



HILLWOOD  
A PEROT COMPANY®

**JACKSONVILLE'S LARGEST INDUSTRIAL  
OPPORTUNITY STARTS HERE.**

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



Alliance★Florida®  
at

**CECIL COMMERCE CENTER**

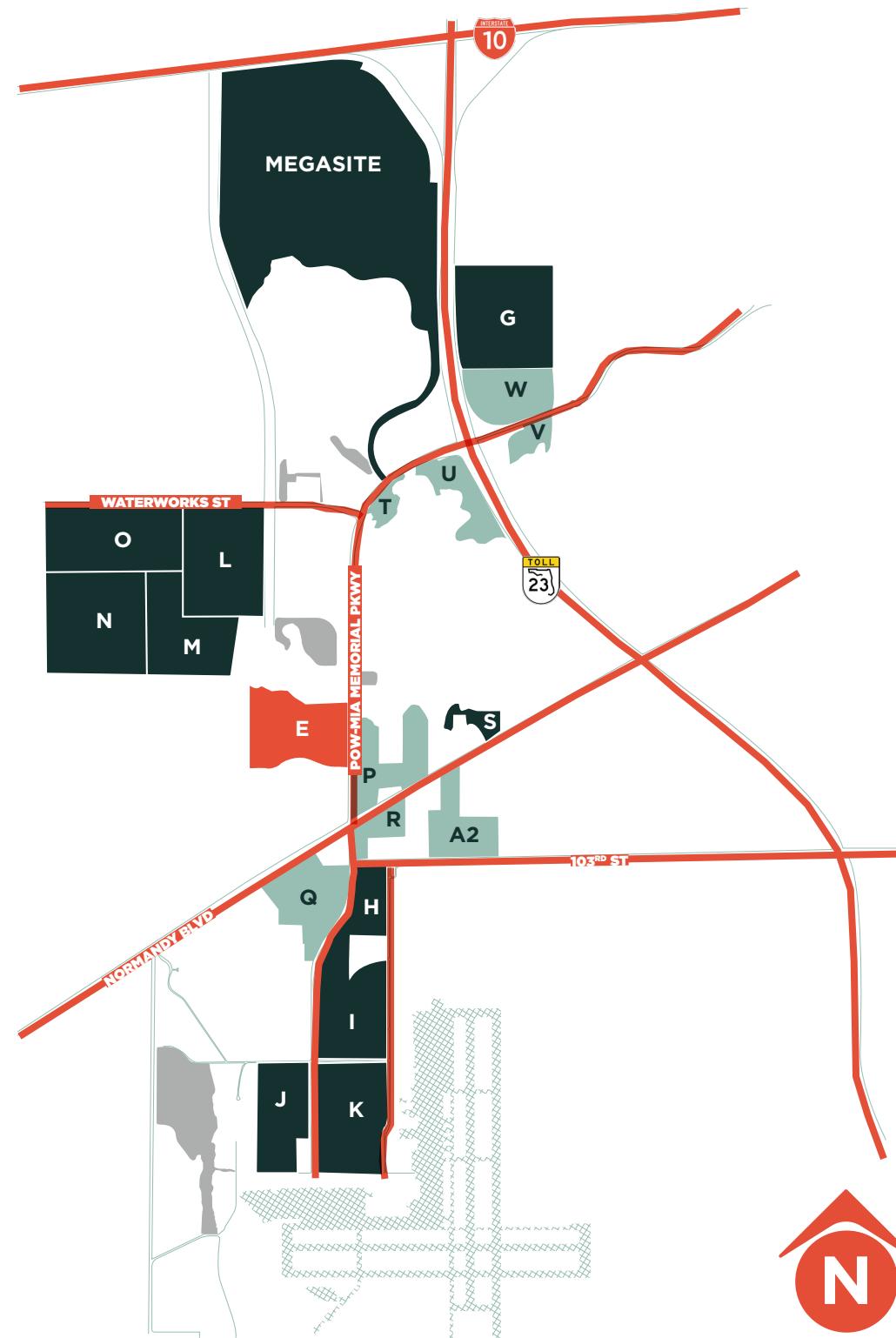
# DISCOVER MULTIPLE LAND OPPORTUNITIES WITH AVAILABLE FOR SALE OR BUILD-TO-SUIT SOLUTIONS

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



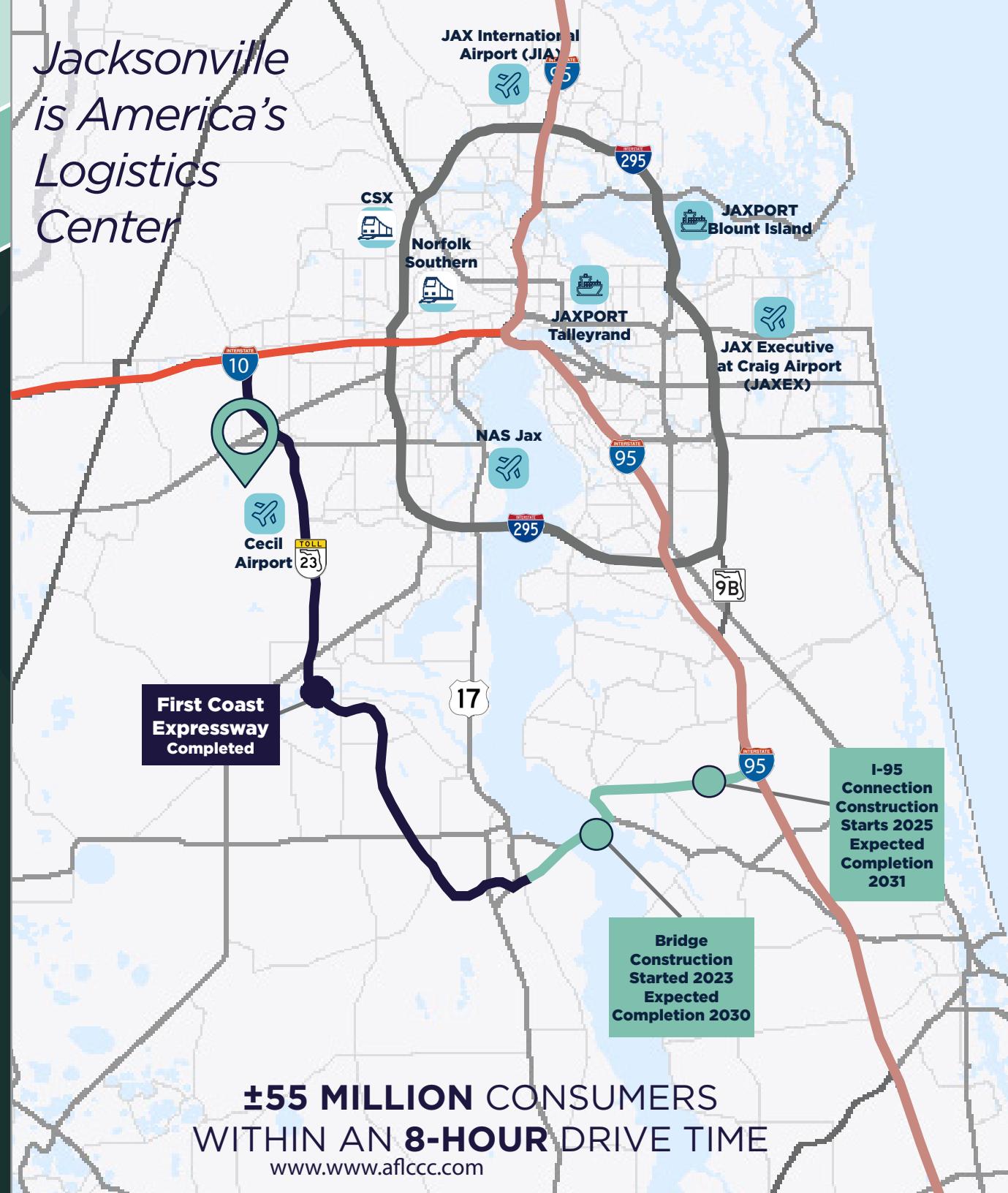
Alliance★Florida®  
**HOME TO**  
**GIANTS.**  
**OPEN TO**  
**OPPORTUNITY.**

## 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

# AREA INFORMATION

Jacksonville  
is America's  
Logistics  
Center



## 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

±55 MILLION CONSUMERS  
WITHIN AN 8-HOUR DRIVE TIME  
[www.aflccc.com](http://www.aflccc.com)



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

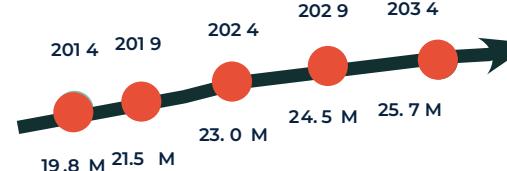
OFFERING CONNECTIVITY TO 140 PORTS IN  
MORE THAN 70 COUNTRIES WITH ITS 47-FOOT-  
DEEPWATER SHIPPING CHANNEL, TWO-WAY SHIP  
TRAFFIC AND SAME-DAY ACCESS TO 98 MILLION  
CONSUMERS IN THE UNITED STATES.



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?

<b>2</b> DEEP WATER PORTS	<b>3</b> INTERSTATE HIGHWAYS	<b>4</b> MILITARY INSTALLATIONS	<b>4</b> RAILROADS (2 CLASS I)
<b>90</b> DAILY NON STOP FLIGHTS	<b>17</b> GLOBAL SHIPPING LINES	<b>39</b> MEDIAN AGE	<b>26</b> AVERAGE COMMUTE TIME (MINS)



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

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