.

JAXPORT CAPITAL INVESTMENTS — \$676M PROGRAM

Recent and underway port improvements directly benefitting Rookery tenants

Harbor Deepening (completed)	\$420M / 47 ft channel
SSA Container Terminal	\$72M / 650K TEU capacity
New Container Cranes (3)	\$70M / Liebherr fleet
SE Toyota Auto Processing	\$120M / 340,000 SF
Talleyrand Breakbulk Expansion	+250,000 SF warehouse
JEA Power Line Raise	205 ft clearance / 2026
Blount Island Vehicle Berth	\$54M / delivery 2027
Annual Florida Economic Output	\$44 billion
Florida Jobs Supported by Port	228,100

Source: JAXPORT State of the Port (Feb 2025, Feb 2026); USACE Jacksonville District.

MULTI-MODAL POSITIONING SUMMARY

Three transportation modes converge within an hour of the site

HIGHWAY	Direct FCE frontage; I-95 / I-10 ~25–35 min
RAIL	CSX line at eastern boundary; spur opportunity
SEA	JAXPORT terminals ~45 min (47-ft channel)
AIR	Jacksonville Intl. Airport ~50 min

REACH 50M+ CONSUMERS IN ONE DAY'S DRIVE

CSX RAIL ADJACENCY / ROOKERY EXCLUSIVE

Active CSX line runs along the eastern boundary — spur development opportunity subject to CSX coordination.

ROOKERY | INDUSTRIAL

±1.85M SF MASTER-PLANNED INDUSTRIAL PARK • 187 DEVELOPABLE AC FOR SALE

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