

A LONG LIST OF INCENTIVES TO ENCOURAGE DEVELOPMENT

North Florida Mega Industrial Park is the ideal site for your company. Thanks to a variety of local, regional, state and federal incentive programs, it is an extraordinary, affordable location. Florida is a business-friendly state that has enacted a pro-business tax structure and a long list of programs to reward investments creating local jobs.

- Florida Rural Area of Opportunity (RAO) – Expedited Permitting and Access to Grants
- Foreign Trade Zone #64
- FPL Incentives and Rates
- Tax Abatements
- Eligible for New Market Tax Credit
- Qualified Target Industry Tax Refund
- Quick-Response Training
- Sales and Use Tax Exemptions
- Local Discretionary Incentives
- Workforce Programs and State Funding
- State of Florida – Jobs Growth Fund for Infrastructure Improvements and Workforce Training
- Conceptual Regulatory Approval for Master Plan Development
- Business Incentives
- Designated CSX Select Site
- U.S. Opportunity Zone



nfmip.com



Weyerhaeuser

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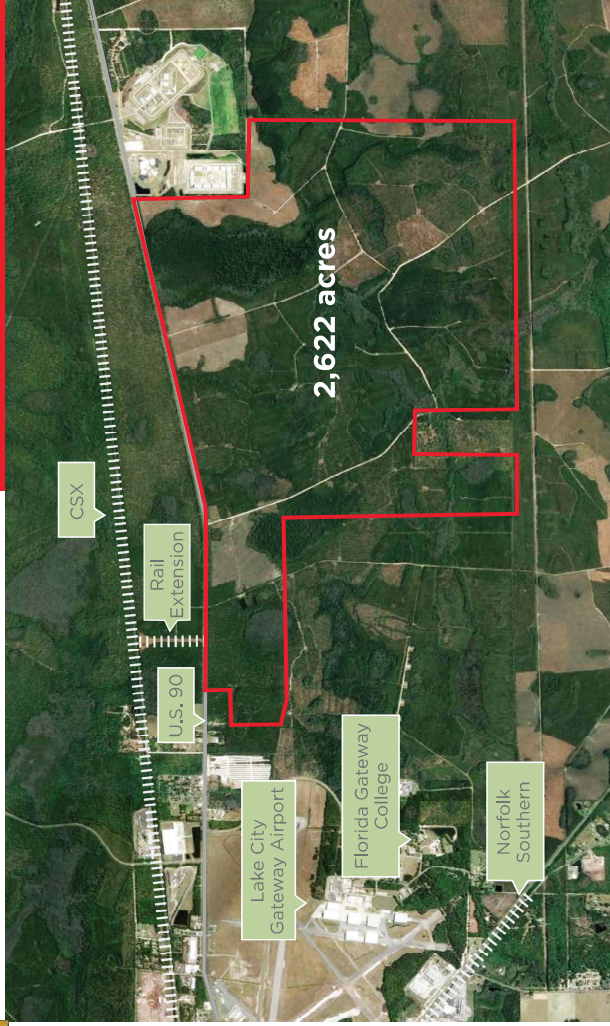
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FOR SALE OPPORTUNITY



Certified, Shovel-Ready Mega Site near I-75 and I-10

2,622 acres, approved for 8MM SF Industrial

Rail-Served by CSX; Norfolk Southern in close proximity

Greater Jacksonville/North Central Florida Mega Region, South of Florida/Georgia Border

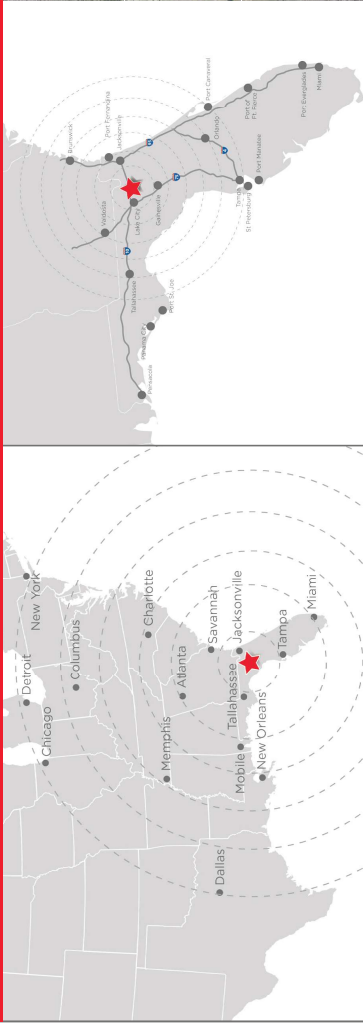
Approved U.S. Opportunity Zone



North Florida™ Mega Industrial Park

A Weyerhaeuser Industrial Community

APPROVED U.S. OPPORTUNITY ZONE



WHO WE ARE

A 2,622-acre site, approved for eight million square feet for industrial, manufacturing and logistics development, plus 100,000 square feet of commercial/retail use.

WHAT WE ARE

- Super-site with McCallum Sweeney Mega Industrial Park certification.
- Served by CSX main east/west freight line with Catalyst Site designated as CSX Select Site. Norfolk Southern in close proximity.
- Rural Area of Opportunity Catalyst designation allows for expedited state permitting and access to state grants.
- U.S. Opportunity Zone.
- All utilities are currently at the site: electric (distribution, transmission), water, sewer, natural gas and telecommunications.
- Foreign Trade Zone #64 with JAXPORT.

WHERE WE ARE

- Located in Lake City, Florida within 15 minutes to I-10 and I-75. Bordered by U.S. Hwy. 90 with three miles of road frontage.
- Adjacent to Florida Gateway College for workforce training.
- Adjacent to Lake City Gateway Airport with an 8,000-foot runway.
- Seventeen ports in Florida, Georgia and Alabama can be accessed within nine hours.
- The transportation network is unique in Florida and brings companies within a day's drive of 60 million people.

2,622 CERTIFIED, SHOVEL-READY ACRES



ACRES OF OPPORTUNITY

- North Florida Mega Industrial Park offers flexibility and certainty. With 2,622 acres of land approved for eight million square feet of development, you may customize a site from 15 to 1,000 acres.
- Conceptual regulatory approval has been given to the master plan for development.
- Partnerships exist with City of Lake City, Columbia County and State of Florida (including water management district and FDOT, FPL, CSX and JAXPORT).

WORKFORCE

- A workforce of 800,000 lives within 60 miles or average of one hour of the site.
- Additional education and workforce training opportunities through Columbia County Public School System, Florida Gateway College, CareerSource Florida Crown and other area colleges and universities, including University of Florida.
- Workforce training in rural areas assisted by the 2018 Florida Jobs Growth Fund of \$85 million.

DESTINATION	MILES/KM	AVERAGE TRAVEL TIME (HOURS)
Memphis, TN	671/1,080	9.75
Columbus, OH	854/1,374	12.5
Dallas, TX	933/1,501	13.75
Chicago, IL	1,003/1,614	15
Detroit, MI	1,009/1,624	15
New York, NY	995/1,601	15

DESTINATION	MILES/KM	AVERAGE TRAVEL TIME (HOURS)
JAXPORT	64/103	1
Tallahassee	108/174	1.5
Port Tampa Bay	178/286	2.5
Savannah, GA	192/309	3
Atlanta, GA	287/462	4
Charlotte, NC	441/710	6.25

