



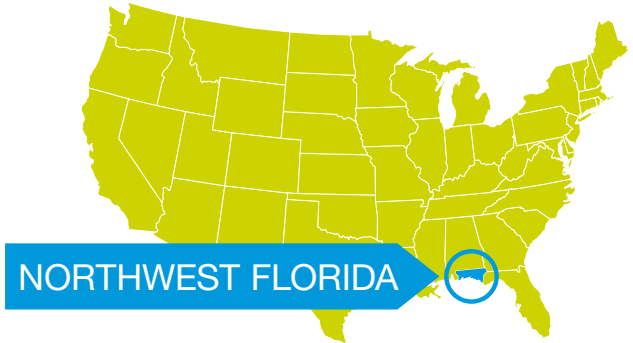
Visit [FloridaFirstSites.com](http://FloridaFirstSites.com)

# Port Panama City's Intermodal Distribution Center

Certified & Ready for Business

135 Certified Acres - Industrial Park Total: 360 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](http://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

**Rick Byars**  
Regional Manager  
Gulf Power Company  
850.444.6750  
[Charles.Byars@nexteraenergy.com](mailto:Charles.Byars@nexteraenergy.com)

**Wayne Stubbs**  
Executive Director  
Port Panama City  
850.767.3220  
[wstubbs@portpanamacityusa.com](mailto:wstubbs@portpanamacityusa.com)

**Becca Hardin**  
President, Bay Economic  
Development Alliance  
850.215.9965  
[Becca@BayEDA.com](mailto:Becca@BayEDA.com)



# Port Panama City's Intermodal Distribution Center

Certified & Ready for Business



**Florida  
First Sites**

FloridaFirstSites.com



## Site Readiness

Acreage	54 Developable; Contiguous
Location	Panama City, Bay County, FL Latitude: 30.270725, Longitude: -85.515347
Airport	23 miles from the Northwest Florida Beaches International Airport (ECP)
Sea Port	16 miles from Port Panama City
Rail	Site will be served by Bay Line Railroad
Interstate & US Highway	Accessed by US Hwy 231 & 36 miles from I-10
Electric	Gulf Power Company: 12.47 kV distribution line onsite
Natural Gas	TECO People's Gas: 4-inch line
Water	City of Panama City: 16-inch main with 33 mgd available capacity
Sewer	City of Panama City: Two 8-inch and one 10-inch lines
Telecommunications	AT&T: Infrastructure onsite

## Advantages of Port Panama City's Intermodal Distribution Center

- » Well-buffered industrial area with an existing rail spur linked to Port Panama City
- » Certified 54 acre site expandable to 100 acres
- » Designated as part of Foreign Trade Zone #65
- » Future IDC facilities to include additional rail, trailer yards, rail yards, distribution warehouses and a bulk transfer facility
- » 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