



# WOODSTOCK INDUSTRIAL SITE





# Project Overview

Woodstock Industrial Site | I-10 and U.S. 90 | Baker County, FL



Woodstock Industrial Site is a premier industrial mega site. The site features up to 1,500± contiguous acres located on easily accessible I-10 in Baker County, Florida. The site will accommodate up to 10 million square feet of industrial space. Strategically located at Interstate 10 and U.S. 90, the site is also served by CSX Railways with 1.5 miles of track frontage.

<b>Location</b>	I-10 (Exit 324) & US 90, Baker County, Florida		<b>Rail Terminals</b>	CSX Intermodal Terminal (37± miles) Norfolk Southern Intermodal Terminal (37± miles) FEC Intermodal Terminal (47± miles)
<b>Size</b>	1,500± Acres		<b>Marine Terminals</b>	Blount Island Terminal, Jacksonville, FL (54± miles) Mitsui OSK, Jacksonville, FL (54± miles) Talleyrand Terminal, Jacksonville, FL (42± miles) Dames Point Terminal, Jacksonville, FL (54± miles)
<b>Elevation</b>	150'-170' MSL (above mean sea level); relatively flat topography		<b>Airport</b>	Jacksonville International Airport (47± miles) Lake City Gateway Airport (18± miles) Cecil Airport (33± miles)
<b>Flood Plain</b>	Uplands outside of 100 year and 500 year flood plain		<b>Interstate Highway</b>	I-10 Adjacent at U.S. 90 Interchange I-75 (28± miles) I-95 (39± miles) I-295 (34± miles) U.S. 17 (37± miles) U.S. 301 (20.8± miles)
<b>Wetlands</b>	950± acres upland. Formal Wetland Jurisdictional Determination issued by St. Johns River Water Management District.		<b>Economic Incentives</b>	Baker County is designated as a Rural Area of Opportunity (RAO) which qualifies it for the following: <ul style="list-style-type: none"><li>- Qualified Target Industry Tax Refund Program</li><li>- Quick Response Training Program</li><li>- Rural Job Tax Credit Program</li></ul>
<b>Land Use</b>	Industrial - up to 10 million square feet		<b>Qualified Zones</b>	Woodstock Industrial Site is included in the Foreign Trade Zone (FTZ #64) managed by JAXPORT. It also qualifies for New Market Tax Credit Funding.
<b>Zoning</b>	Industrial			
<b>Frontage</b>	Interstate 10 (12,523± feet) U.S. Highway 90 (5,625± feet)			
<b>Traffic Counts</b>	I-10 - 20,540 ADT U.S. 90 - 5,400 ADT			
<b>Rail</b>	CSX Rail Service with 1.5 miles of track frontage. Public railroad crossing approval from FDOT to permit the opening of a 4-lane Divided Public Highway Rail Grade Crossing allowing up to 30,000 (ADT) per day			
<b>Utilities</b>	<b>Electric</b> Florida Power & Light 1. Connected load - up to 175MW 2. Peak load - 133MW 3. Operating Base Load - up to 120 MW Water and Wastewater PSC Certification Woodstock Utilities, LLC	<b>Natural Gas</b> TECO/People's Gas		



# Woodstock Industrial Site

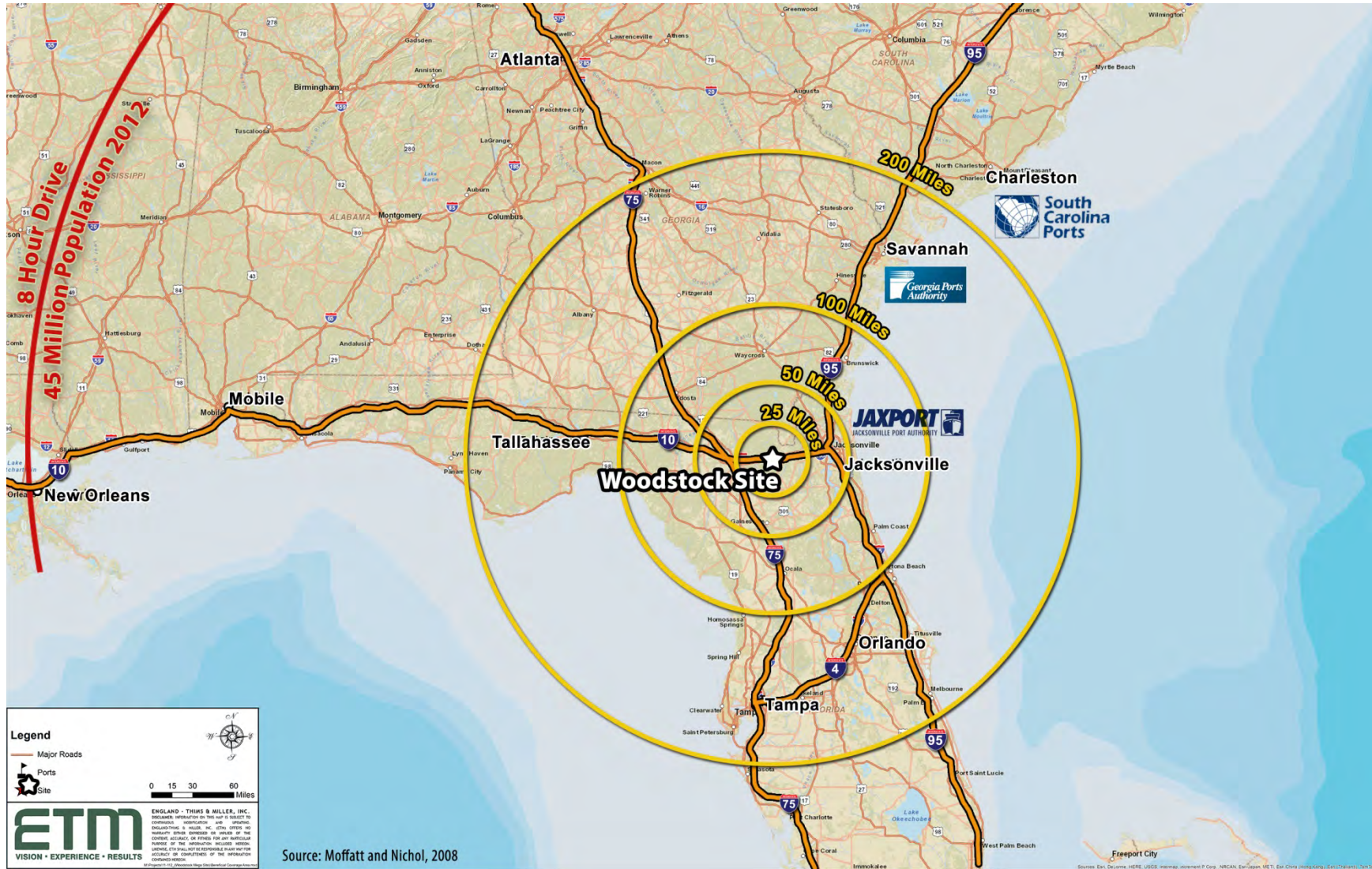
I-10 and U.S. 90 | Baker County, FL





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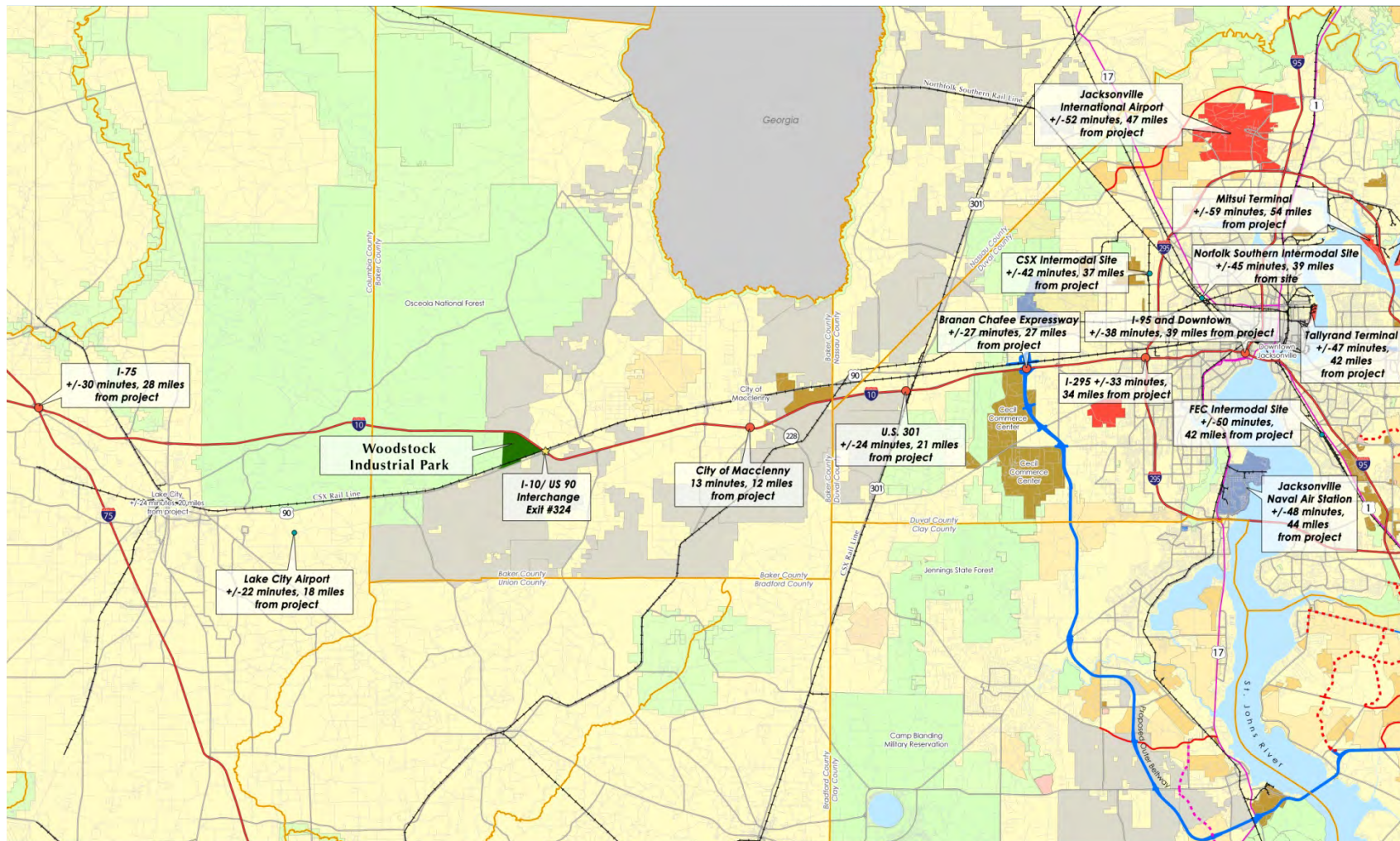
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# Intermodal and Marine Terminals

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# Florida's First Coast Protected Location

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**STORM PROTECTION**  
from Gulf Stream and  
Recurvature Effect

**LEAST LIKELY PLACE** For  
a Hurricane On The East Or  
Gulf Coasts

**ONLY ONE HURRICANE**  
in Recorded History



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# Major Landfalling Hurricanes

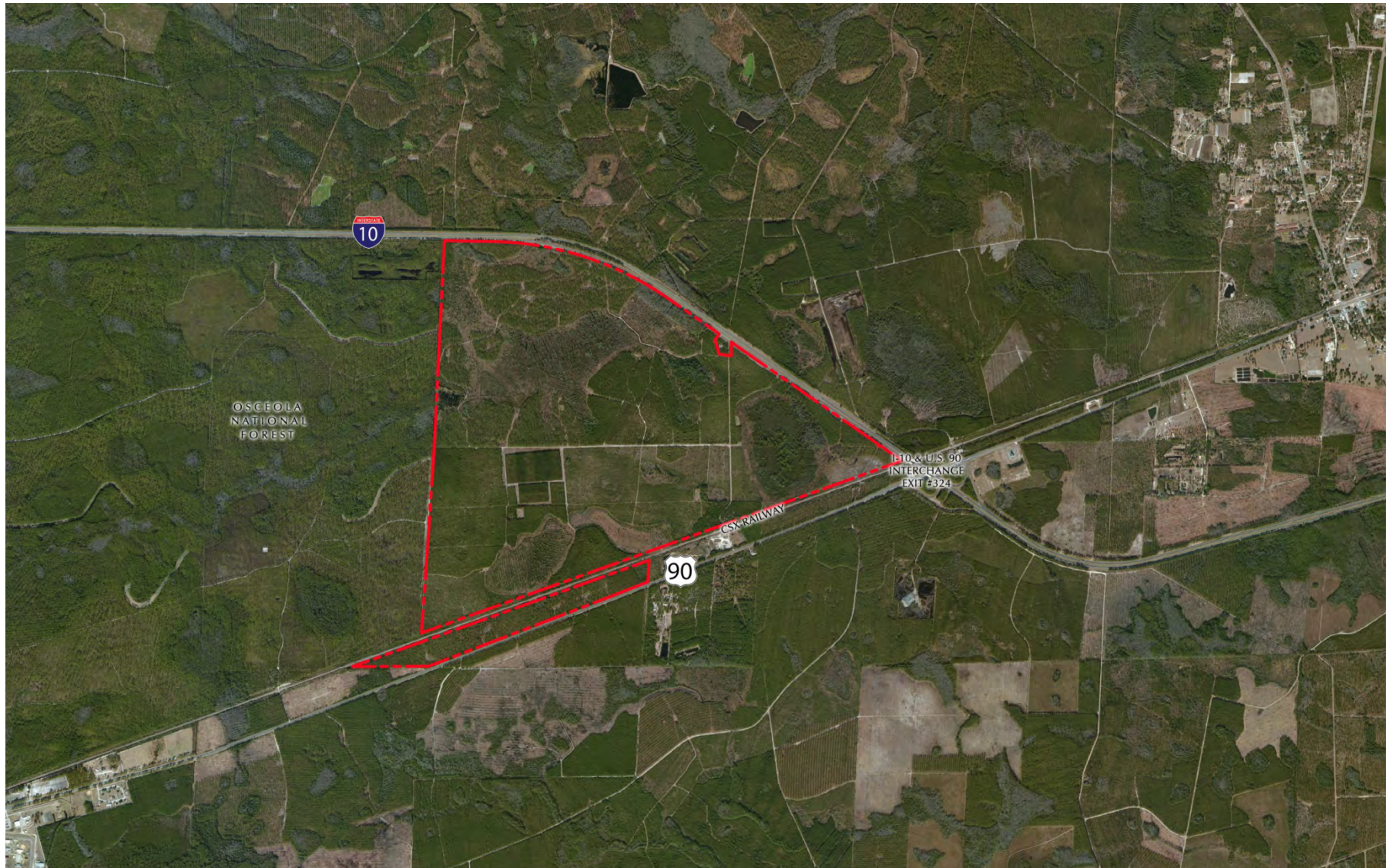
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# Aerial Map

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# Conceptual Site Plan 1

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**ETM**  
Engineers, Technicians, and Managers  
VISION • EXPERIENCE • RESULTS

NOTE: THE LAND PLAN UNDER EXAMINATION IS CONCEPTUAL AND IS SUBJECT TO REVISION, CHANGE AND APPROVAL BY SEVERAL GOVERNMENT AGENCIES TO MEET ENVIRONMENTAL, TECHNICAL, AND OTHER STANDARDS. THIS PLAN WAS COMPLETED BASED ON LIMITED INFORMATION. THEREFORE, ALL SERVICE FEES ARE UNDETERMINED AND ARE SUBJECT TO CHANGE.





# Conceptual Site Plan 2

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**Building Summary**  
10,000,000 sq. Total Site

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

**England · Thimly & Miller, Inc.**



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# Conceptual Site Plan 3

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Conceptual Site Plan 3





# Conceptual Site Plan 4

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Conceptual Site Plan





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