





GLOBAL LOGISTICS







AT CECIL COMMERCE CENTER








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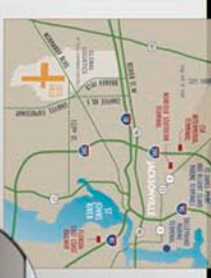
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**CECIL COMMERCE CENTER
FILLED THE NEEDS OF A MARKET OF GROWING**

Cecil Commerce Center is one of the most important developments in Jacksonville's history. The 4,800,000 sq. ft. center is the largest in the Southeast. It is a major development in the Jacksonville area and a key component of the city's economic growth.

While having to meet the general and industrial market needs, Cecil Commerce Center is strategically located in close proximity to other airports, major major highways, major rail lines, and one of the fastest growing deep water ports in the Southeast.

Offering prime location, flexibility and the opportunity to optimize an efficient distribution network, Cecil Commerce Center adds the wealth of a variety of users. From Heavy Site Developers seeking substantial opportunities as a growing market for individual corporations to need of public agencies and regional organizations.



THE CITY OF JACKSONVILLE

Northeast Florida and Jacksonville
 Jacksonville is one of the fastest growing economies in the Southeast. The city is a major hub for transportation and logistics. The city's strategic location and infrastructure make it an ideal location for a major logistics center.

WORKFORCE
 Jacksonville has a highly skilled workforce with a variety of educational and training opportunities. The city's diverse population and strong educational system provide a high level of workforce preparedness in the area.

WATERFRONT FLORIDA AND JACKSONVILLE
 Jacksonville is one of the fastest growing economies in the Southeast. The city is a major hub for transportation and logistics. The city's strategic location and infrastructure make it an ideal location for a major logistics center.

CECIL COMMERCE CENTER DEVELOPMENT PARTNERS



GLOBAL LOGISTICS AT CECIL COMMERCE CENTER
www.cecilcommerce.com

AIR
 The port of Cecil Field has one of the most modern and well equipped airside and landside facilities. The complex has several hangars, the first major hangar in the state of Florida, 50,000 sq. ft. of office space, and a large general aviation terminal. The complex has several other facilities, including a large general aviation terminal, a large general aviation terminal, and a large general aviation terminal.

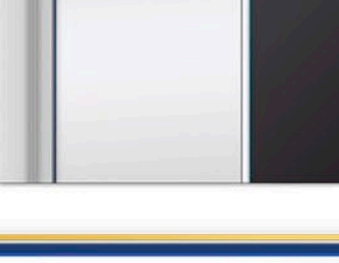
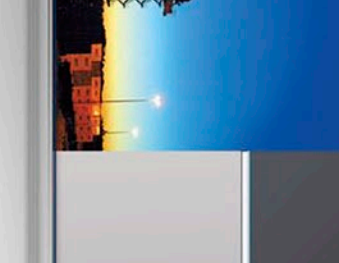
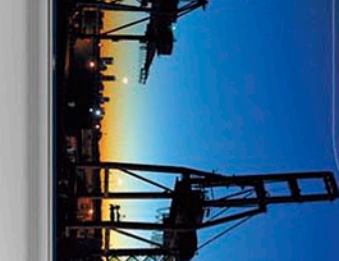
ROADSIDE FACILITIES
 The center is a combination of public and private facilities. It includes a large general aviation terminal, a large general aviation terminal, and a large general aviation terminal. The center is a combination of public and private facilities. It includes a large general aviation terminal, a large general aviation terminal, and a large general aviation terminal.



GROUND
 Jacksonville's superior location is complemented by its direct access to major interstate and highway transportation systems. Three of the major interstate highways are within close proximity to Cecil Commerce Center.

PORT
 Jacksonville is home to one of the fastest growing economies in the Southeast. The city is a major hub for transportation and logistics. The city's strategic location and infrastructure make it an ideal location for a major logistics center.

RAIL
 Jacksonville's strategic location is supported by three interstates including I-95, I-10, and I-75. The city is a major hub for transportation and logistics. The city's strategic location and infrastructure make it an ideal location for a major logistics center.





GLOBAL LOGISTICS AT
CECIL COMMERCE CENTER
www.cecilcommerce.com



folded





Cecil Commerce Center is one of the most unique development properties in the Southeastern portion of the United States. The 6,000 plus acres, owned by the Jacksonville Aviation Authority, is a central element of the 17,000 acre mixed-use master-planned development.

While boasting its own on-site general and industrial aviation public use airport, Cecil Field, the site is strategically located in close proximity to three airports, three major interstate highways, three rail lines, and one of the fastest growing deep water ports in the Southeast.

**CECIL COMMERCE CENTER
FULFILLS THE NEEDS OF A VARIETY OF USERS.**

Offering prime location, affordability and the opportunity to optimize an efficient distribution network, Cecil Commerce Center fulfills the needs of a variety of users. From Master Site Developers seeking redevelopment opportunities in a growing market to individual corporations in need of global logistics capabilities and expansion possibilities.



with multi-media

CECIL COMMERCE CENTER FEATURES

AMENITIES

RECREATIONAL

More than 4,000 acres of the northern portion of Cecil Commerce Center was acquired and set aside for recreational use. The site currently houses the following:

- World-class Equestrian Center
- State-of-the-Art Aquatics Center
- Picnic Areas and Play Grounds

CONFERENCE CENTER

An on-site conference center is available for tenants to host large scale meetings and presentations.

SITE UTILITIES

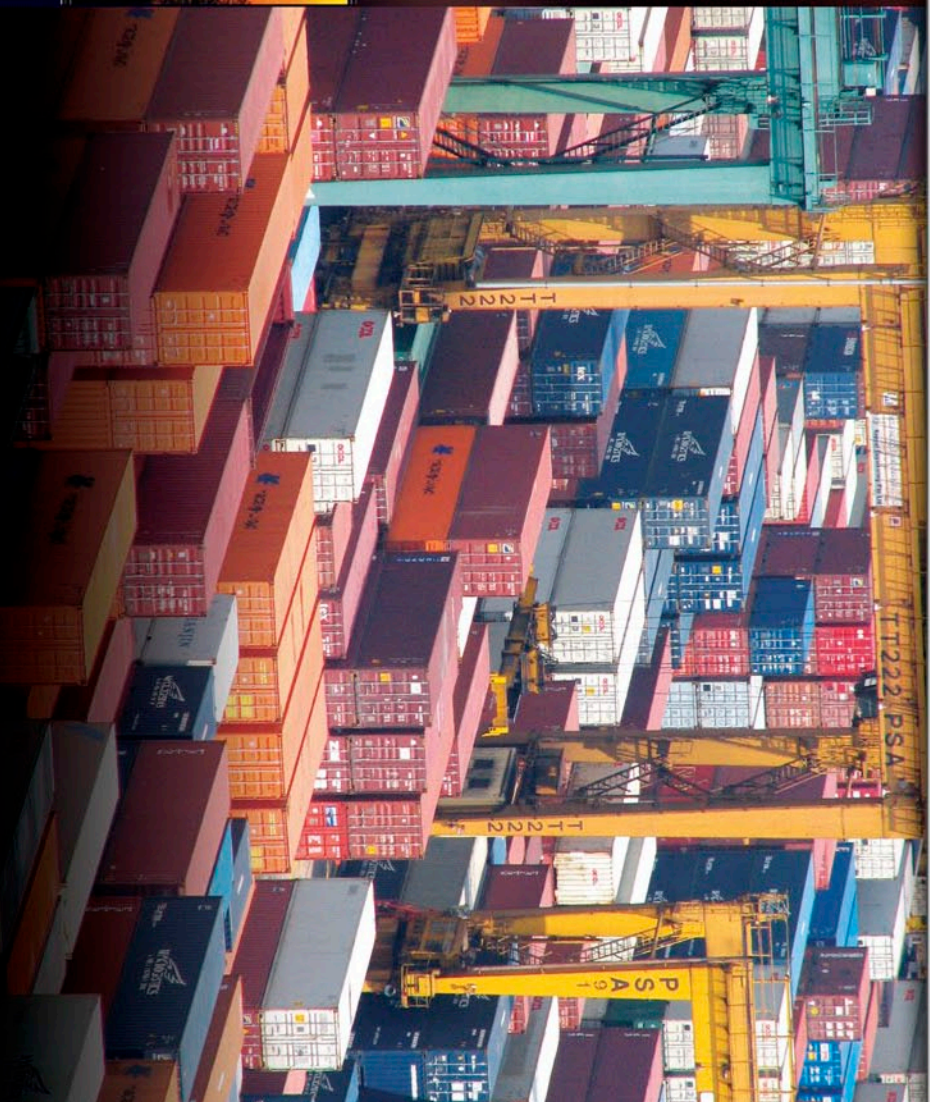
Full-service industrial utilities, including dual-feed electric, municipal water and sewer, natural gas, and fiber-optic telecommunications are already available to some parcels. Approximately \$51 million has been invested in Cecil Commerce Center improvements including water, sewer, telecommunications, and utility infrastructure.



SUSTAINABILITY

Cecil Commerce Center conceptual master plan was designed to ensure the preservation and enhancement of its natural environment. Conservation corridors, preserved wetlands, and green space are designated and set aside in perpetuity.

- Conservation Corridor: 2,025.87 Acres
- Wetlands Preserved: 735.52 Acres
- Wetland Creation along existing streams and drainage: 47.59 Acres
- On-Site Storm Water Ponds: 503.78 Acres



**EXCEPTIONAL INTERMODAL INFRASTRUCTURE MAKES
CECIL COMMERCE CENTER AN IDEAL LOCATION FOR
BUSINESSES DEPENDENT ON LOGISTICS.**

Access to three major interstate highways, three railways, three airports, and a deepwater port with three marine terminals makes Jacksonville a transportation hub and gateway to Florida, the Southeastern United States and the World.

AIR

The airport at Cecil Field has two sets of parallel intersecting runways and a number of airside and landside facilities. This congestion free airport featuring the third longest runway in the state of Florida has the capacity to handle any size aircraft. With an abundance of property adjacent to the airfield, the site offers

development options for a variety of aeronautical businesses including aircraft maintenance, repair, and overhaul (MRO), aircraft stripping and coating, aircraft manufacturing and assembly, air cargo, general aviation, and military operations.

AIRSIDE FACILITIES

RUNWAYS

The runways are a combination of asphalt and concrete and are in good condition. All four Runways are served by full-length parallel taxiways.

- 9L/27R — 8,000 feet long by 200 feet wide
- 9R/27L — 8,000 feet long by 200 feet wide
- 18L/36R — 12,500 feet long by 200 feet wide
- 18R/36L — 8,000 feet long by 200 feet wide

LIGHTING

The two outboard runways are equipped with high intensity runway lights, precision approach path indicator lights, and runway end identification lights.

NAVIGATIONAL AIDS

An Instrument Landing System (ILS) and a Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MIALSR) are installed for use on runway 36R. The airport has an air traffic control tower which is operated from 7:00 a.m. until 9:00 p.m. seven days per week.

AIRPORT SERVICES

The airport is serviced by two fixed based operators (FBO). Additionally, the site is serviced by an on-site City of Jacksonville aircraft rescue and fire fighting facility which is operated seven days per week, twenty four hours per day.

www.faa.gov



GROUND

Jacksonville's superior logistics network is created by its direct feed into a major interstate and highway transportation system. Three of the major interstate highways are within close proximity to Cecil Commerce Center:

Ground transportation is easily facilitated via connectivity to Interstate 1-10 which is four miles north, I-95 which is 23 miles east via I-10, and I-75 that is less than 50 miles west of the site.

With more than 33 million consumers located within an eight-hour drive and over 100 trucking and drayage firms operating in and around Jacksonville, Cecil Commerce Center proves to be a viable location within any organization's supply chain network.

To strengthen its logistics capability, continued investments are being made including active construction of a \$60 million dollar I-10/Braman Field-Chaffee Interchange that will provide direct access from I-10 into Cecil Commerce Center's roadway network.

PORT

Jacksonville is home to one of the fastest growing commercial cargo ports on the east coast of the United States. The Jacksonville Port Authority (JAXPORT), which owns and operates three public cargo terminals including Talleyrand, Blount Island, and Darnes Point, is within 20 miles of Cecil Commerce Center.

Cecil Commerce Center offers a handside complement to the expanding growth of Jacksonville's Port. Plans include preparations to open operations with two large container shipping lines, bringing consumer goods in to the East Coast of the United States directly from Asia.

www.jaxport.com

RAIL

Jacksonville's intermodal infrastructure is supported by three railroads including CSX, Norfolk Southern, and Florida East Coast Railway.

CSX – Headquartered in Jacksonville, CSX Transportation, Inc. operates the largest railroad east of the Mississippi. CSX has a mainline track adjacent to the North Parcel at Cecil Commerce Center, allowing businesses to connect with the entire North American rail network. In addition, the CSX Intermodal Jacksonville terminal is within ten miles.

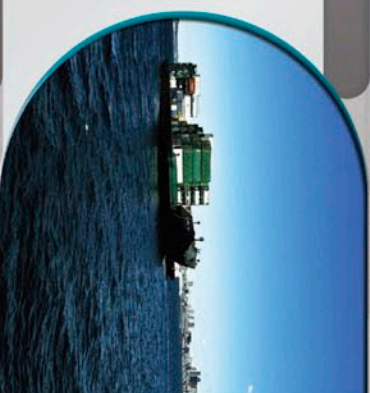
www.csx.com

Norfolk Southern (NS) - Approximately 17 miles away, NS offers rail service to 21,200 route miles in 22 eastern states, District of Columbia, and Ontario, Canada. NS has eight through trains in and nine out of Jacksonville daily.

www.nscorp.com/intermodal

Florida East Coast Railway - Approximately 25 miles away, FEC operates along a 351 mile corridor between Jacksonville and Miami.

www.fecrvy.com



CECIL COMMERCE CENTER FEATURES

AMENITIES

RECREATIONAL

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- World-class Equestrian Center
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- Picnic Areas and Play Grounds

CONFERENCE CENTER

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SITE UTILITIES

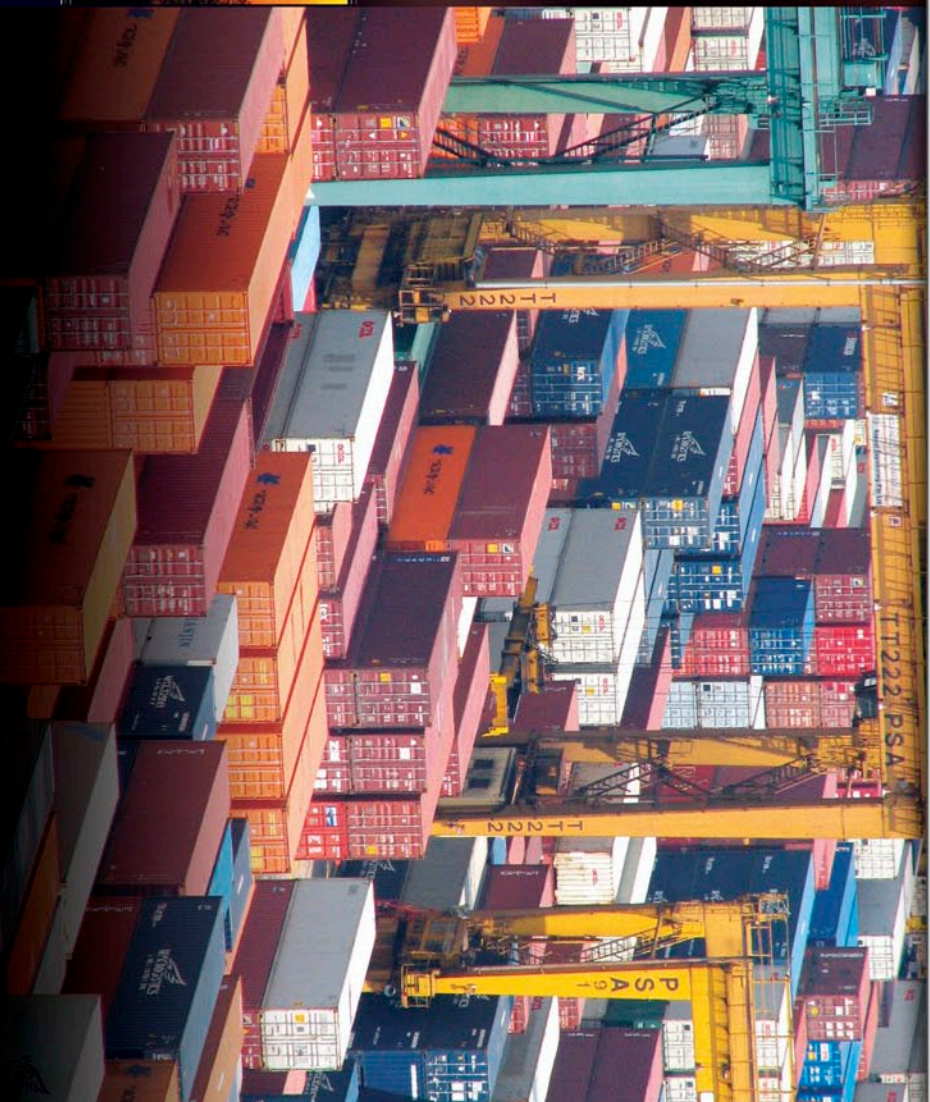
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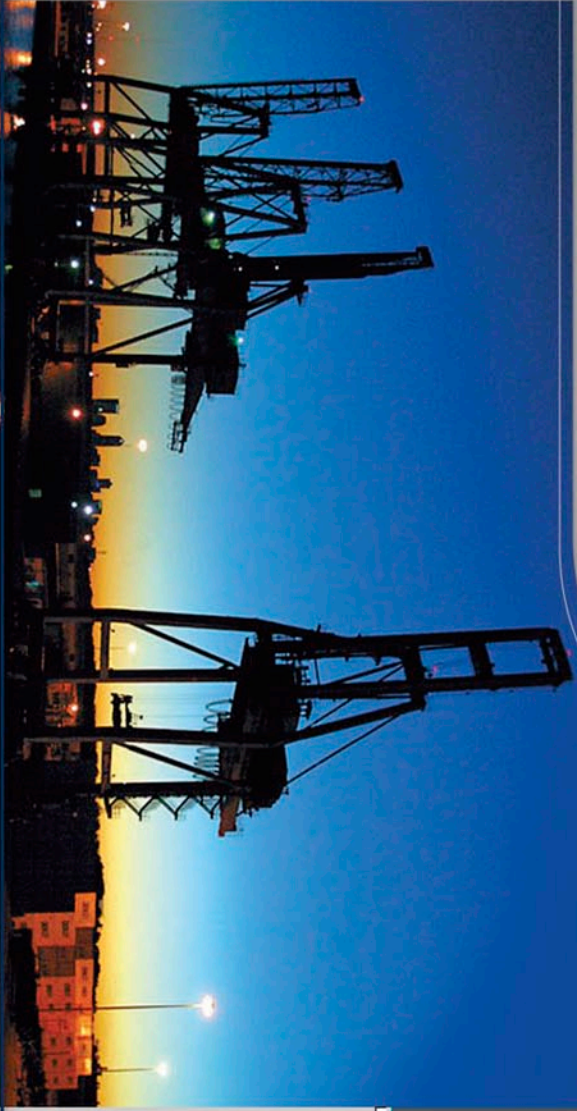
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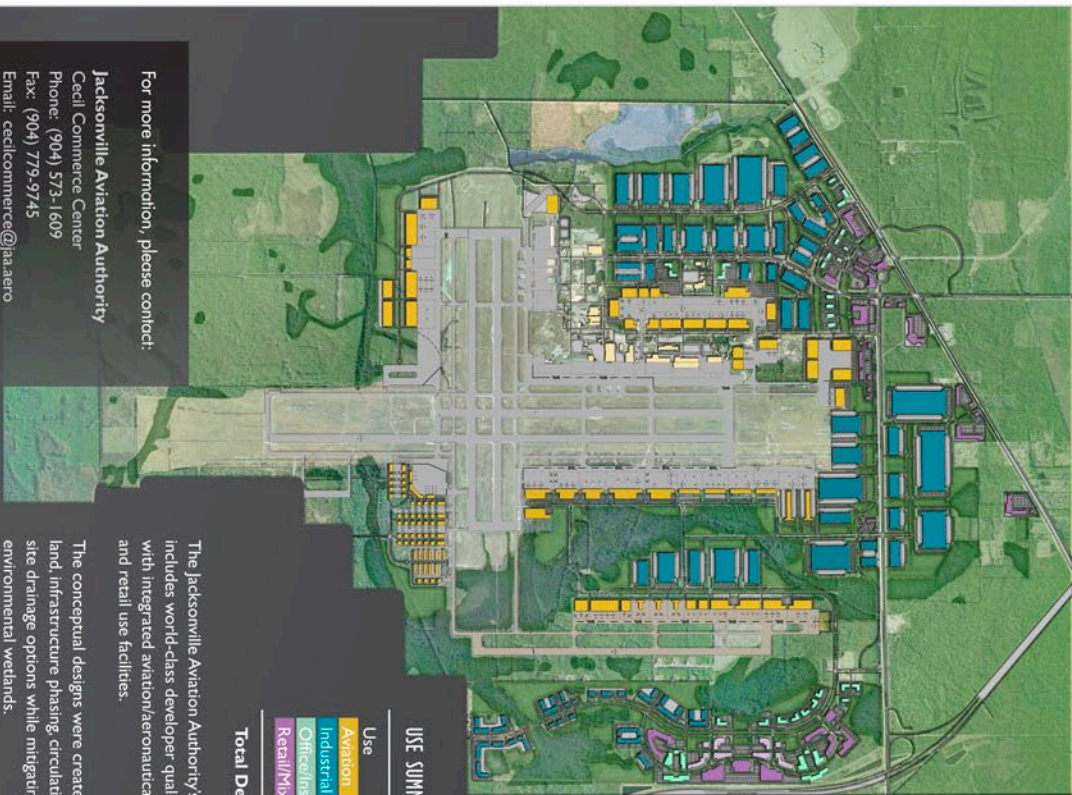
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CECIL COMMERCE CENTER DEVELOPMENT PARTNERS:



MASTER PLAN



TOTAL DEVELOPMENT SUMMARY

Gross Site Area	8,912.11 Acres
Existing Cecil Field Facilities	1,453.22 Acres
Conservation Corridor	2,025.71 Acres
Lake Fretwell / Borrow Pit	199.69 Acres
Gross Development Area	4,591.79 Acres
Wetland Area	748.85 Acres
R.O.W. (All Roads)	287.73 Acres
SWM Ponds	541.79 Acres
SWM Ponds %	11%
Net Development Areas	2,503.23 Acres
FAR (Total Development)	24%

*Excluding Cecil Field Facilities, Runways and Buildings

USE SUMMARY

Use	Total Area
Aviation	7,020,280 SF
Industrial	14,454,714 SF
Office/Institutional	1,974,800 SF
Retail/Mixed Use	2,943,348 SF
Total Development	28,402,040 SF

For more information, please contact:

Jacksonville Aviation Authority
 Cecil Commerce Center
 Phone: (904) 573-1609
 Fax: (904) 779-9745
 Email: cecilcommerce@jaaero.com
www.cecilcommerce.com

The Jacksonville Aviation Authority's Cecil Commerce Center includes world-class developer quality conceptual development areas with integrated aviation/aeronautical, industrial, office/institutional, and retail use facilities.

The conceptual designs were created to optimize the sites available land, infrastructure phasing, circulation, utility backbone and master site drainage options while mitigating the amount of impact on environmental wetlands.

INDUSTRIAL



INDUSTRIAL

The Jacksonville Aviation Authority's Cecil Commerce Center includes world-class developer quality conceptual development areas with integrated industrial use facilities ranging from 11,800 SF to 1,070,000 SF.

TOTAL SQUARE FOOTAGE PER AREA	
Development Area 1	3,256,085 SF
Development Area 2	5,384,570 SF
Development Area 3	1,031,700 SF
Development Area 4	2,331,940 SF
Development Area 7	1,350,704 SF
Development Area 8	1,099,715 SF



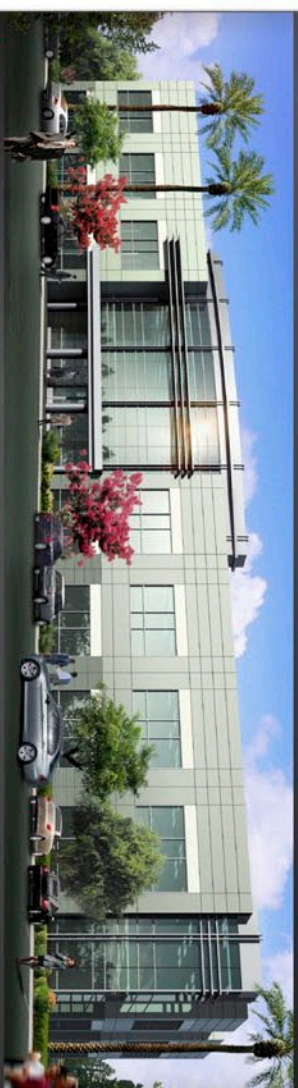
INFORMATION

- 18' clear to 36' clear heights
- 50' x 52' structural bay
- Major arterial access
- Trailer parking
- Mixture of building sizes allow for users ranging from a 2,500 SF suite in a multi-tenant building to a 2,000,000 SF distribution facility

For more information, please contact:

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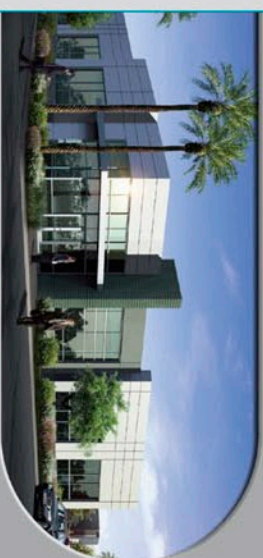
OFFICE/INSTITUTIONAL



OFFICE/INSTITUTIONAL

The Jacksonville Aviation Authority's Cecil Commerce Center includes world-class developer quality conceptual development areas with integrated office/institutional use facilities ranging from 11,900 SF to 196,000 SF.

TOTAL SQUARE FOOTAGE PER AREA	
Development Area 2	261,700 SF
Development Area 3	226,700 SF
Development Area 8	1,486,400 SF



INFORMATION

- 10' ceilings
- Flexible floor plates
- 4/1000 parking
- Near park amenities
- Tenant space from 500 SF in a multi-tenant building to campus users in excess of 200,000 SF

For more information, please contact:

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RETAIL



INFORMATION

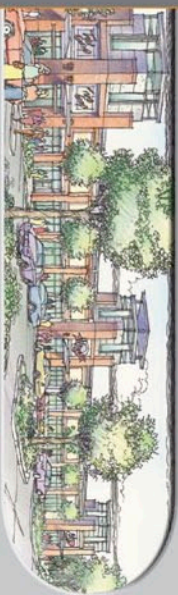
RETAIL
The Jacksonville Aviation Authority's Cecil Commerce Center includes world-class developer quality conceptual development areas with integrated support retail use facilities ranging from 5,400 SF to 237,500 SF.

TOTAL SQUARE FOOTAGE PER AREA	
Development Area 1	450,346 SF
Development Area 2	351,800 SF
Development Area 3	181,300 SF
Development Area 4	161,750 SF
Development Area 8	1,736,200 SF

- Range of product from service retail to mixed use town center
- 5+ / 1000 parking
- Lease spaces from 500 SF in a retail center to 191,000 SF stand alone retailer

For more information, please contact:

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www.cecilcommerce.com



AVIATION



INFORMATION

AVIATION
The Jacksonville Aviation Authority's Cecil Commerce Center includes world-class developer quality conceptual development areas with integrated aviation/aeronautical use facilities ranging from 10,000 SF to 255,000 SF that are adjacent to and in close proximity to runways and taxiway.

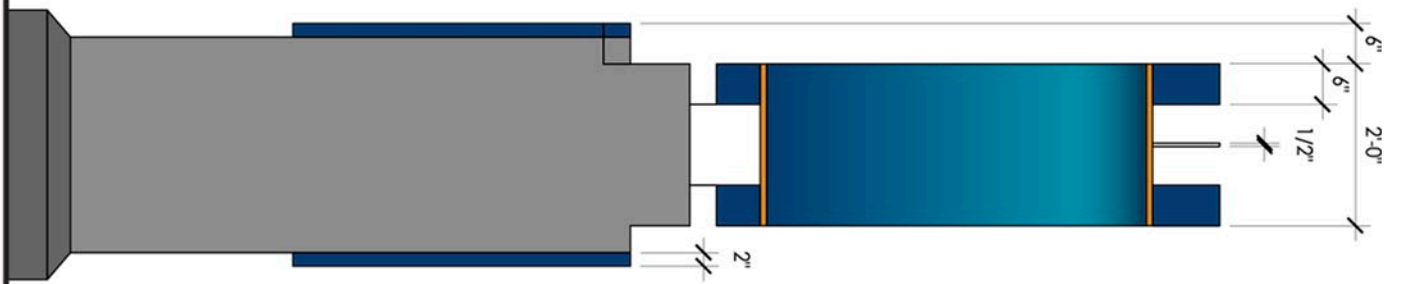
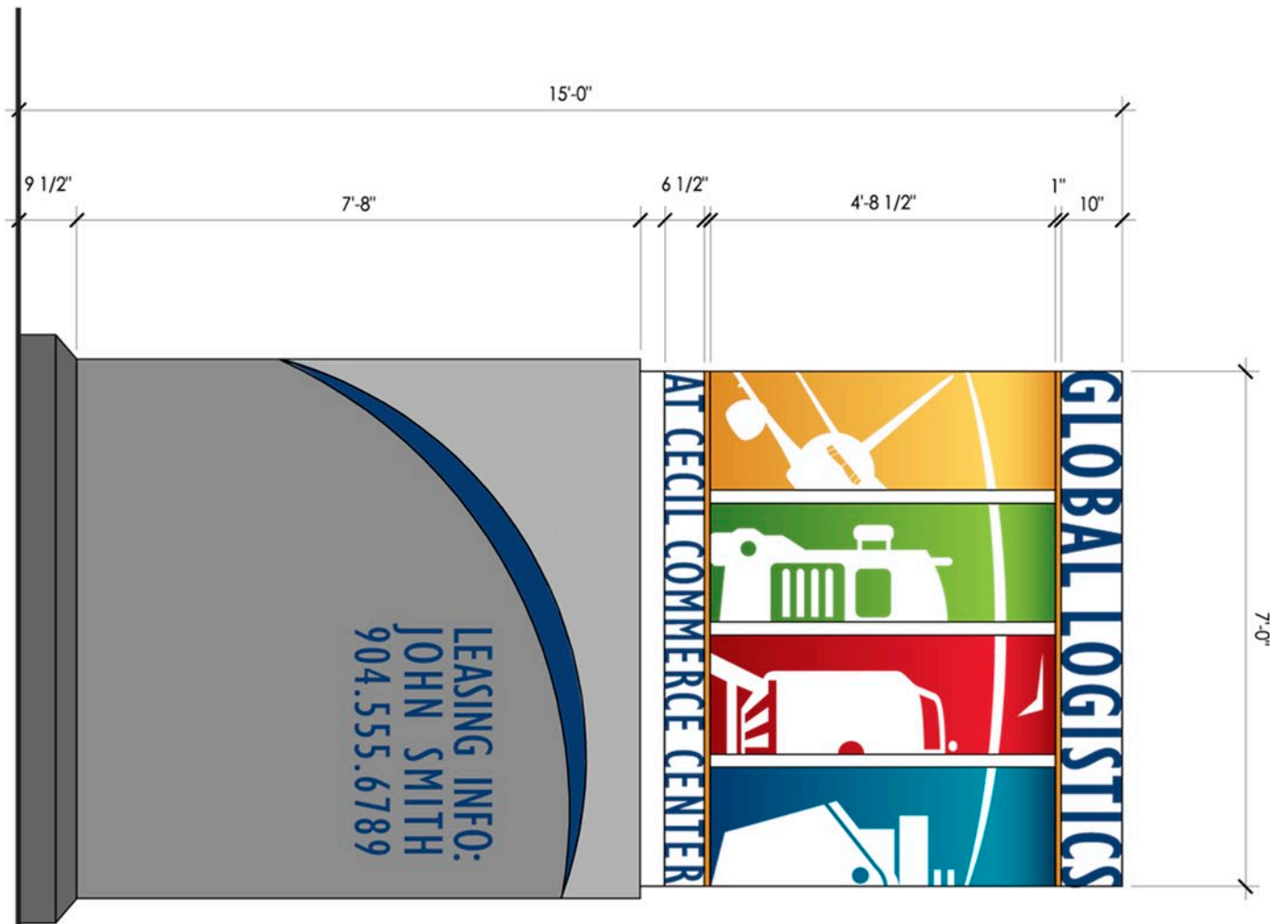
TOTAL SQUARE FOOTAGE PER AREA	
Development Area 3	1,317,200 SF
Development Area 4	1,008,800 SF
Development Area 5	1,417,380 SF
Development Area 6	1,307,600 SF
Development Area 9	804,100 SF
Development Area 10	1,165,200 SF

- Mixture of MRO, FBO, Air Cargo, Freight Forwarding, and General Aviation building types
- MRO and FBO Buildings designed for clear span hangar space with attached office
- General Aviation area capable of supporting private jet and propeller aircraft

For more information, please contact:

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 JACKSONVILLE, FL 32216

HOME PROPERTIES AGENCIES SERVICES LOGISTICS COMPANY SUSTAINABILITY NEWS CONTACT

JACKSONVILLE AVIATION AUTHORITY

PROPERTIES

Development Area: 01 02 03 04 05 06 07 08 09 10

Product Types: Aviation Industrial Office Retail

Back to Overall Master Plan

DEVELOPMENT AREA 3

Grass Area	307.79 AC
Wetland Area	9.42 AC
R.O.W. (All Roads)	20.22 AC
SWW Ponds	23.44 AC
SWW Pond #1	9.24 AC
SWW Pond #2	14.20 AC

Total Development: 276,600 SF

Download PDF

Back to select menu

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JACKSONVILLE AVIATION AUTHORITY

SUSTAINABILITY

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Carpo and Multi-Modal Transportation

Carpo and Multi-modal transportation helps reduce the number of airplanes on the road. Every container ship, cargo plane, freight train and semi truck that is utilized reduces the amount of individual airplanes on our road system.

- A single train can carry the load of more than 200 trucks and can hold one ton of freight (42) miles on one gallon of fuel.
- A single cargo ship can carry the load of more than 200 trucks and can hold one ton of freight (42) miles on one gallon of fuel.
- Transportation companies are constantly holding for newer and more fuel-efficient technologies and operational measures that will help maximize energy efficiency and reduce air emissions.

For more information on sustainable building practices and LEED accreditations, please visit: United States Green Building Council - USGBC and LEED. The U.S. Green Building Council (USGBC) is a national nonprofit organization dedicated to expanding green building practices and education, and its LEED® (Leadership in Energy and Environmental Design) Green Building Rating System. LEED is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. For more information on USGBC and LEED please visit: <http://www.usgbc.org>

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JACKSONVILLE AVIATION AUTHORITY

JOB TRAINING

Job Training Foreign Trade Zone Development Partners

Florida Community College of Jacksonville (FCCJ) Aviation Center of Excellence at Cecil Center

The Smart Place to be on the Weekside™

Located at Cecil Commerce Center, FCCJ's Aviation Center of Excellence prepares students with certifications in:

- FAA Part 147 aviation maintenance
- Avionics installation
- Aircraft management & operations
- Aircraft maintenance
- Commercial vehicle driving
- Aircraft Coding Technology Program (Program under development)
- Air Traffic Control (Program under development)

Cecil Center has state-of-the-art high-tech classrooms, laboratories, hangars and dining simulators to provide experience and provide academic excellence. Auditions, interviews and board rooms are also available for rent to accommodate corporate meetings and training.

Visit www.fccj.edu to learn more about courses, facilities and other community programs at Cecil Center.

Embry Riddle Aeronautical University

Embry Riddle Aeronautical University, with its associate, bachelors and masters degrees in aviation technology and management fields, with a residential campus in Florida, additional off-campus centers and a Worldwide Campus with other education opportunities. Embry-Riddle offers more than 30 degree programs and maintains its own fleet of instructional aircraft and simulators. Programs include:

- Aeronautical science
- Aeronautical engineering
- Avionics engineering
- Aviation business administration
- Aviation maintenance science

Within one year of graduation, 95% of Embry-Riddle graduates are employed or are continuing their education. Visit www.embryriddle.edu to learn more.

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GLOBAL LOGISTICS AT CECIL COMMERCE CENTER

INTERNATIONAL MULTI-INDUSTRY

GLOBAL LOGISTICS

Cecil Commerce Center is one of the most modern development projects in the Southeastern portion of the United States. The 6,000 plus acres, owned by the Jacksonville Aviation Authority, is a central multi-phased development. While housing its own on-site general and industrial aviation public use airport (Cecil Field) the site is strategically major interstate highways, three rail lines, and one of the largest privately deep water ports in the Southeast.

Offering prime location, availability, and the opportunity to optimize an efficient distribution network, Cecil Commerce Center fulfills the needs seeking independent operations in a growing market to individual corporations in need of global logistics capabilities and expansion possibilities. Cecil Commerce Center fulfills the needs of a variety of users.

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AREA ATTRACTIONS

Workforce Demographics Area Attractions Education

Parks

With 57,377 acres of parks, including state and federal lands, Jacksonville now ranks 26th among U.S. cities in gross acreage for parks, and is in the top 10 for percentage of city-owned departments. Recreation - and Community for more information.

Beaches and Boating

Located in the heart of Florida's First Coast, 12 miles north of the heart of Florida, the First Coast's miles of beaches remain relatively unspoiled and unenclosed. The Beach Communities in Duval County - Atlantic Beach, Jacksonville Beach and Neptune Beach - also offer some of the best sport fishing, boating and water sport opportunities in the country.

Jacksonville Zoo

The Jacksonville Zoo, north of downtown, is a modern world-class zoo and is one of the largest zoos in the Southeast. The zoo has the only walking safari in the Southeast Florida. www.jaxzoo.org

Sports Complex

Jacksonville International Stadium - This 73,000-seat stadium is home to the Jacksonville Jaguars of the National Football League. www.jaguars.com

The Baseball Grounds of Jacksonville - The new ballpark has a seating capacity of 10,000 and is home to the Jacksonville Suns. www.web.com/venues/baseball.com

Jacksonville Veterans Memorial Arena - This 15,000 capacity arena attracts national level entertainment as well as NCAA basketball events. www.jaxevents.com (year-round entertainment)

Visit www.caj.net/AboutJacksonville.net for more area attractions and information.

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PROPERTIES

NORTH SOUTH

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Jacksonville Aviation Authority is pleased to announce
Global Logistics at Cecil Commerce Center



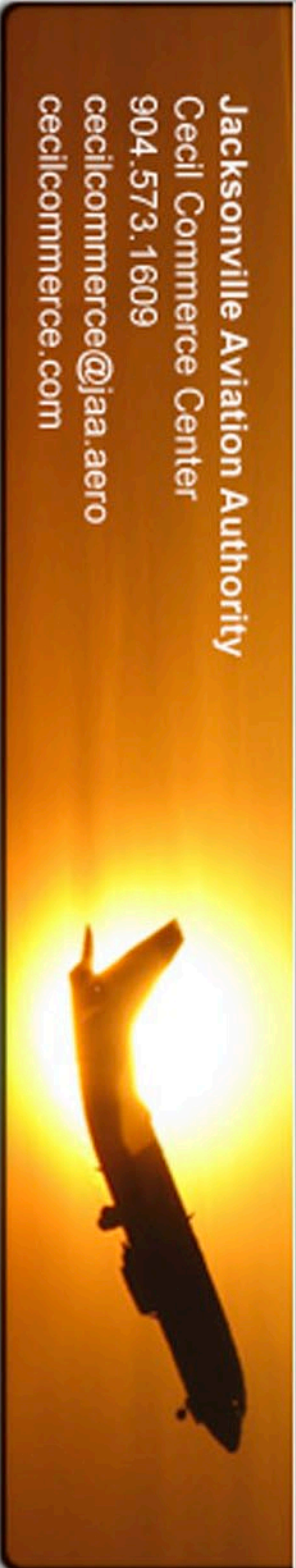
AVIATION • INDUSTRIAL • OFFICE • RETAIL

6,000 acre master-planned development

Close proximity to 3 airports, 3 major interstates, 3 rail lines,
and a deep water port

Visit cecilcommerce.com

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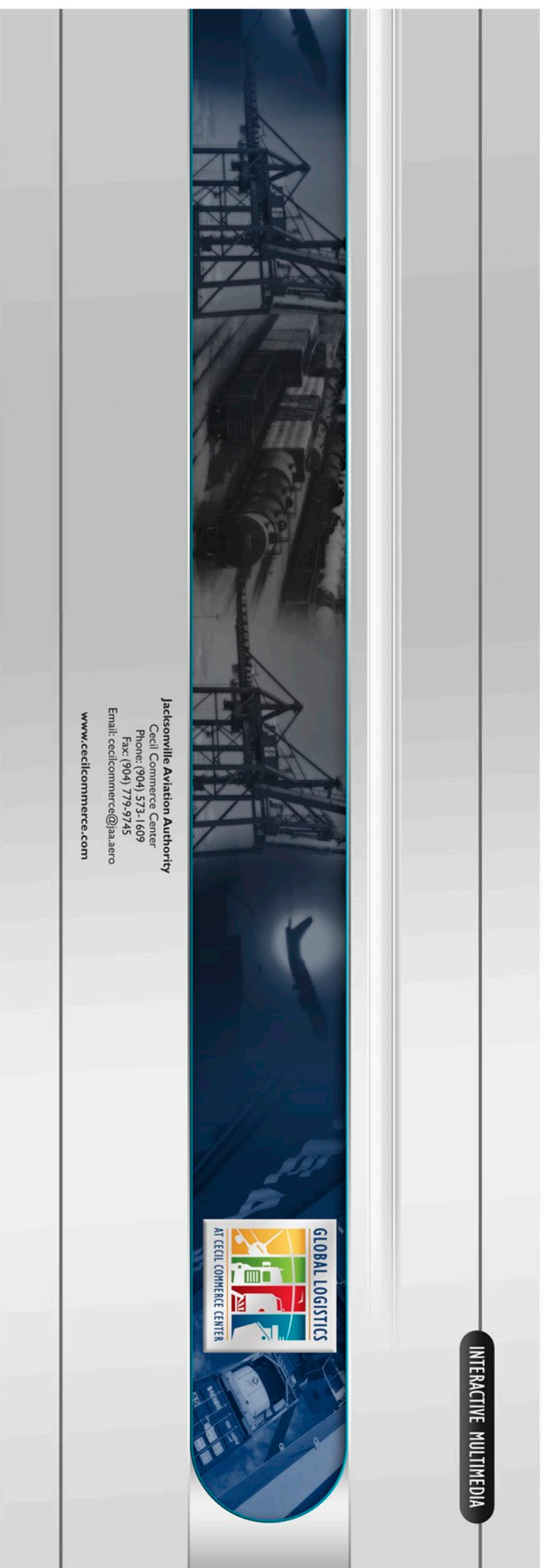




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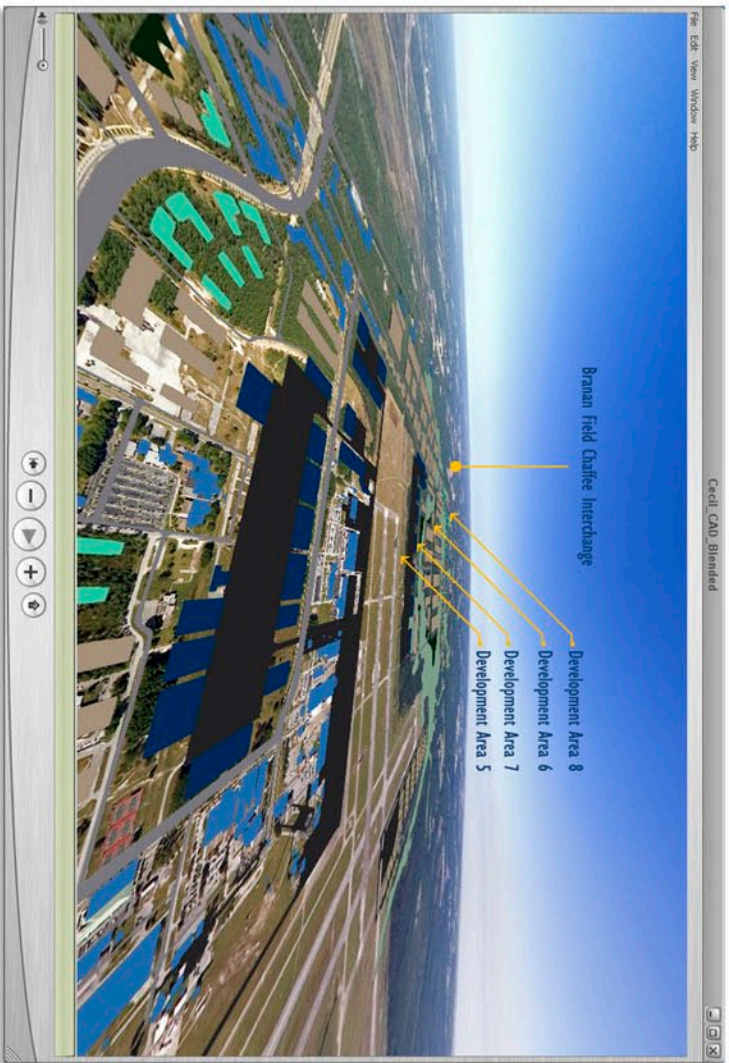
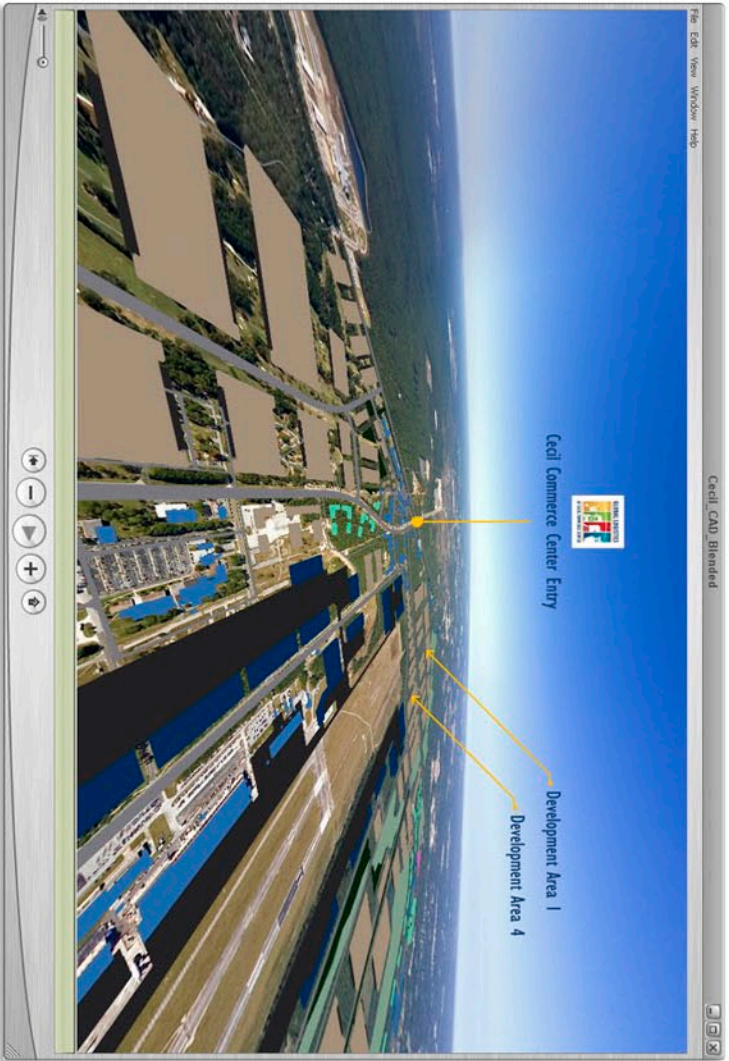
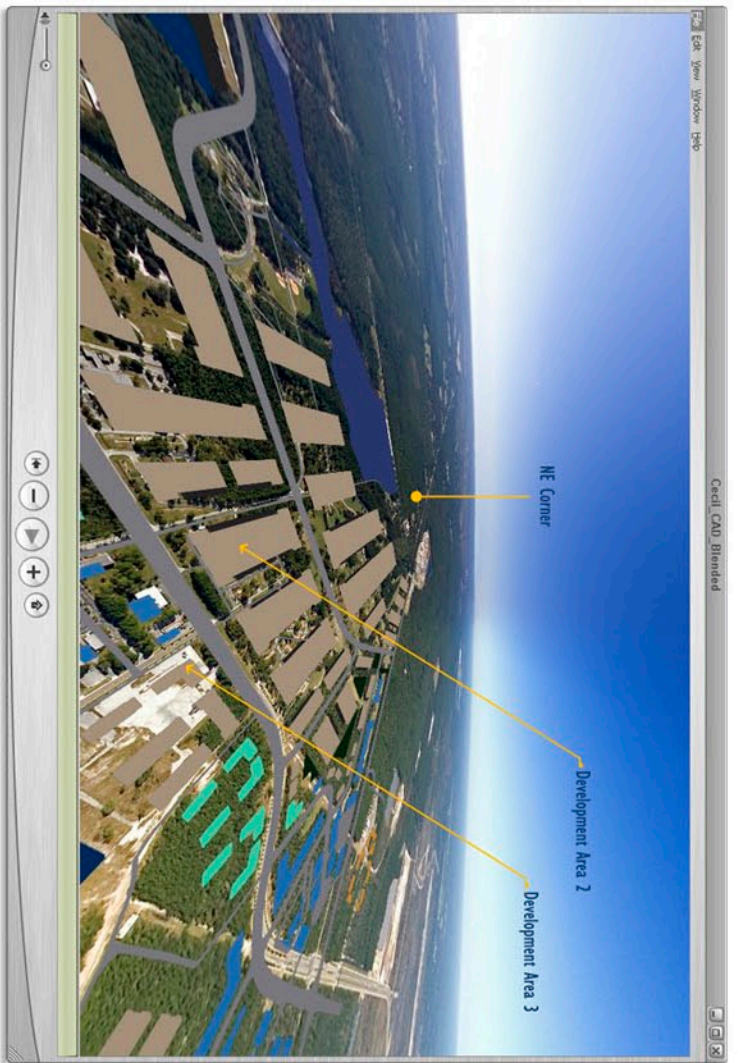
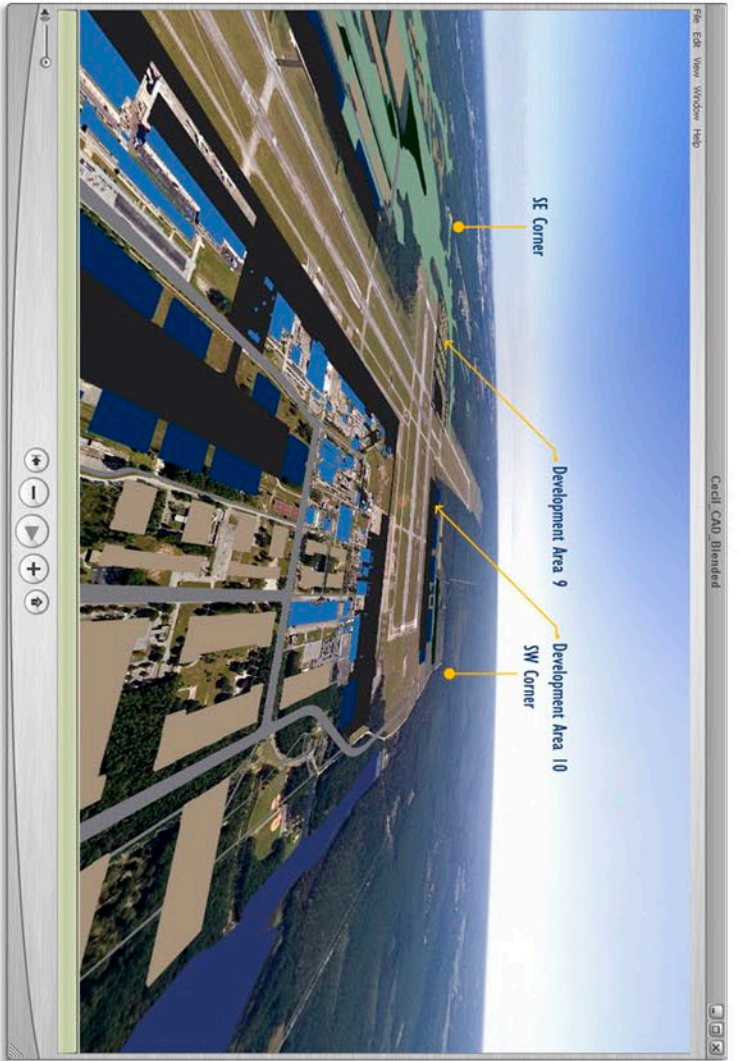
INSIDE



OUTSIDE

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INTERACTIVE MULTIMEDIA

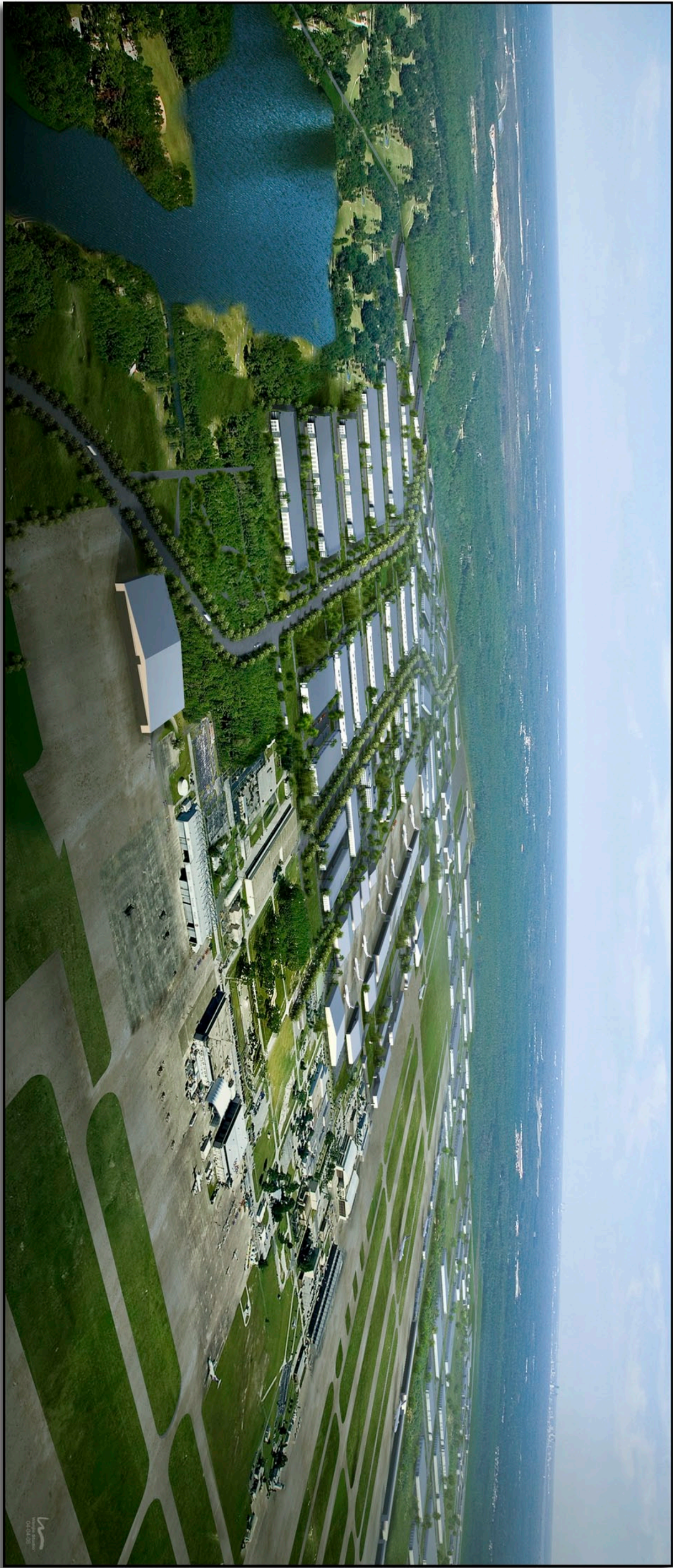


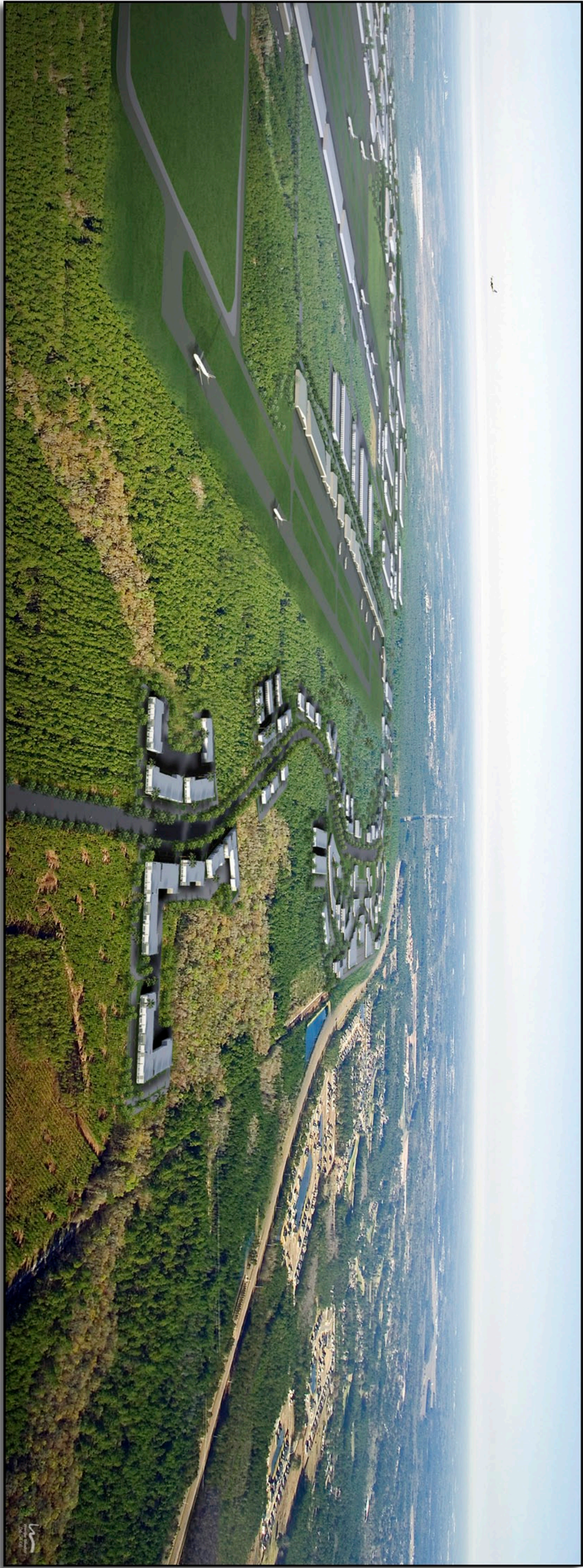


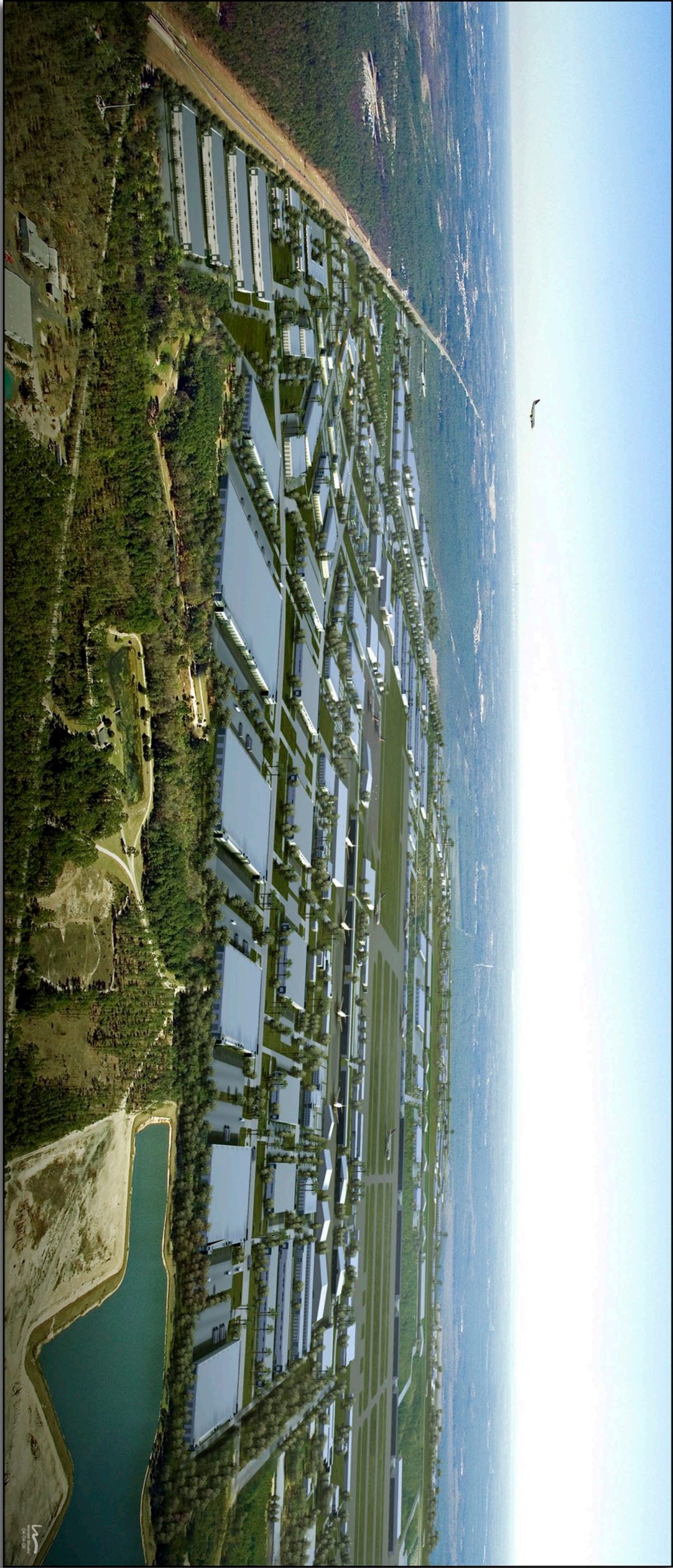




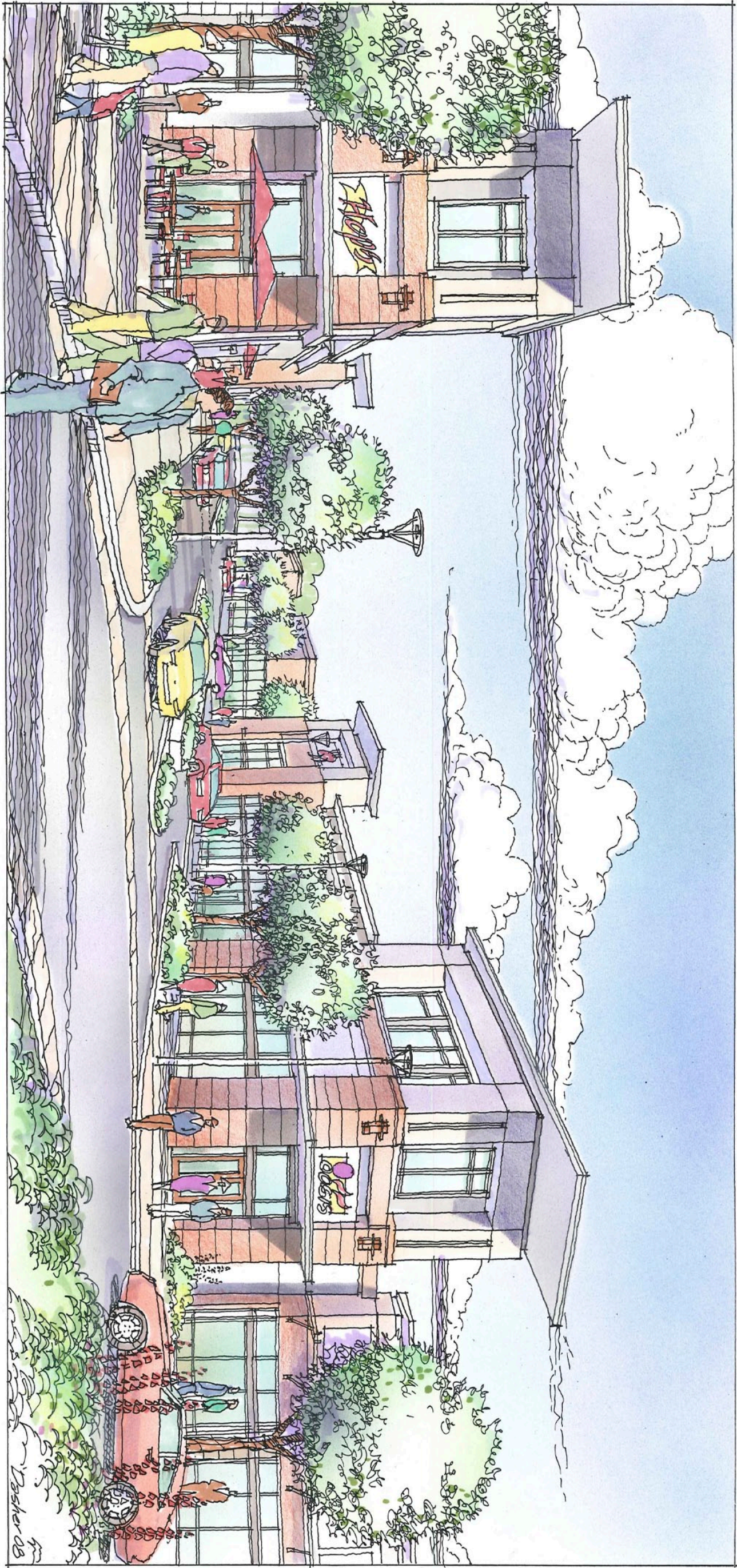
















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