



FLORIDA COMMERCE PARK

Ready. Redundant. Sustainable.

**100-Acre Permit-Ready Commercial
and Industrial Park in South Florida**

FOR SALE

1.4 – 100 Acre Parcels with
Build-to-Suit Available

Lowest Cost Per Square Foot in the
Region, Just 30 Minutes from West
Palm Beach



Drive Times From Site

- 30 MIN TO WEST PALM BEACH
- 1 HOUR TO FT. LAUDERDALE
- 1.5 HOURS TO MIAMI
- 2 HOURS TO ORLANDO
- 2.5 HOURS TO TAMPA



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Property Features

- 100 acres (up to 1.3 million square foot of building potential)
- “Permit-ready” sites. This saves up to 12 months of permit processing time
- Lots from 1.4 – 100 acres
- Build to suits available
- Strategically located inland, elevated and along DOT’s critical intermodal roadway system at central crossroads
- Easy access to east and west coasts
- The park is in immediate proximity to a hotel, restaurants, retail and medical facilities

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Site Features

Sites permit-ready
– from 1.4 acres to
100 acres – saves
up to 12 months of
processing time



Park offers
significant cost
advantages
over other
comparable sites



Area has
a robust
and diverse
labor pool



Uniquely powerful
civic cooperation
expedites
relocations and
start-ups through
innovative benefits



Site Demographics

2013 Business Summary	1 Mile	3 Miles	5 Miles	50 Miles	100 Miles
Total Businesses:	165	222	232	146,194	658,727
Total Employees:	882	1,228	1,281	730,891	3,472,978
Total Residential Population:	4,939	6,904	7,612	1,783,081	8,046,886
2013 Total Households:	1,291	1,830	2,013	660,172	2,915,325

Business Type Summary	5 Miles	50 Miles	100 Miles
Agriculture & Mining	27	5,425	17,889
Construction	24	12,956	219,315
Manufacturing	10	4,061	179,316
Transportation	9	4,203	131,250
Communication	2	1,052	36,664
Utility	7	326	14,507
Wholesale Trade	8	6,015	194,506
Retail Trade	30	18,873	598,978
Finance, Insurance, Real Estate	12	13,125	261,633
Services	100	79,329	1,568,475
Government	3	830	197,960
Total	232	146,194	658,727

**Ready.
Redundant.
Sustainable.**

Florida Commerce Park
offers one of the largest
blocks of approved,
shovel-ready commercial
projects available within the
southeast Florida region.



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**The gateway to the U.S.
for Latin America,
South America,
and the Caribbean
via the Panama Canal.**

The park offers an outstanding location that creates strategic opportunities for data centers, distribution and energy-related companies, as well as manufacturing and warehouse facilities.

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Location Benefits

- Superior location is designated as an **Enterprise Zone** and offers the most powerful and comprehensive package of business financial incentives available in South Florida.
- The park is in immediate proximity to a hotel, restaurants, retail and medical facilities.
- **Key State of Florida intermodal systems** — including highways, rail and waterways — all lead to Florida Commerce Park.
- Its ideal logistical location includes transport with immediate truck shipment access via **Florida Turnpike** and **Interstate 95**, by rail on the adjacent 4,000 feet of CSX's main line with secondary rail spurs, and even by barge on the nearby **St. Lucie Canal**. There's also easy executive access via four local airports.
- Indiantown has been honored as one of seven **"Smart Rural Communities"** nationwide and as a **"Gigabit Community."** ITS Fiber Zymmetric gigabit broadband capability boasts up to 1 Gbps (1000 Mbps) symmetric speeds (equal upload and download speeds) making it up to 20 times faster than the quickest speeds currently offered in most of South Florida.
- FPL recently added state-of-the-art upgrades to its nearby power plant, which includes the largest solar-thermal power plant in the eastern U.S. Between its power sources, natural gas providers and other sustainable resources, Florida Commerce Park features a significant and **uninterrupted supply of clean energy**.
- Indiantown is an intelligent choice for a prosperous future with **top-rated** primary and secondary **schools**, five institutions of higher learning in Martin County, and Indiantown is bounded to the south and north by **world-renowned bio-medical research facilities**: Scripps Florida and Max Planck Institutes, and Torrey Pines and VGTI Florida.
- The inland **elevated location** of Florida Commerce Park provides security against business interruption vs. storms impacting coastal locations.
- Current local industries include aviation, agricultural processing, distribution, marine, and medical and energy-related businesses.
- In addition to offering a diverse and wide labor pool, Indiantown is in an Historically Underutilized Business Zone (**HUBZone**), which can provide competitive advantages in winning federal contracts.



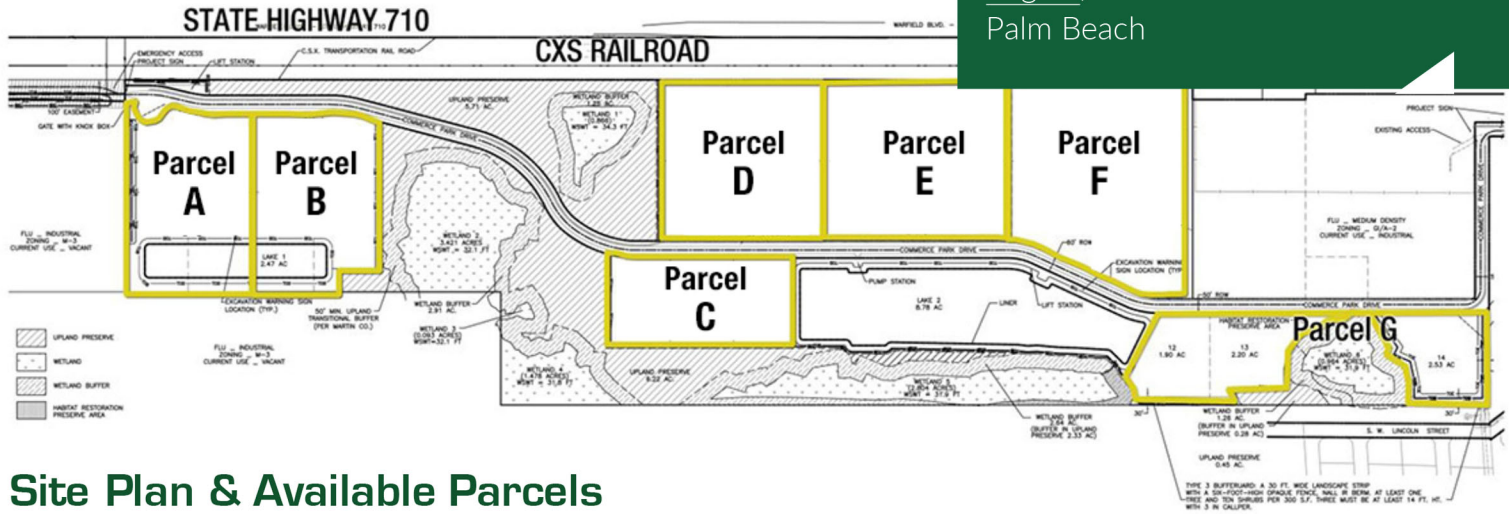
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1.4 – 100 Acre Parcels with Build-to-Suit Available

Lowest Cost Per Square Foot in the Region, Just 30 Minutes from West Palm Beach



Site Plan & Available Parcels

Sites permit-ready
– from 1.4 acres to
100 acres – saves
up to 12 months of
processing time



Florida Commerce Park offers a wide range of build-to-suit, combined, and individual parcels to accommodate your specific needs.

Parcel	Total Acres (Net)	Total Sq. Ft.	Buildable Sq. Ft.	Buildable Yield
Parcel A	6.51	283,575.6	189,921.6	66.9%
Parcel B	6.26	272,685.6	212,572.8	77.96%
Parcel C	4.84	210,830.4	210,830.4	100%
Parcel D	7.68	334,540.8	334,540.8	100%
Parcel E	8.78	382,456.8	382,456.8	100%
Parcel F	10.14	441,698.4	441,698.4	100%
Parcel G	6.63	288,802.8	288,802.8	100%

Prices
starting at
\$6.60/sf

Parcels can be
combined to
suit your needs.

*Parcel 5 – Restricted Uses



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Land Cost Advantage

Florida Commerce Park, as compared to other industrial sites and parks, offers a significant land cost advantage.

- Less acreage needed per building square-foot than competitor sites
- Off-site retention through master plan yields a net buildable area restricted only by your specific site plan needs, such as, but not limited to, landscaping, setbacks and parking
- Significant cost savings: to build a 100,000 square-foot building at Florida Commerce Park as compared to western parks in Palm Beach County is a total potential savings of over \$2,000,000
- Our land cost is less on a per-acre basis than competitors
- All infrastructure (power, water and sewer) delivered to site
- All major access roads in place

Park offers
significant cost
advantages
over other
comparable sites



<u>Example</u>	Florida Commerce Park (37.5 % coverage)	Eastern PBC Parks (25% coverage)	Western PBC Parks (20% coverage)
Avg. 50,000 SF building requirement	3.06 Acres	4.59 Acres	5.74 Acres
Avg. 100,000 SF building requirement	6.12 Acres	9.18 Acres	11.48 Acres
Avg. 300,000 SF building requirement	18.67 Acres	27.55 Acres	34.44 Acres
Average Estimated Price Per SF	\$6.02	\$13.00	\$8.50
Price Per Acre	\$262,231	\$567,450	\$371,025
Land Cost 50,000 SF. Building	\$802,427	\$2,604,595	\$2,129,684
Land Cost 100,000 SF Building	\$1,604,855	\$5,209,191	\$4,259,367
Land Cost 300,000 SF Building	\$4,814,865	\$15,627,573	\$12,778,101

Eastern/western parks are defined as east/west of Florida's turnpike.

Prices based on estimated average land cost.

Lot coverage is based on bulk warehouse, minimum code parking for 10% office.



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Incentive Programs

Uniquely powerful
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expedites
relocations and
start-ups through
innovative benefits



Florida Power & Light Economic Development Rate Program:

FPL offers an economic development rate for commercial and industrial businesses that provides significant savings above and beyond the company's very competitive electric rates. Economic development rate available to new or expanding customers that:

- Add at least 350 kilowatts of new load
- Add 25 new jobs per 350 kilowatts of added load

Eligible business customers receive declining discounts on their standard base energy and demand charges over four years: with a 25% discount on Year 1, reducing by 5% each year thereafter for four years.

Qualified Target Industry Tax Refund (QTI):

The Qualified Target Industry Tax Refund incentive is available for companies that create high wage jobs in targeted high value-added industries. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes. Pre-approved applicants who create jobs in Florida receive tax refunds of \$6,000 per new job in an Enterprise Zone. The local community where the company locates contributes 20 percent of the total tax refund. No more than 25 percent of the total refund approved may be taken in any single fiscal year. Maximum refund \$5,000,000.

Martin County Job Creation Grant (MCJCG):

MCJCG is similar to the Qualified Targeted Industry Tax Refund (QTI) program at the state level and, when applicable, will be the source of matching funds for QTI benefits. This grant rewards businesses for job creation and is paid out over 4 years according to the following tiers based on percentage of average wage paid:

100% of average wage = \$2,000/job | 115% of average wage = \$3,000/job
150% of average wage = \$4,000/job | 200% of average wage = \$5,000/job



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Site Selection Criteria

Fastest Build Time

No Public Hearing Required

Permitted uses:

Heavy and Light Manufacturing, Distribution, Storage and Handling,
Medical and Pharmaceutical Processing

Permitting Process

Expedited permitting process in place

Time Required to Complete Project

Building can be up and occupied in as little as 8 months

Fantastic Local Labor Force

Total Businesses:

1 Mile 3 Miles 5 Miles

147 215 221

Total Employees:

1,132 1,665 1,754

Total Residential Population:

4,451 7,106 7,909

Annual Income

\$39,629 \$35,074 \$33,634

Median Age:

32.7 yrs.

Most Powerful of Utilities

Natural Gas

6" HP (250 PSI) steel gas line

Electric

Redundant single substation fed by 1-500 KVA and 1-200 KVA transmission line

Water

8" Service available

Multiple Fiber Providers

Up 10 gb/s synchronous direct fiber connection to a Type2/SOC2 rated data center

Steam

Up to 400k/pounds per hour for process or chilled water

Access: by Road, Rail and Waterway

Location

Located on Beeline Highway, a key State of Florida intermodal systems

Roadways

20 minutes from I-95 and Florida's Turnpike; 8 minutes to C-44 Canal

Rail

Adjacent 4,000 ft of CSX mainline with secondary rail spurs

Water Shipping Access

250' X 50' barges can be loaded on C-44 Canal via Indiantown Marine Industries Center.
(Currently under construction.)

[Click here for Indiantown Marine Industries Center information.](#)

Site centrally located between Port of Palm Beach, Ft. Lauderdale, Miami and Tampa

Affordability

Land Cost per Buildable Sq. Ft.

Among the lowest cost per buildable square foot in South Florida

Enterprise Zone

Uniquely powerful civic cooperation expedites relocations and start-ups through innovative benefits. To learn more visit, iTown.com and click Enterprise Zone link.

<http://itown.yesmartinfl.com/>

Approved grants for international export

Amenities

Local Amenities

Immediate proximity to hotel, restaurants, retail, medical facilities and other services

Indiantown Website

[iTown.com](http://itown.com)

Indiantown Chamber of Commerce

indiantownchamber.com



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Incentive Programs *(continued)*

Offering the best
value, a prime
location, and
superior
incentives...

Florida Commerce Park a crossroads of commerce in the heart of South Florida



Florida Enterprise Zone

The Florida Enterprise Zone Program offers an assortment of tax incentives to businesses that choose to create employment within an enterprise zone, which is a specific geographic area targeted for economic revitalization.

Enterprise Zone Jobs Tax Credit:

(Sales & Use) This credit allows businesses located in the Enterprise Zone a monthly credit against their Florida sales and use tax due on wages paid to new, full-time employees equal to 20 percent of wages paid to new eligible employees who are residents of the Enterprise Zone. If 20 percent or more of the employees are residents of the Enterprise Zone, the credit is 30 percent of wages paid to new eligible employees. The credit is limited to 24 months if the employee remains employed for 24 months.

Enterprise Zone Jobs Tax Credit:

(Corporate Tax) This credit allows businesses located in the Enterprise Zone a corporate income tax credit on wages paid to new, full-time employees equal to 20 percent of wages paid to new eligible employees who are residents of the Enterprise Zone. If 20 percent or more of the employees are residents of the Enterprise Zone, the credit is 30 percent of wages paid to the new eligible employees. The credit is limited to 24 months if the employee remains employed for 24 months.

Business Machinery & Equipment Sales Tax Refund: This program provides a refund on state sales tax paid on the purchase of eligible machinery and equipment costing at least \$5,000 per unit, which is used exclusively in an Enterprise Zone for at least three years. If 20 percent or more of the permanent, full-time employees of the business are Enterprise Zone residents, the maximum refund per application will be no more than the lesser of \$10,000 or 97 percent of the sales tax paid on eligible machinery and equipment purchases.

If less than 20 percent of the permanent, full-time employees of the business are Enterprise Zone residents, the maximum refund per application will be no more than the lesser of \$5,000 or 97 percent of the sales tax paid on eligible machinery and equipment purchases. There is no limit on the number of applications that can be applied for provided the per unit price of the eligible machinery is at least \$5,000 and has been purchased within six months of filing.



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