



## MARIANNA AIRPORT COMMERCE PARK

Marianna, Jackson County, Florida

30.844732°, -85.173098°

237 Acres





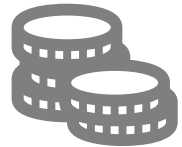
# COMMUNITY



Centrally located along I-10 in the Florida Panhandle



Over 300,000 people within a 60-minute drive time



No state personal income tax



Cost of Living is 86.6% of the national average



Three commercial service airports within an hour's drive



## LARGEST MANUFACTURING AND DISTRIBUTION\* EMPLOYERS IN JACKSON COUNTY, FL

Anderson Columbia\*

Arizona Chemical\*

Catalyst Fabric Solutions, LLC

Enviva

Family Dollar\*

Mowrey Elevator

Rex Lumber, LLC

Spanish Trail Lumber

Tri States Automotive\*

Williams Brother Trucking\*





SEPTEMBER  
**2021**

**OWNED BY**  
THE CITY OF  
**MARIANNA**

**DUE DILIGENCE  
COMPLETED**

**ADJACENT TO  
STATE ROAD**



**ZONED  
INDUSTRIAL**



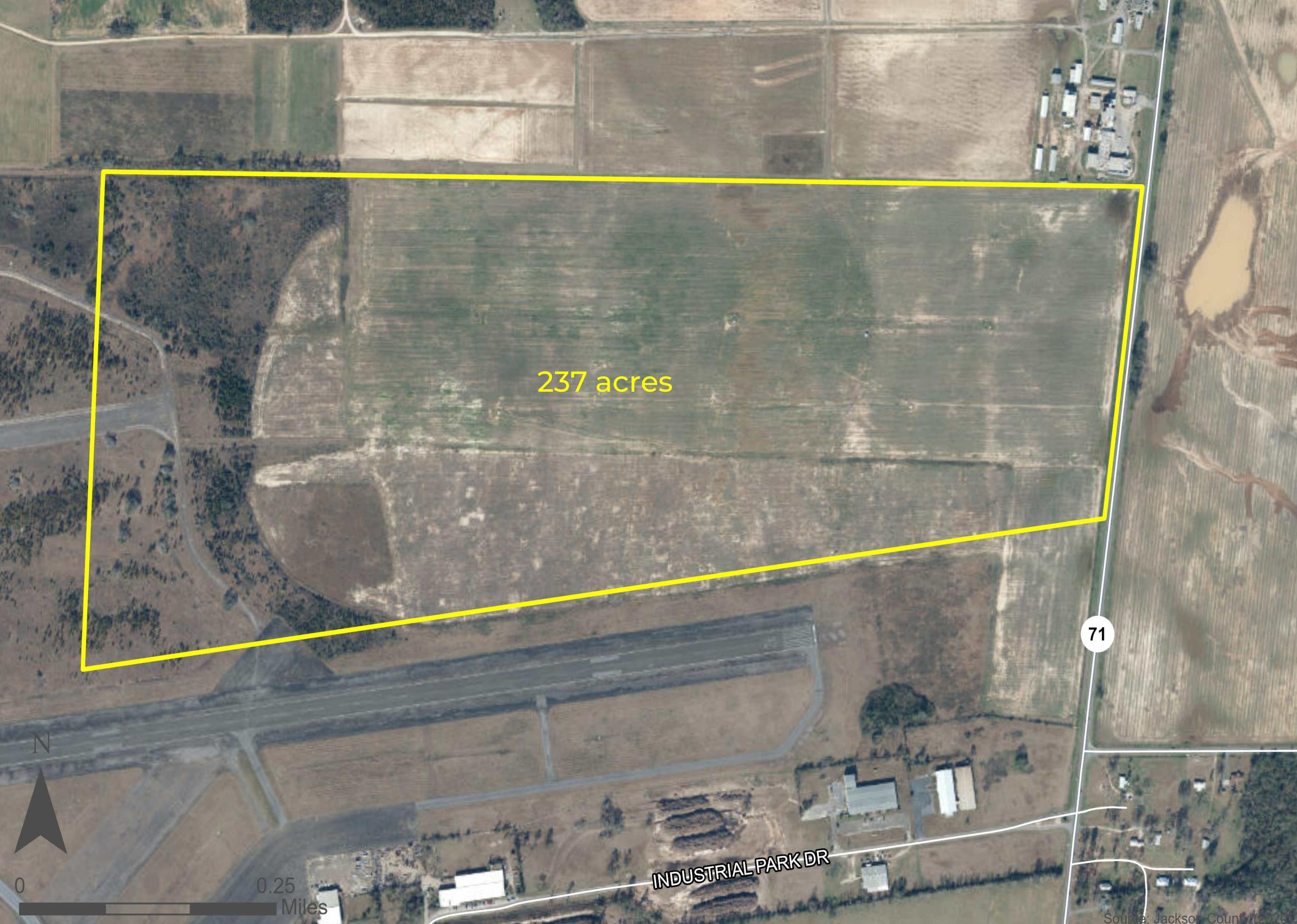
**ADJACENT TO  
MARIANNA  
AIRPORT**



**NO WETLANDS  
OR FLOOD  
ZONE**

**237** TOTAL  
ACRES





237 acres

71

INDUSTRIAL PARK DR



0 0.25 Miles

Source: Jackson County (2020)



# TRANSPORTATION

## Adjacent to State Road 71



I-10  
8 miles

## Three airports within 70 miles (Dothan, Northwest Florida Beaches, and Tallahassee)



## Adjacent to Marianna Airport (general aviation)

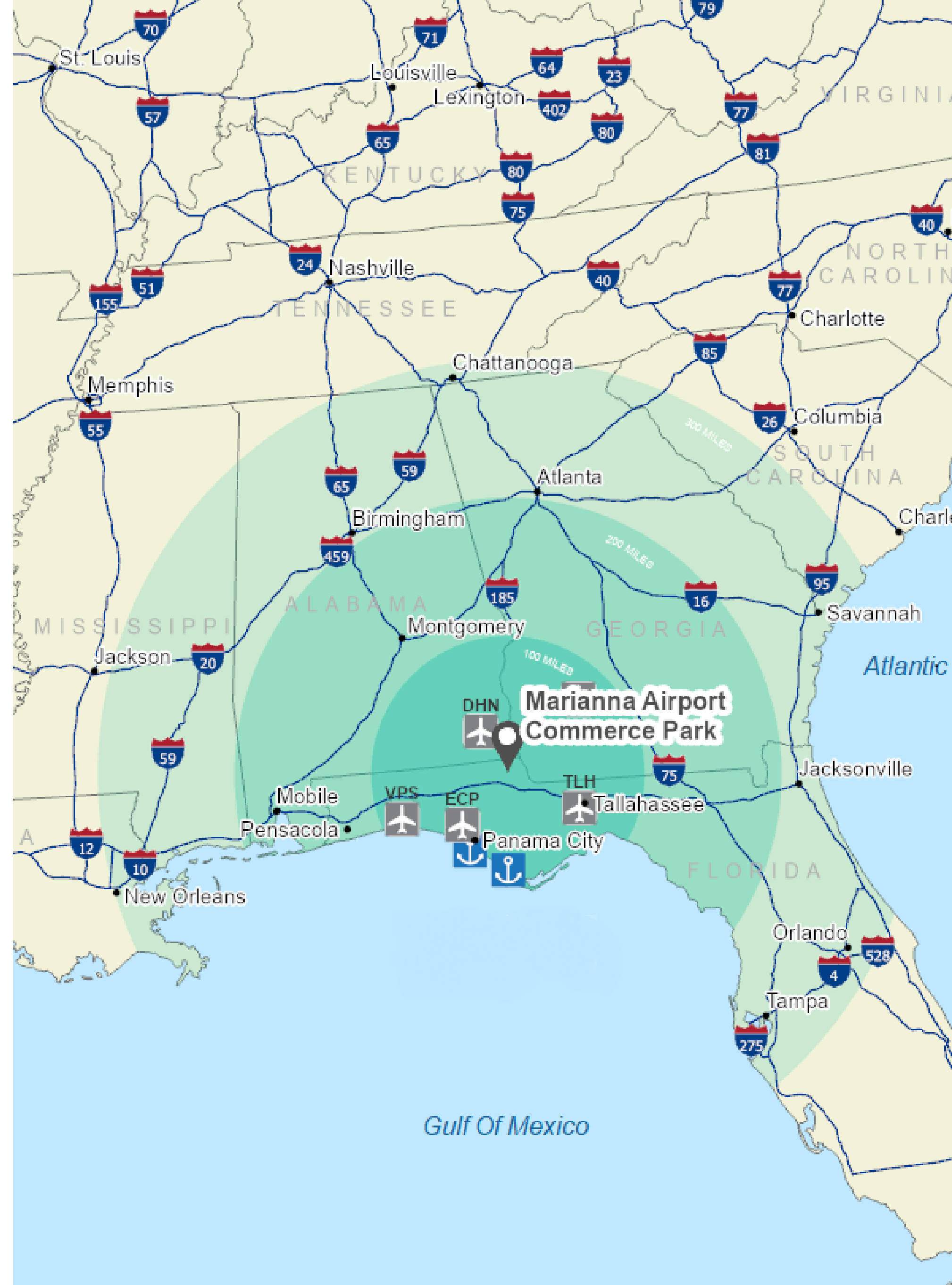


## Transload Facility located in nearby Cottondale



## Port Panama City

66 miles



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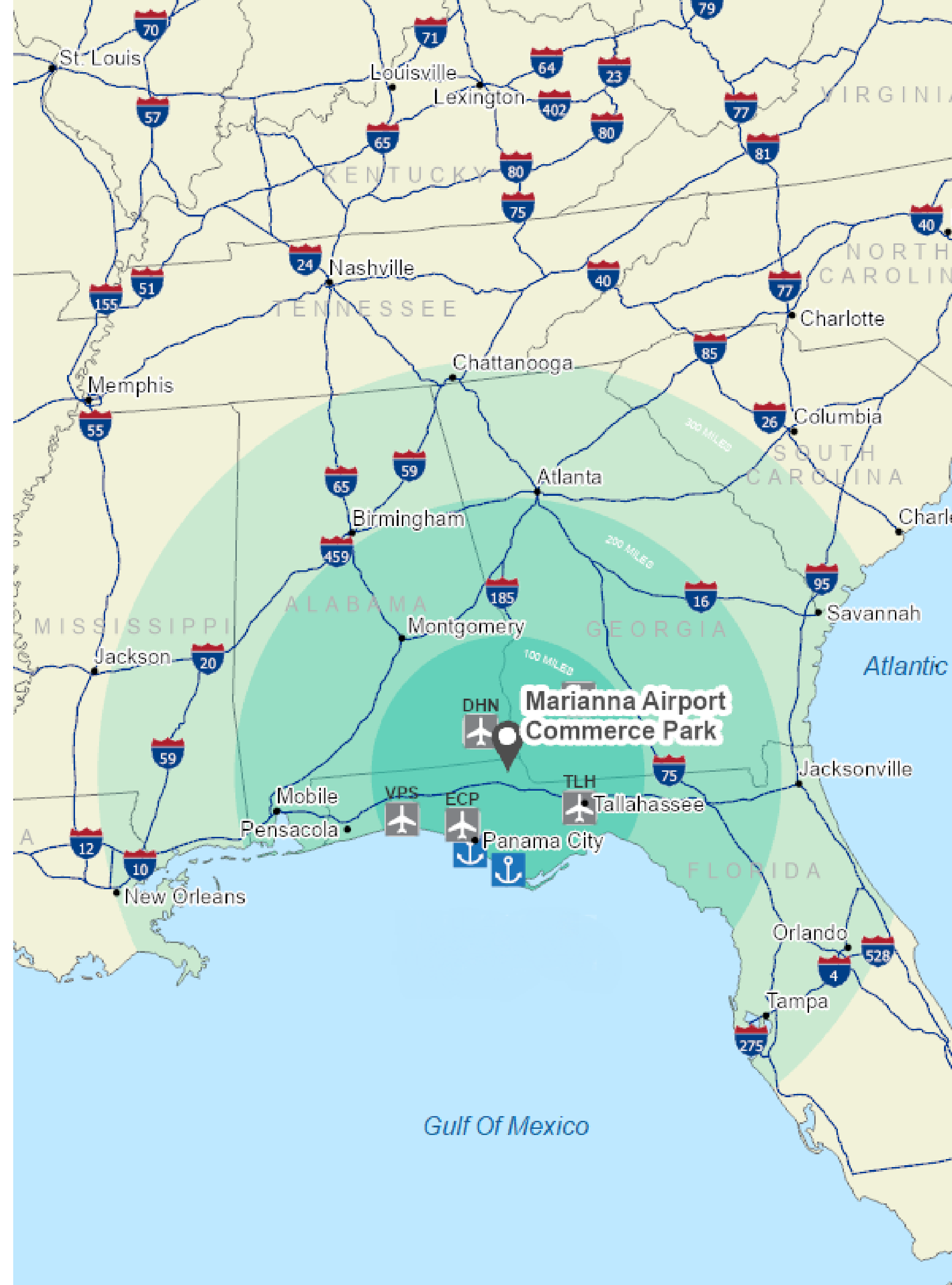


## Transload Facility located in nearby Cottondale







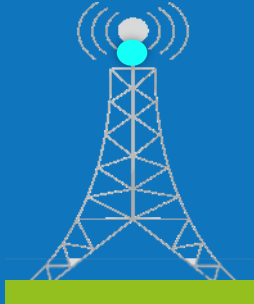
## Port Panama City

66 miles





# UTILITIES

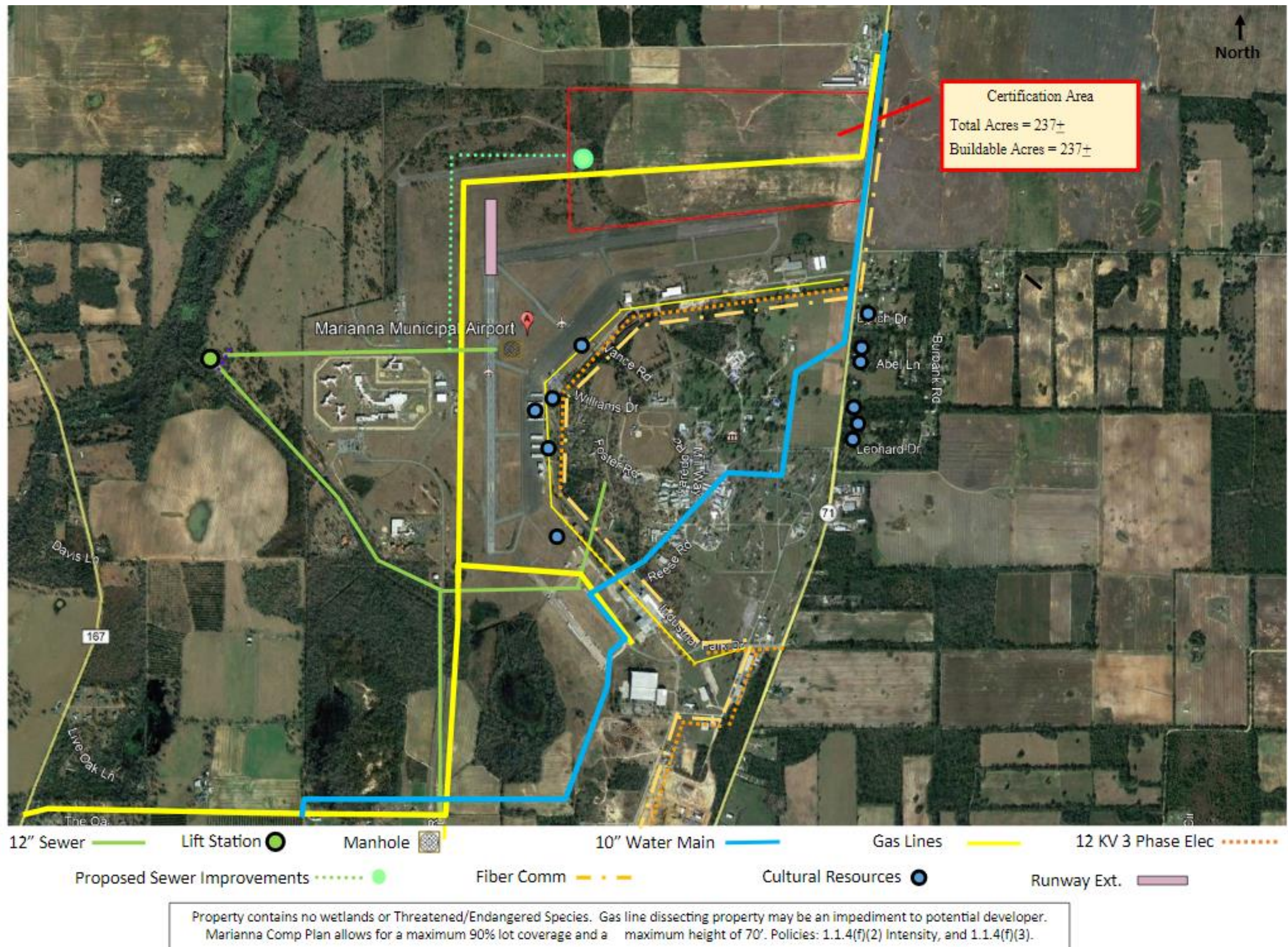
	ELECTRIC	<p>Florida Public Utilities Company has a <b>double circuit feeder</b> approximately 2,000-feet south of the property. Minor upgrades (line extension and possibly regulator replacement at substation) would be needed to provide 2.5 MW.</p> <p>Source: Shane Magnus, Supervisor of Electric Engineering; July 2021</p>
	NATURAL GAS	<p>The City of Marianna has a <b>4-inch 125 PSI HDPE line</b> bisecting the property from east to west. The line has approximately 277.1 dekatherms (277,100 mcf) available.</p> <p>Source: Doug Glass, Natural Gas Superintendent; August 2021</p>
	WATER	<p>The City of Marianna has a <b>10-inch line with 1,416,000 gallons per day of excess capacity</b> located approximately 500-feet east of the site along Highway 71. WTP has permitted capacity of 5,328,000 gallons per day. Excess capacity factoring in average utilization is <b>3,928,000 gallons per day</b>.</p> <p>Source: Jim Dean, City Manager; August 2021</p>
	WASTE-WATER	<p>The City of Marianna has a <b>12-inch gravity sewer line with 800,000 gallons per day excess capacity</b> one mile southeast of the site. The <b>FCI Lift Station</b>, located west of the airport, has an <b>excess capacity of 500,000 gallons per day</b>. WWTP has permitted capacity of 4 million gallons per day and <b>excess capacity of 2.2 million gallons per day</b> factoring in peak utilization.</p> <p>Source: Jim Dean, City Manager; August 2021</p>
	TELECOM	<p>Lumen has <b>fiber along State Road 71</b>.</p> <p>Source: Chris Groat, Engineer II; May 2021</p>

# DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment conducted in June 2021 revealed <a href="#">no evidence of recognized environmental conditions</a> .
WETLANDS	<a href="#">No wetlands are present on the property</a> . Formal Wetland Determination (FWD-063-9725-2) was issued by the Northwest Florida Water Management District on August 30, 2021.
SPECIES	An Environmental Ecological Assessment completed in May 2021 stated, “It is our opinion that the subject <a href="#">property does not harbor any listed species, unique habitat</a> , geological outcrops, sinkholes, or other active karst features.”
ARCHAEOLOGICAL	The State Historic Preservation Office stated in February 2014 that it was their opinion that the proposed project will have <a href="#">no effect on historic properties</a> on the NRHP or on properties that may be ineligible for the NRHP but are otherwise significant .
GEOTECHNICAL	A Report of Limited Geotechnical Evaluation was completed in January 2014 with <a href="#">six soil borings</a> . The site is classified as <a href="#">Seismic Site Class D</a> .



# BUILDABLE AREA







# Florida First Sites