

Logistics and Distribution



**First Coast Expressway
Connecting I-10 to I-95**



2 CSX Rail-lines



**Clay County Port
St. Johns River Frontage**



**2 Airports in Clay
12 Regional**

4

Intermodal transportation
modes - Land, Rail, Sea,
and Air

8 HR

Access to entire Southeast with
sites along First Coast
Expressway for easy access

30 MN

Away from Jacksonville
International Airport

#1

Shipping port in Florida is
less than 1 hour away and
part of FTZ No. 64

OUR POINTS OF PRIDE:



A-Rated School District

JH & HS Career and Technical
Education programs offer 35
specialties with students earning
approx. 2,000 nationally recognized
industry certifications each year.



Highest population growth projections

in the region over next 15 years.
Population growth projections are 4x
that of Jacksonville/Duval county.



Labor costs are 15 to 30% lower

in Clay County vs. Jacksonville MSA



Crawford Powell
President of Economic Development



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Immediately south of Jacksonville along the western banks of the St. Johns River, Clay County has all the amenities of a major metro area. Clay County is home to a variety of industries, technical businesses, and numerous business parks. North Florida's newest interstate, the First Coast Expressway (FCX), is currently under construction and will connect I-10 in Duval to I-95 in St. Johns. New business development is already under construction along the path of the FCX.

ANNOUNCEMENTS

Niagara Bottling is a family owned and operated beverage manufacturer that began in Irvine, CA in 1963. Heavy automation is used in their manufacturing processes and is an integral part of their success. The 820,000 SF manufacturing facility is located on 147 acres in Middleburg, directly off the First Coast Expressway and the new Atlantis Drive. The project included \$13M of utility infrastructure upgrades to the site which benefits subsequent projects. The initial project proposes 100+ high wage jobs and \$100M in capital investment. Expansions will increase these numbers further.

Several major distribution companies take advantage of the intermodal transportation resources, lower-than-market freight rates, affordable real estate, lower utility costs, and lower average wages in Clay County to benefit their company's bottom line.

The new First Coast Expressway (SR-23) will connect I-10 to I-95 by running directly through Clay County. There are two CSX rail lines on the east and west sides of the county. Reynolds Park is home to Clay County Port, a fully functioning port with thirteen piers. Keystone Heights Airpark (public) and Reynolds Park (private) both feature runways over 5,000'. There is also a wide range of warehouse and distribution space available to benefit your company.

Clay County is located just south of Jacksonville. Jacksonville is home to JAXPORT, the #1 cargo shipping port in Florida. Over 550,000 individuals work in transportation, trade and logistics throughout Florida. CSX, Norfolk Southern and Florida East Coast Railway all run through the region. I-10 and I-95 connect near Jacksonville's downtown. I-295 forms a beltway around the region. Jacksonville International Airport is located 30 minutes from Clay County with direct access to 30 U.S. airports and over 95 non-stop daily flights.

TOP 10 PRIVATE EMPLOYERS

Company	Employees
HCA Florida OP Hospital	1532
St. Vincents Clay	780
Wal-Mart	753
bestbet Orange Park	649
Vallencourt Construction	482
General RV	468
Applied Business Solutions	433
Publix Super Market	417
Winn-Dixie	288
Home Depot	285

COUNTY INCENTIVES

Economic Development (Tax Increment Grant)

Targets commercial projects that add to the tax base, project new employment in excess of 10 direct, full-time equivalent employees and makes at least a \$1M capital investment.

Tangible Personal Property

An incentive designed for relocating companies that invest at least \$1M in manufacturing equipment at the Clay County business location.

Regulatory Relief

The Clay County government focuses on remaining very pro-business and supportive through fast-track permitting and approvals for job creating economic development projects.

Large Employer Retention Grant

An incentive designed to retain large employers (over 100 employees) in Clay County.

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