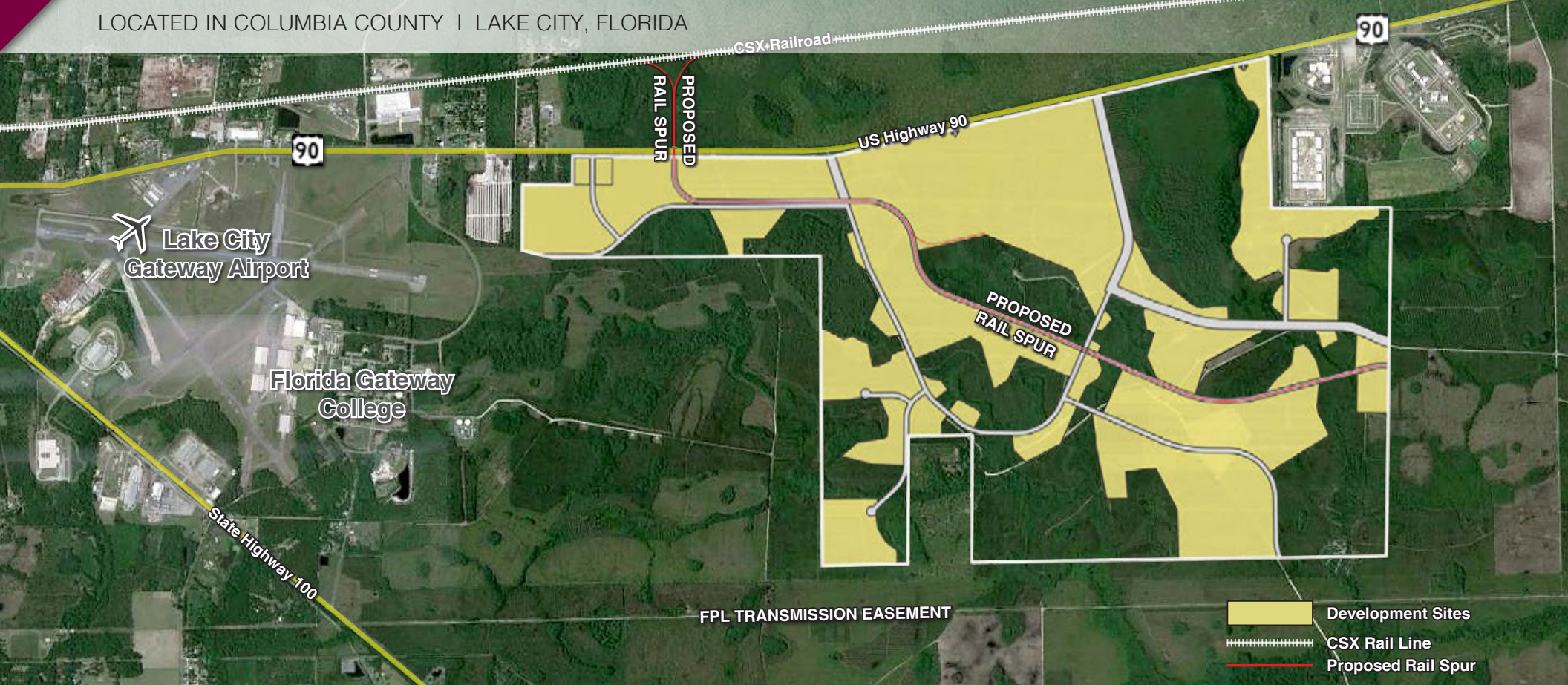


NORTH FLORIDA MEGA INDUSTRIAL PARK

LOCATED IN COLUMBIA COUNTY | LAKE CITY, FLORIDA



± 2,622 ACRES AVAILABLE

Shovel-ready, McCallum Sweeney Certified
For development of large-scale facilities

For more information, please visit:

www.northfloridamegaindustrialpark.com

CBRE

NORTH FLORIDA MEGA INDUSTRIAL PARK

AGENDA

- **MARKETPLACE INFORMATION**

- Demographics
- Florida Industrial Market
- Competition

- **MARKETING & MATERIALS**

- Property Brochure
- Boards
- CoStar
- Weyerhaeuser Website
- Consultants
- CBRE Industrial Brokers
- CBRE Land Database

- **GENERAL INTEREST**

- Prospects

MARKETPLACE INFORMATION

- Demographics
- Florida Industrial Market
- Competition

NORTH FLORIDA MEGA INDUSTRIAL PARK

2016 DEMOGRAPHICS

Columbia County	
Civilian Labor Force - Employed Males & Females	26,448
Travel Time Population - 15 to 29 Minutes	8,415
2021 Population	70,414
Percent Population Change: 2016 to 2021	2.6%
Household Income <\$15,000	3,560 14.1%

Northwest RAO	
Civilian Labor Force - Employed Males & Females	65,865
Travel Time Population - 15 to 29 Minutes	20,178
2021 Population	196,720
Percent Population Change: 2016 to 2021	1.8%
Household Income <\$15,000	13,728 20.3%

North Central RAO	
Civilian Labor Force - Employed Males & Females	142,482
Travel Time Population - 15 to 29 Minutes	39,642
2021 Population	412,527
Percent Population Change: 2016 to 2021	1.3%
Household Income <\$15,000	22,572 18.1%

South Central RAO	
Civilian Labor Force - Employed Males & Females	83,843
Travel Time Population - 15 to 29 Minutes	29,713
2021 Population	260,016
Percent Population Change: 2016 to 2021	2.0%
Household Income <\$15,000	16,994 18.1%

North Central RAO: Bradford, Baker, Columbia, Dixie and Hamilton Counties

Northwest RAO: Calhoun, Gasden, Gulf, Franklin and Holmes Counties

South Central RAO: DeSoto, Glades, Hendry, Highlands and Hardee Counties

NORTH FLORIDA MEGA INDUSTRIAL PARK

FLORIDA INDUSTRIAL MARKET

- 1ST QUARTER 2016

Market	% Vacant	Lease Rate	Net Absorption	Completions	Market Size
Miami	3.40%	\$8.53	352,000	0	209,000,000
Tampa	5.90%	\$5.58	329,000	29,000	136,000,000
Orlando	8.60%	\$5.76	1,100,000	382,000 (3 BTS)	109,500,000
Jacksonville	7.10%	\$4.18	1,304,000	683,000 (3 BTS)	98,000,000
Broward County	6.20%	\$7.49	84,000	490,000 (S)	92,500,000
Palm Beach	3.40%	\$8.86	316,000	693,000 (3 BTS)	45,000,000
Polk County	8.10%	\$4.83	125,000	500,000 Construction	40,000,000

NORTH FLORIDA MEGA INDUSTRIAL PARK

COMPETING TRACTS

LOCATION	SIZE	PRICE	\$/ACRE	\$/SF	ZONING	RAIL	HWY	UTILITIES	COMMENTS
COLUMBIA COUNTY (RAO)									
NFMIP	2,622				MEGA	CSX	US 90	YES	Close proximity to I-10 and I-75
DUVAL COUNTY									
Westlake	566				DRI	NS		YES	Close proximity to I-10 and
Lem Turner	500				IND	X	At I-295	X	Some permits
Crawford Diamond	1,800				MEGA	CSX/NS	US 301	X	Interstates 10 and 95- 17 miles
Cecil Commerce	747		\$150,000	\$3.44	IND	X	SR 23	YES	Close proximity to I-10
Imeson Ind. Park	600				IND	CSX	US 17	YES	Near I-95, all graded
Arnold Road	1,013				PUD	X		X	421 ac uplands, 4 M tol-95
Bostwick - Port	516		\$101,688	\$2.33	IND	CSX		YES	Near I-95, Waterfront IND
CLAY COUNTY									
CR 218 Tract	2,221		\$3,773	\$0.09	AG/IND	X	CR 218	X	
BAKER COUNTY (RAO)									
Woodstock	1,483		\$12,138	\$0.28	IND	CSX	US 90	YES	At I-10
MADISON COUNTY (RAO)									
Norton Creek	1,246		\$5,538	\$0.13	Comm	X	CR 53	YES	At I-10

NORTH FLORIDA MEGA INDUSTRIAL PARK

COMPETING TRACTS

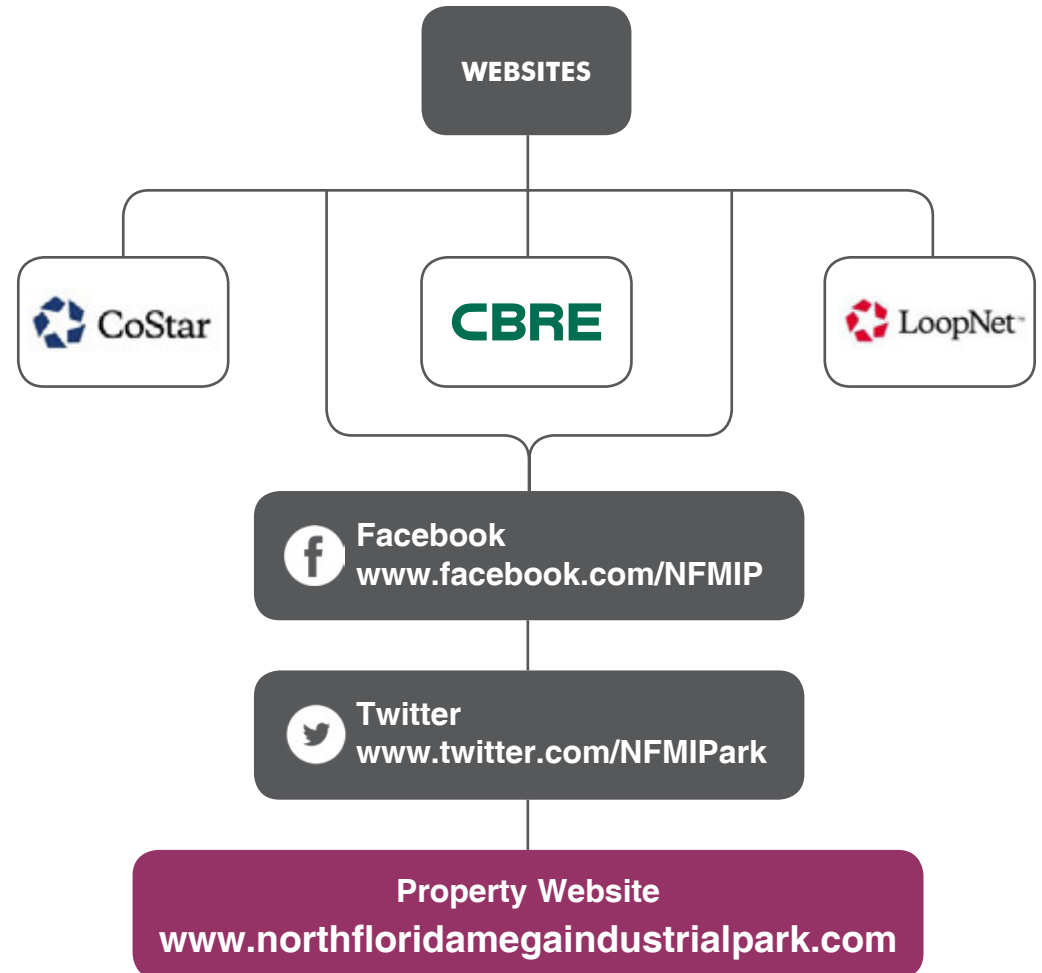
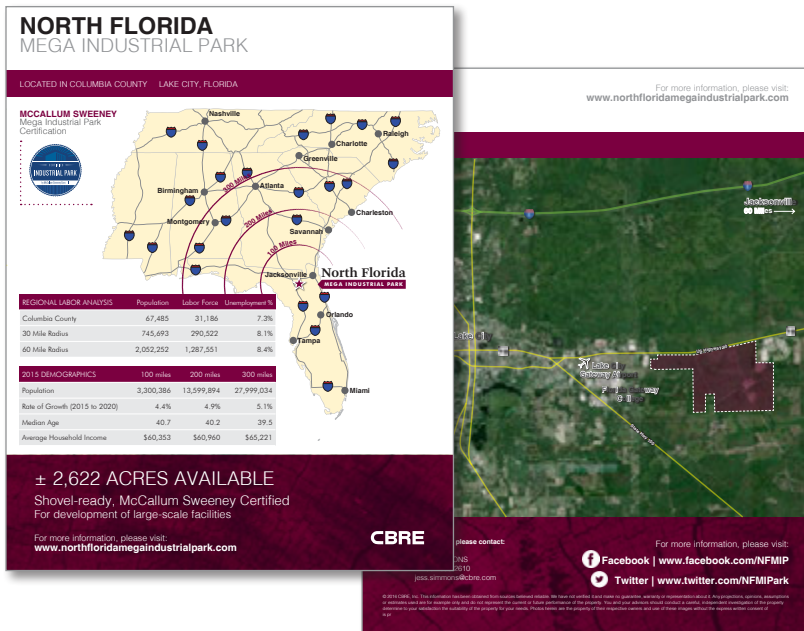
LOCATION	SIZE	PRICE	\$/ACRE	\$/SF	ZONING	RAIL	HWY	UTILITIES	COMMENTS
BAY COUNTY									
Panama City	1,400				IND	X		YES	
SANTA ROSA COUNTY									
Holt	570		\$30,000	\$0.69		CSX	US 90	YES	Near to I-10
VOLUSIA COUNTY									
I-4/95	572		\$29,502	\$0.68	AG	X	I-4, I-95		
MARION COUNTY									
Mid Florida Mining	718		\$16,505	\$0.38		X	HWY 329	X	
Blue Run Ranch	987		\$5,995	\$0.14	MU	X	Hwy 484	X	Mixed Use Tract, 300 ac of Ind
HAMILTON COUNTY (RAO)									
Jennings	753		\$13,000	\$0.30	IND	X	CR 143	X	Near I-75

MARKETING & MATERIALS

- Boards (Presentation)
- Property Brochure (Handouts)
- CoStar
- Weyerhaeuser Website
- Consultants
- CBRE Industrial Brokers
- CBRE Land Database

NORTH FLORIDA MEGA INDUSTRIAL PARK

MARKET MATERIALS



NORTH FLORIDA MEGA INDUSTRIAL PARK

CONSULTANTS

Deloitte.

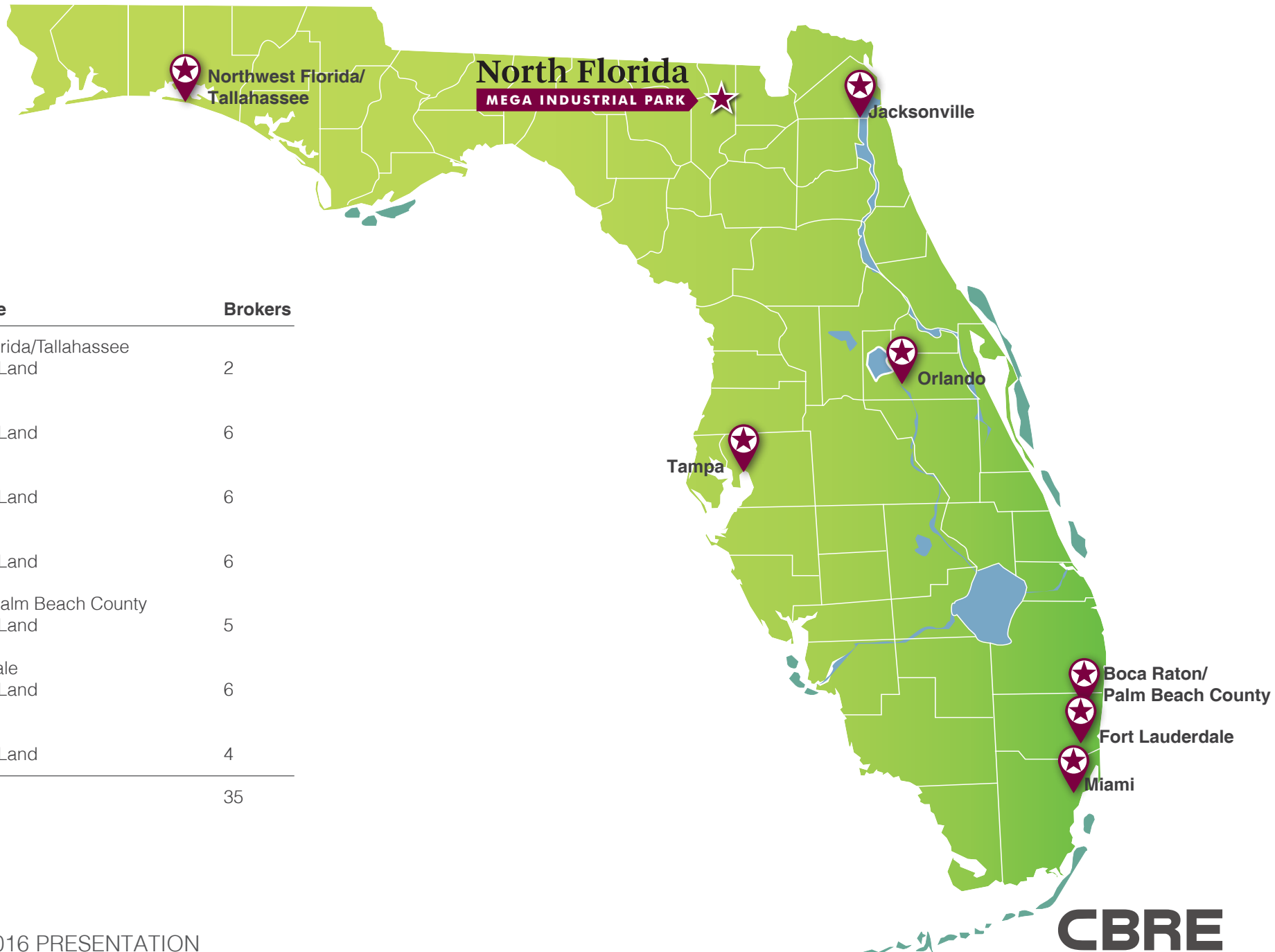


MERIT ADVISORS

J. M. MULLIS, INC.
PROFESSIONAL PROJECT LOCATION SPECIALISTS



NORTH FLORIDA MEGA INDUSTRIAL PARK



NORTH FLORIDA MEGA INDUSTRIAL PARK

LAND SERVICES GROUP

• KEY FACTS

- 100+ real estate professionals focused on land transactions
- 49 offices in the United States and Canada
- Integrated across global CBRE service lines including Capital Markets, Global Corporate Services, Asset Services, Valuation and Advisory, CBRE Research, and Industrial, Retail and Office Brokerage to provide seamless global services collaboration

• PROVEN PERFORMANCE

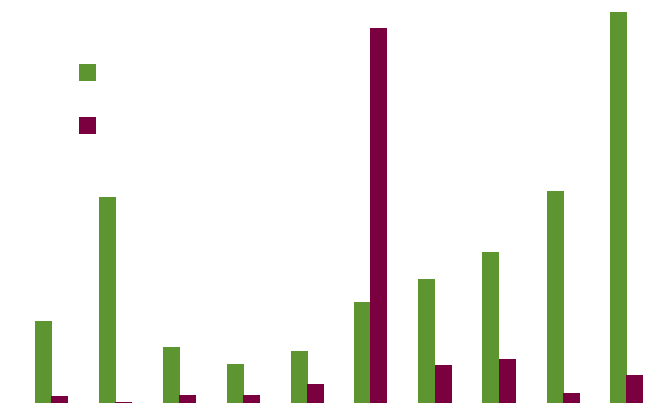
- Group land transaction experience exceeds 1.3 million acres and \$14 billion in consideration since 2006
- Experience in foreclosures, short sales, note sales and bankruptcy
- Clients include the FDIC, major financial institutions, corporations, private equity groups, investors and closely held family businesses

• 2015 HIGHLIGHTS

- Group land transactions totaling 74,202 acres and \$3.8 billion in consideration
- Total transaction consideration increased by more than 83% over 2014 activity

• HISTORICAL TRANSACTION VOLUME

Year	Acres	Consideration	Transactions
2006	20,829	806,140,281	172
2007	7,129	1,997,829,798	156
2008	24,214	555,220,952	119
2009	24,451	395,607,495	125
2010	50,114	525,596,040	200
2011	904,852	995,205,691	372
2012	95,745	1,209,587,000	365
2013	110,205	1,472,074,064	471
2014	30,079	2,053,204,083	427
2015	74,202	3,763,703,000	475
TOTAL	1,341,820	\$13,744,168,404	2,407



GENERAL INTEREST

- Prospects

NORTH FLORIDA MEGA INDUSTRIAL PARK

GENERAL INTEREST

