

DESIGNED TO SUIT EVERY NEED

Santa Rosa Industrial Park East



We're serious about growing your business and stand ready to help every step of the way.

Santa Rosa
ECONOMIC DEVELOPMENT



30° 38' 52" N 87° 57' 30" W

DESIGNED TO SUIT EVERY NEED

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STUDIES COMPLETED

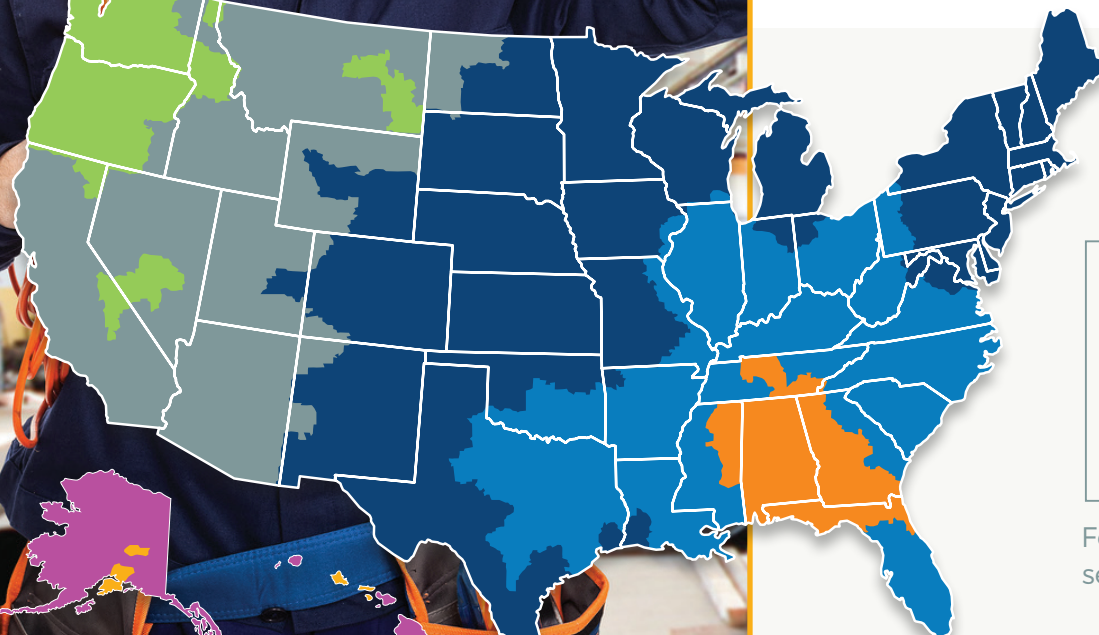
(ALL REPORTED. NO FINDINGS.)

- ✓ Title Search
- ✓ Phase I Environmental Assessment
- ✓ Wetlands Delineation
- ✓ Geotechnical Study
- ✓ Archaeological Study
- ✓ Endangered Species



AMENITY QUICK-CHECK

- ✓ Project-ready site
- ✓ Immediate interstate access
- ✓ Commercial air service
- ✓ Foreign trade port access
- ✓ Full utilities coverage
- ✓ Telecommunications coverage
- ✓ Emergency services
- ✓ No noise restrictions
- ✓ No wetlands or water



Orange	1 Day	Blue	2 Days
Dark Blue	3 Days	Grey	4 Days
Green	5 Days	Yellow	6 Days
Purple	7 Days		

FedEx Ground shipments service schedule

SITE

This 112-acre site features flat terrain consisting of troup loamy sand soil in a minimal flooding zone (Flood Zone C.) The site is zoned M2 - General Industrial and surrounded by land zoned Restricted Industrial, General Industrial and Agriculture. It's also located within an Airport Zone and a Wellfield Protection Area. There are no bodies of water, creeks, or wetlands.



TRANSPORTATION

Access to the site is through two-lane Highway 87, Highway 90 and Jeff Ates Rd, with Interstate 10 two miles away, providing easy access to the entire northern Gulf Coast. Interstate 65 is less than one hour away for access northward. Two-lane highways with controlled intersections provide access from the east and west, and north into Alabama.

The deep-water Port of Pensacola is 29 miles away along the Gulf of Mexico and is Northwest Florida's most diverse and business focused deep-water port. The port boasts a 33-foot channel depth with a 2-foot overdraft and a 1,600-foot turning basin radius.

The Pensacola International Airport provides six passenger, two charter, and two air cargo services within a 30-minute drive. It offers the convenience of two runways, with the longer one stretching 7,004 feet. Peter Prince Field sits just 4 miles away from the site and offers full-instrument-landing-capable general aviation airport services with a 3,700-foot runway a few minutes away.



UTILITIES

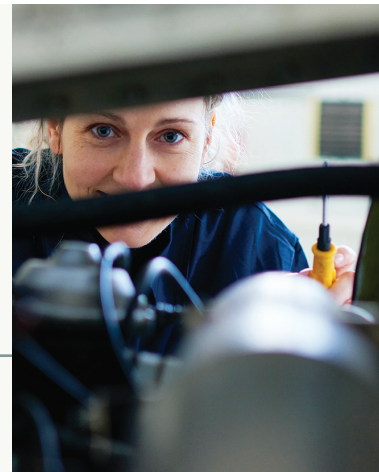
12.47 KV electric service is available from Gulf Power, with a substation 1.5 miles away and lines running 200 feet from the site. The City of Milton has a four-inch (35 psi) natural gas line on site.

The East Milton Water System provides a ten-inch water main line, located in the park's right-of-way, pushing 40 psi on average. The line offers a 6.6 mgd permitted capacity, 1.9 allocated capacity with 4.4 mgd available. There are no encumbrances for adding capacity. The City of Milton's on-site, eight-inch, gravity-fed wastewater line handles 435,000 gallons/day at capacity. The wastewater treatment plant serving the site permits a capacity of 2.5 mgd with a 1.96 mgd allocated capacity and 1.56 mgd average utilization.



EMERGENCY SERVICES

The fire station has an ISO 5/9 fire insurance rating and a five-minute average response time to the site.



WORKFORCE

A skilled workforce is here and ready to get to work. The County labor force is over 74,000. The regional labor force is over 300,000. With over 34,000 military retirees in the 325 zip code, area companies have access to one of the largest concentrations of military retirees in the nation. The number of military retirees grows by roughly 2,400 each year.

MAJOR PRIVATE EMPLOYERS

- Wal-Mart Stores
- Baptist Healthcare Systems
- Santa Rosa Medical Center
- Blackwater River Correctional Facility
- Publix
- Mediacom
- Goldring Gulf Distributing
- AppRiver, LLC
- Gulf Cable/WTEC



SANTA ROSA COUNTY

Santa Rosa Industrial Park East offers 112 project-ready acres certified through Gulf Power's Florida First Sites Program. Parcels range from 2 to 112 acres. Discounts are available depending on capital investment, number of new jobs, and the average wage. The park is located off Highway 87 and Highway 90 with access from Jeff Ates Road.



TOP 5 REASONS TO CONSIDER SANTA ROSA

- 1 WORKFORCE** boasts over 70,000 people.
- 2 WORKFORCE EDUCATION** prepares over 5,000 students through 47 different career academies and training programs.
- 3 LOCATION** allows you to reach Houston and Nashville just as quickly as Miami.
- 4 MILITARY** retirees make up one of the largest concentrations in the nation, with over 34,000 retirees and an average growth of 2,400 per year.
- 5 SANTA ROSA COUNTY** has a skilled and accessible labor force that is a perfect fit for your growing business.



Santa Rosa County is located at Florida's western tip, at the center of the U.S. Gulf Coast. We can reach Houston and Nashville just as quickly as Miami.

We're serious about helping grow your business. Don't hesitate to call **Executive Director Shannon Ogletree** with any questions.

☎ (850) 623-0174
 ✉ shannon@santarosa.fl.gov

WHAT CAN SANTA ROSA COUNTY EDO DO FOR YOU?

- Determine eligibility and potential value of state and local incentives
- Advocate on a case-by-case basis for increased incentives at state and local levels
- Assist with environmental issues, business management and planning, site selection, and employment needs
- Facilitate employee recruitment
- Provide info on utility programs and associated tax benefits



Santa Rosa County Economic Development
 6491 Caroline St, Suite 4 • Milton, FL 32570

For more information about the Florida First Sites Program contact Jennifer Conoley.

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floridafirstsites.com

Learn more at SantaRosaEDO.com/SReast