



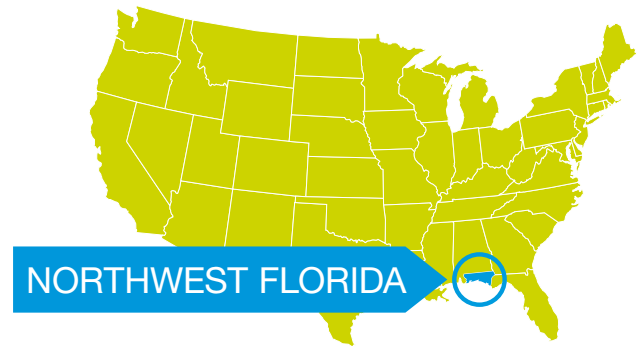
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Marianna/Jackson County Distribution/Construction Services Park

Certified & Ready for Business

258 Certified Acres - 213 Developable Acres

Gulf Power Company launched the Florida First Sites program to add project-ready industrial sites to Northwest Florida's portfolio of competitive advantages. For more information, visit FloridaFirstSites.com.



Distinctions of Site Certification

- » Offers a Detailed Analysis by an International Site Selection Firm
- » Reduces Risk Factors
- » Accelerates Speed to Market
- » Completes Due Diligence Items
- » Cuts Site Development Costs

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Florida First Sites

FloridaFirstSites.com



Site Readiness

Acreage	258 Certified	213 Developable
Location	Marianna, Jackson County, FL Latitude: 30.750098, Longitude: -85.273647	
Airport	46 miles from Dothan Regional Airport (DHN)	
Sea Port	54 miles from Port Panama City	
Rail	Site is not rail served	
Interstate & US Highway	Adjacent to I-10 with interstate frontage	
Electric	Florida Public Utilities: 12.47 kV 3-phase distribution onsite with 2 feeder redundancy	
Natural Gas	City of Marianna: 4-inch line	
Water	City of Marianna: 12-inch line with 4.108 mgd available capacity	
Sewer	City of Marianna Wastewater Treatment Plant: 12-inch line	
Telecommunications	Multi-fiber available onsite from 100 Mbps – 10 Gbps	

Advantages of the Marianna/Jackson County Distribution/ Construction Services Park

- » Two industry-focused industrial parks in one complex
 - » 160 acre parcel dedicated to distribution services
 - » 21.5 acre and 75 acre parcels dedicated to construction services
- » Interstate 10 frontage with an immediate access point at exit 136
- » Expandable boundaries offering room for additional growth
- » Competitive operating costs
- » Close to all major Southeastern markets
- » Significant concentration of military installations in the region which provides access to a highly skilled talent pool due to military separations
- » Access to numerous regional workforce training assets:
 - » 4 Universities
 - » 4 Colleges
 - » 6 Vocational Schools