

JACKSONVILLE'S LARGEST INDUSTRIAL OPPORTUNITY STARTS HERE.

**INDUSTRIAL BUILD-TO-SUIT &
LAND FOR SALE**



Alliance★Florida®
at

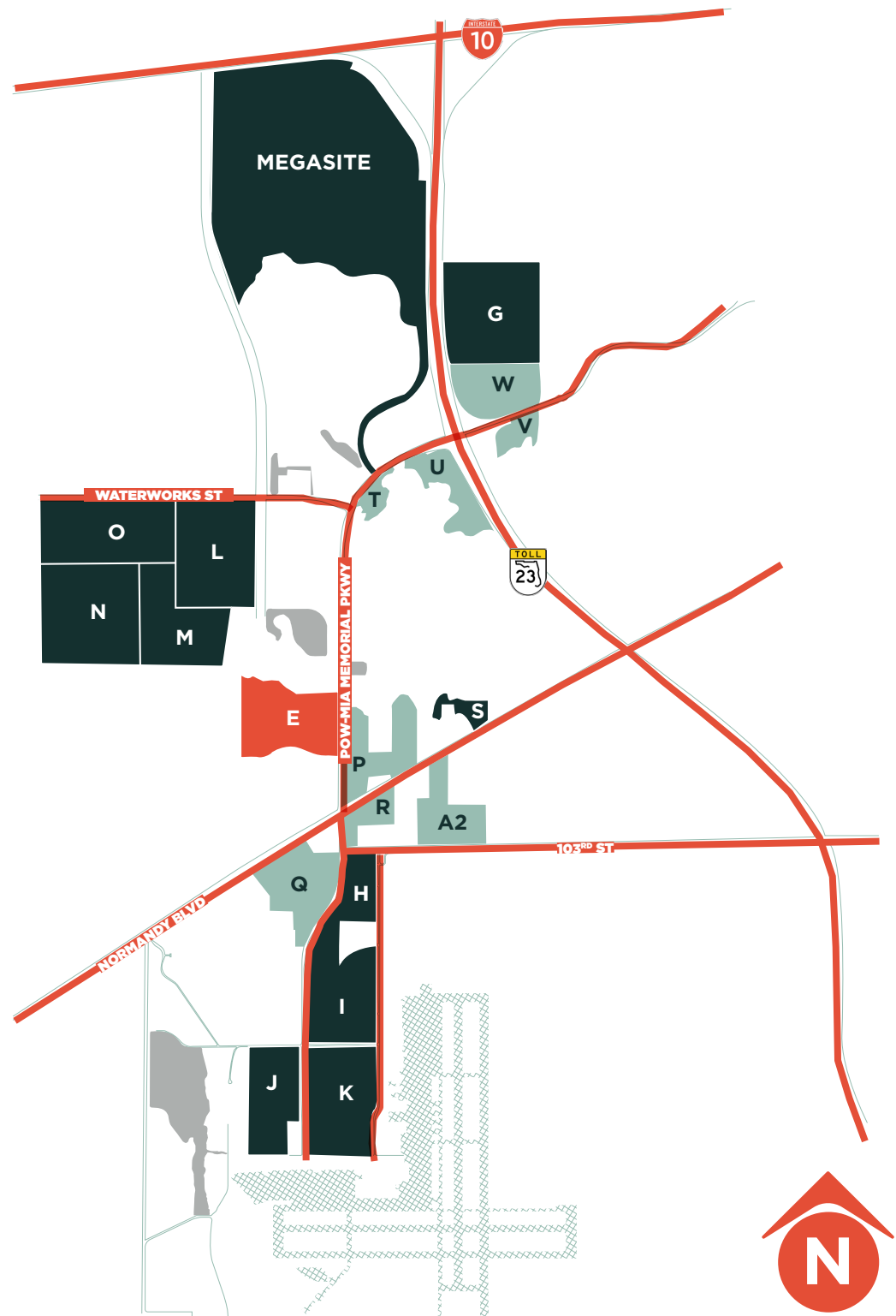
CECIL COMMERCE CENTER

www.aflccc.com

DISCOVER MULTIPLE LAND OPPORTUNITIES WITH AVAILABLE FOR SALE OR BUILD-TO-SUIT SOLUTIONS

SITE	USABLE ACRES	BUILDING OPTIONS
A2	103.35	Up to 450,000 SF
E	603,529 SF	Delivery November 2025
G	166.61	Build to Suit Only
H	57.74	Build to Suit Only
i	116.55	Build to Suit Only
J	89.54	Build to Suit Only
K	130.69	Build to Suit Only
L,M,N,O	584.16	Build to Suit Only
P	77.51	Up to 930,000 SF in Multiple buildings
Q	111.81	Up to 550,000 SF
R	28.35	Mixed Use / Retail
S	18.12	Build to Suit Only
T	14.16	Up to 15,000 SF
U	48.00	Up to 110,000 SF
V	20.05	Up to 100,000 SF
W	73.20	Up to 250,000 SF
MEGA SITE	746.68	Build to Suit Only

● UNDER CONSTRUCTION ● FOR SALE OR BTS ● BTS



MASTER SITE PLAN

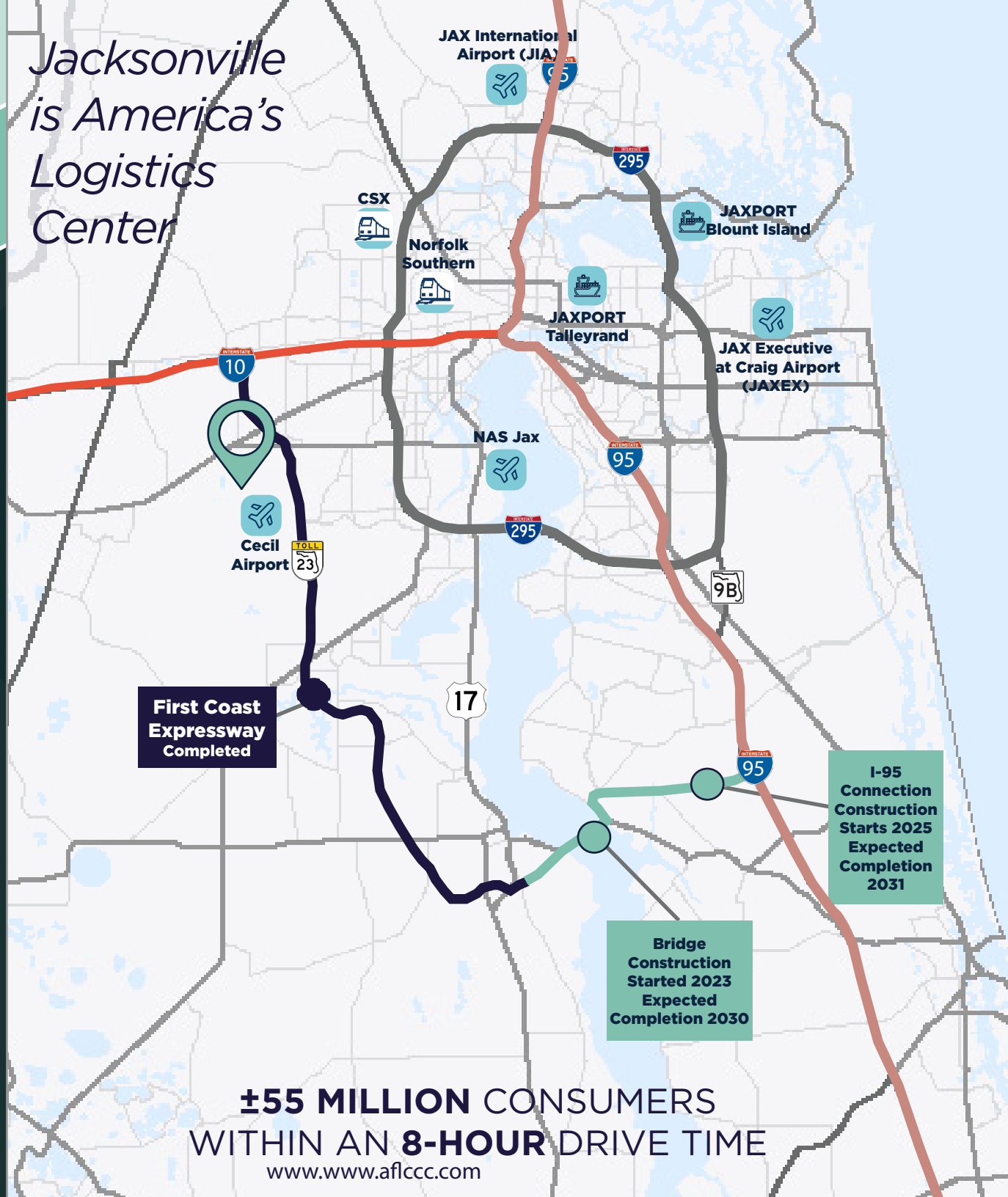


AREA HIGHLIGHTS

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

Alliance★Florida®
**HOME TO
 GIANTS.
 OPEN TO
 OPPORTUNITY.**

*Jacksonville
is America's
Logistics
Center*



**±55 MILLION CONSUMERS
WITHIN AN 8-HOUR DRIVE TIME**
www.aflccc.com

DRIVE TIMES

FIRST COAST EXPRESSWAY

4.0 MILES
6 MINUTES

I-10

6.3 MILES
8 MINUTES

I-295

6.3 MILES
8 MINUTES

I-95

6.3 MILES
8 MINUTES

CSX INTERMODAL

16 MILES
22 MINUTES

JAXPORT TALLEYRAND

22 MILES
26 MINUTES

JAXPORT BLOUNT ISLAND

33 MILES
33 MINUTES

JIA AIRPORT

27 MILES
31 MINUTES



A CORNERSTONE FOR JACKSONVILLE'S SUPPORT OF THE WORLD'S SUPPLY CHAIN IS THE JACKSONVILLE PORT AUTHORITY (JAXPORT).

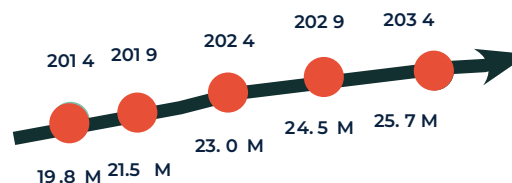
OFFERING CONNECTIVITY TO 140 PORTS IN MORE THAN 70 COUNTRIES WITH ITS 47-FOOT-DEEPWATER SHIPPING CHANNEL, TWO-WAY SHIP TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION CONSUMERS IN THE UNITED STATES.



Sources: ESRI, United States Census Bureau, Florida Office of Economic & Demographic Research (EDR), U.S. Bureau of Labor Statistics

DEMOGRAPHICS

POPULATION



For a five year period beginning April 2024, the Florida population growth is expected to average 319,109 net new residents per year.

JACKSONVILLE LABOR

Civilian Labor Force	864,000
Industrial Labor Force	4.5%
Average Blue Collar Hourly Rate	\$17.41
Unemployment Rate	3.6%

FIRST COAST EXPRESSWAY (STATE ROAD 23)

4 Miles / 6 Minutes

from 5550 POW-MIA Memorial Parkway



State Road 23 helps reduce traffic congestion and enhances access to important employment centers, fostering economic development and strengthening local connectivity for business across the region. Completion anticipated for 2031.

WHY JAX?





Alliance★Florida® at **CECIL COMMERCE CENTER**

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