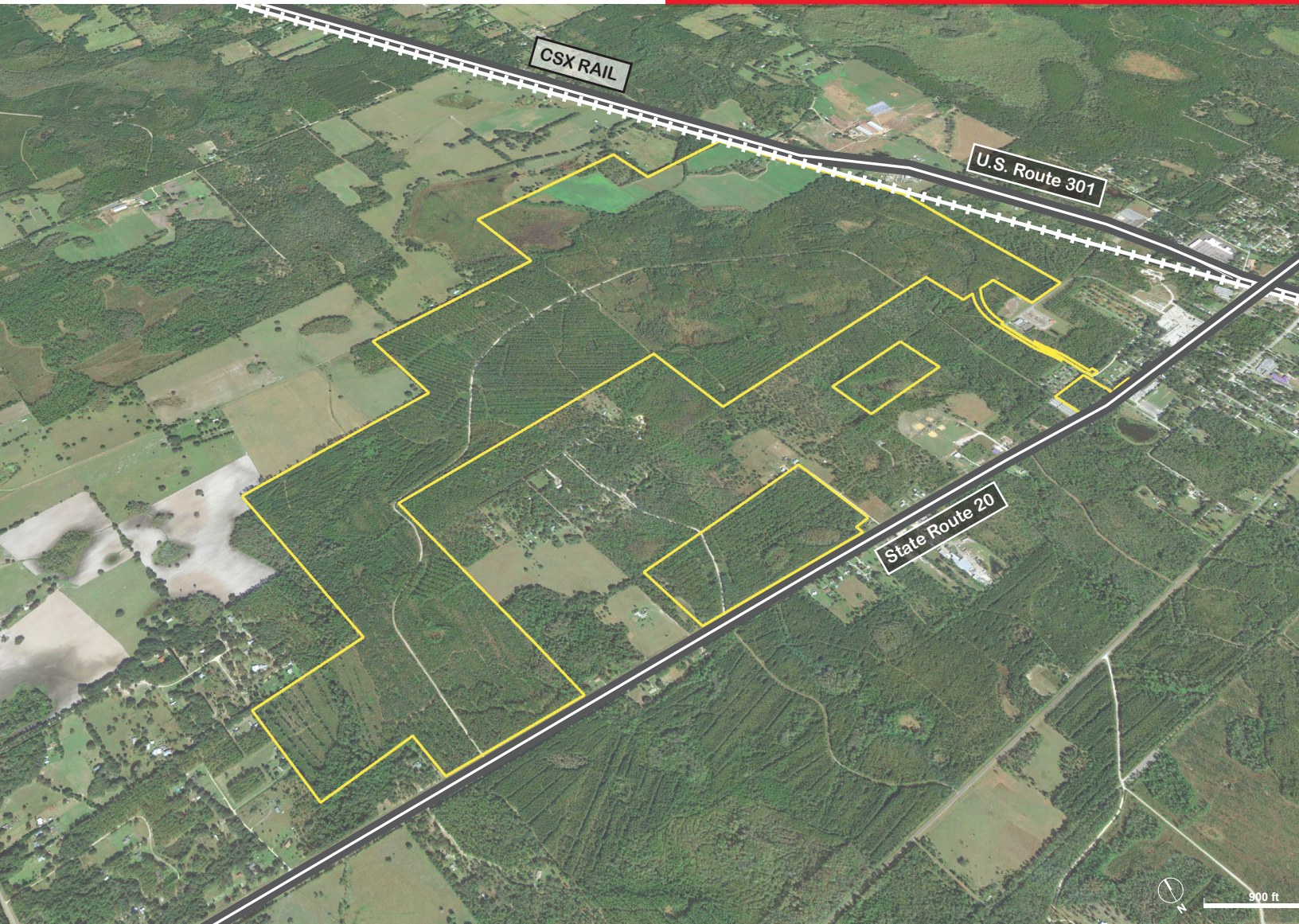



**CUSHMAN &  
WAKEFIELD**

**FOR SALE  
OPPORTUNITY**



 **Shovel-Ready Site** bordered by U.S. 301 and S.R. 20, convenient to Interstates 75 and 10

 **Over 1,000 acres**, approved for 3.5 MM SF Industrial and 150,000 SF Commercial

 **Rail-Served** by Class I CSX

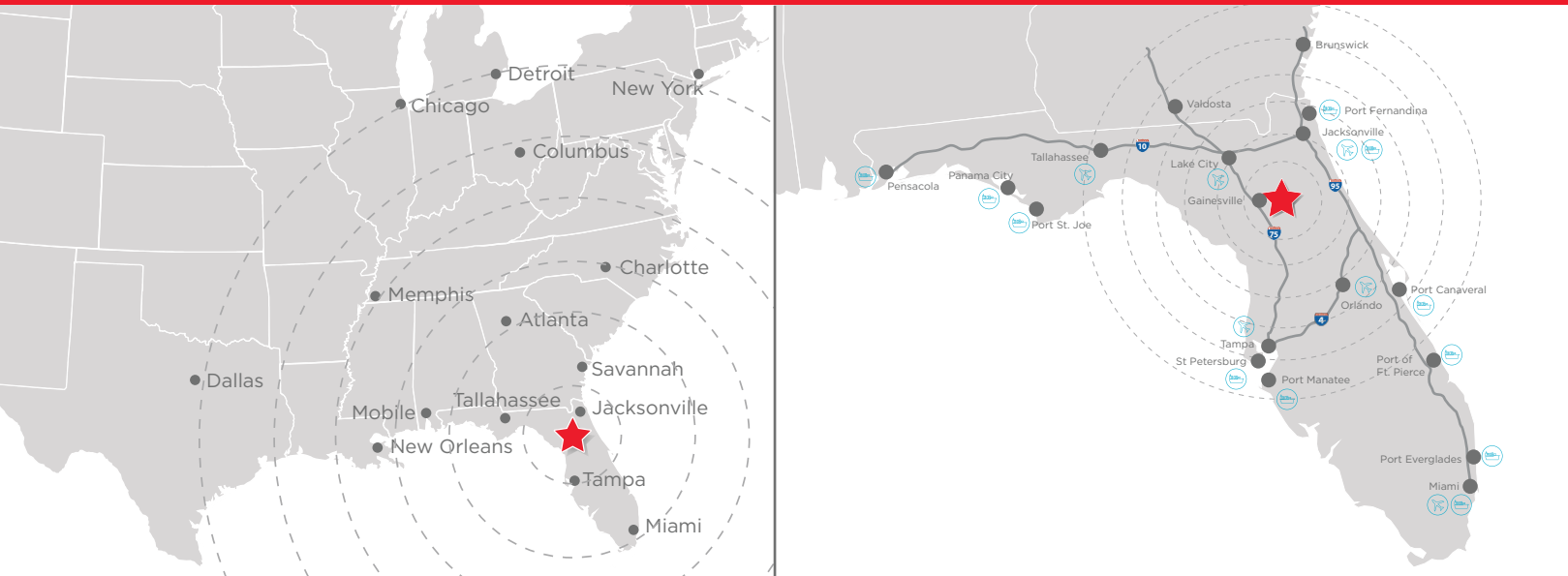
 **Strategic Location** for Greater Jacksonville, Orlando and Tampa; Midway between Atlanta and Miami

 **Approved U.S. Opportunity Zone**





# APPROVED U.S. OPPORTUNITY ZONE



## WHO WE ARE

Hawthorne Industry Park, located in the heart of North Central Florida in Alachua County, is developed by Weyerhaeuser in a partnership with the City of Hawthorne. The 1,068-acre, rail-served site, including 634 shovel-ready acres, is approved for 3.5 million square feet for industrial, manufacturing and logistics development, plus 150,000 square feet of commercial/retail use.

## WHAT WE ARE

- Served by Class I Railroad CSX main north-south freight line, connecting to JAXPORT and Port Tampa Bay.
- U.S. Opportunity Zone.
- All utilities are currently at the site: electric (distribution, transmission), water, sewer, natural gas and telecommunications.

## WHERE WE ARE

- Located in Hawthorne, Florida in Alachua County, bordered by U.S. 301 and S.R. 20, connecting to Interstates 75 and 10.
- Just 16 miles from the City of Gainesville, University of Florida (#8 Public University by U.S. News and World Report) and Santa Fe College (#1 Two-Year College by The Aspen Institute).
- Seventeen ports in Florida, Georgia and Alabama can be accessed within nine hours.

- Within 125 miles of five international airports, and only 18 miles to Gainesville Regional Airport.
- The transportation network is unique in Florida and brings companies within a day's drive of 60 million people.

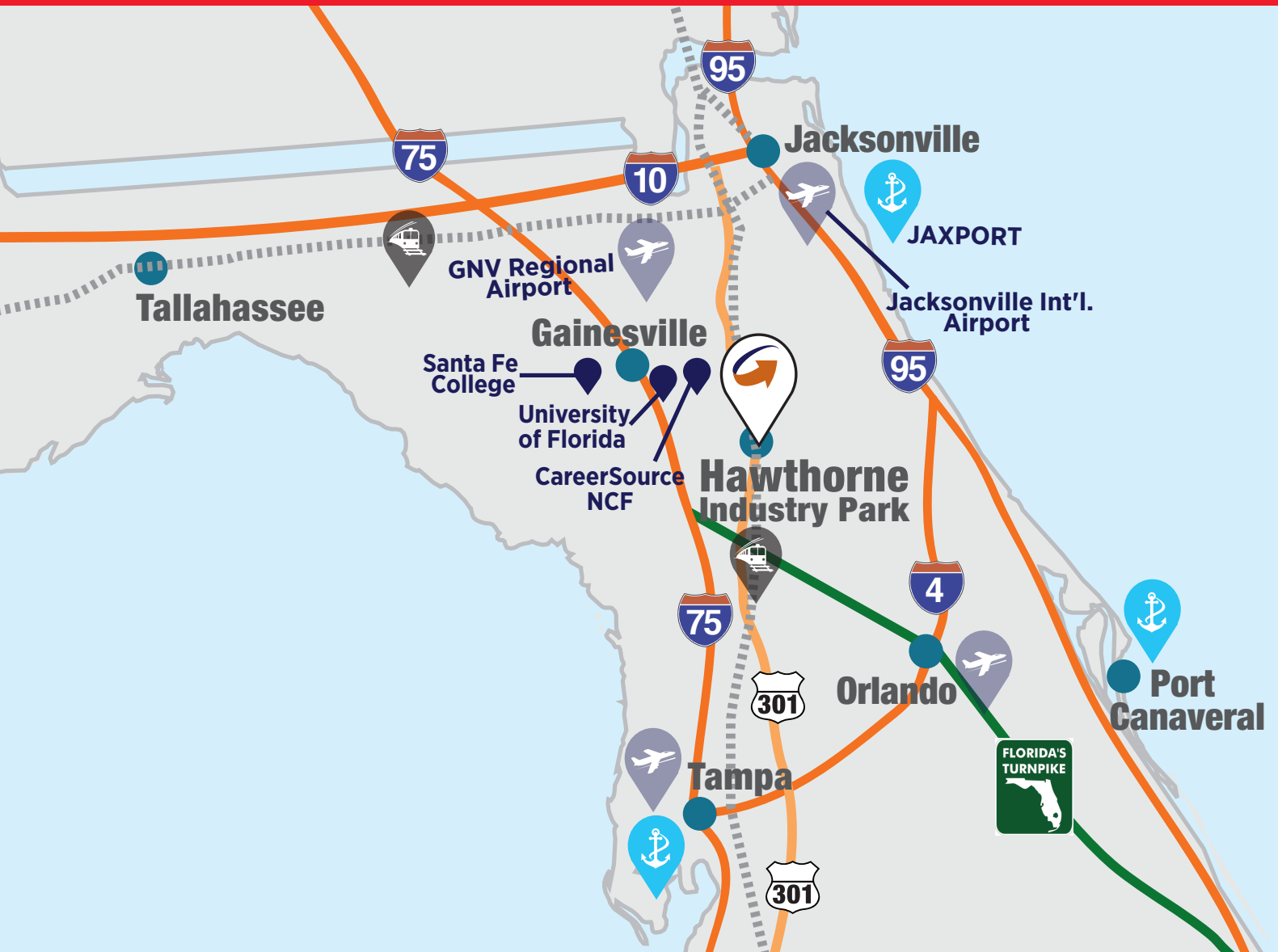
## ACRES OF OPPORTUNITY

- Hawthorne Industry Park offers flexibility and certainty. With 1,068 acres of land approved for 3.5 million square feet of development, the site offers exceptional opportunities for a variety of uses.
- Hawthorne is a welcoming town positioned at the crossroads of significant infrastructure to support your business.
- Served by CSX, your business can connect to the U.S. rail network.

## WORKFORCE

- A workforce of 300,000 lives within 60 miles or average of one hour of the site.
- Additional education and workforce training opportunities through University of Florida, Santa Fe College, Alachua County Public School System and CareerSource North Central Florida.
- The Greater Gainesville Advanced Manufacturing Council is available to connect and grow the regional manufacturing sector.
- Workforce training in rural areas assisted by the 2018 Florida Jobs Growth Fund.

# 634 SHOVEL-READY ACRES



DESTINATION	MILES/KM	AVERAGE TRAVEL TIME (HOURS)
JAXPORT	75/120	1.5
Orlando, FL	110/177	1.75
Port Tampa Bay	128/206	2.25
Savannah, GA	208/335	3.25
Charleston, SC	309/497	4.5
Pensacola, FL	362/583	5
Atlanta, GA	350/563	5.25
Miami, FL	334/537	5.5
Charlotte, NC	454/731	7
Memphis, TN	730/1,175	11
Columbus, OH	875/1,408	13.5
New York, NY	1,003/1,614	14.5





# A LONG LIST OF INCENTIVES TO ENCOURAGE DEVELOPMENT

Hawthorne Industry Park is the ideal site for your company. Thanks to a variety of local, regional, state and federal incentive programs, it is an extraordinary, affordable location. Florida is a business-friendly state that has enacted a pro-business tax structure and a long list of programs to reward investments creating local jobs.

- Tax Abatements
- Eligible for New Market Tax Credit
- Qualified Target Industry Tax Refund
- Quick-Response Training
- Sales and Use Tax Exemptions
- Local Discretionary Incentives
- Workforce Programs and State Funding
- State of Florida - Jobs Growth Fund for Infrastructure Improvements and Workforce Training
- Business Incentives
- U.S. Opportunity Zone



[hawthorneindustrypark.com](http://hawthorneindustrypark.com)

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