

Enterprise East Industrial Park

Baker County, Florida

Ready for Business



Site Readiness

Acreage	Total 125 acres Developable 94 acres
Location	Macclenny, Florida Lat. 30°17'24" N, Long. 82° 5'6"W
Airports	Jacksonville (JAX) - 35 miles Lake City Gateway (LCQ) - 32 miles
Sea Port	Jacksonville - 35 miles Savannah - 170 miles
Rail	Florida Gulf & Atlantic Transload Facility - 10 miles CSXT - 30 miles
Interstate & US Highway	US Hwy 90 - adjacent I-10 - 4 miles I-95 - 25 miles I-75 - 40 miles
Electric	Florida Power & Light Adjacent to Site
Natural Gas	TECO (12 mos. development)
Water	City of Macclenny Adjacent to Site
Sewer	City of Macclenny Adjacent to Site
Telecommunications	NEFCOM Fiber, Adjacent to Site

Advantages

- ⇒ Multiple parcels available, largest 44 acres developable and contiguous
- ⇒ US Hwy 90 frontage - 1,900 frontage feet
- ⇒ Interstate 10 access 4 miles
- ⇒ Competitive operating cost
 - JaxMSA 1,000,000+
 - Regional Workforce 500,000+
- ⇒ Close to all major Southeastern markets
- ⇒ Property owned by Baker County Economic Development Commission
- ⇒ Phase 1 ESA Complete - no concerns.
- ⇒ Zoned Industrial
- ⇒ Access to numerous regional workforce training assets:
 - University of Florida
 - Florida Gateway College
 - Florida State College at Jacksonville



