

# WHITING AVIATION PARK

Milton, Santa Rosa County, Florida

30.709212°, -86.998213°

239 Acres





# COMMUNITY



Located at the center of the Gulf Coast



Regional workforce of more than 300,000 people, which includes 34,000 military retirees



Top 10 state for aerospace manufacturing attractiveness



Proximity to five aircraft OEM's



Five aviation-related military installations in region



## LARGEST MANUFACTURING EMPLOYERS IN SANTA ROSA COUNTY, FL

- 1) Gulf Cable
- 2) Eastman Chemical
- 3) Builders First Source
- 4) Avalex Technologies
- 5) Fabbro Marine





DECEMBER  
**2020**

**OWNED BY**  
SANTA ROSA  
**COUNTY**

**DUE DILIGENCE  
COMPLETED**



INDUSTRIAL PARK  
**INFRASTRUCTURE**  
UNDER CONSTRUCTION



ACCESS TO  
**6,000-FOOT**  
**RUNWAY**

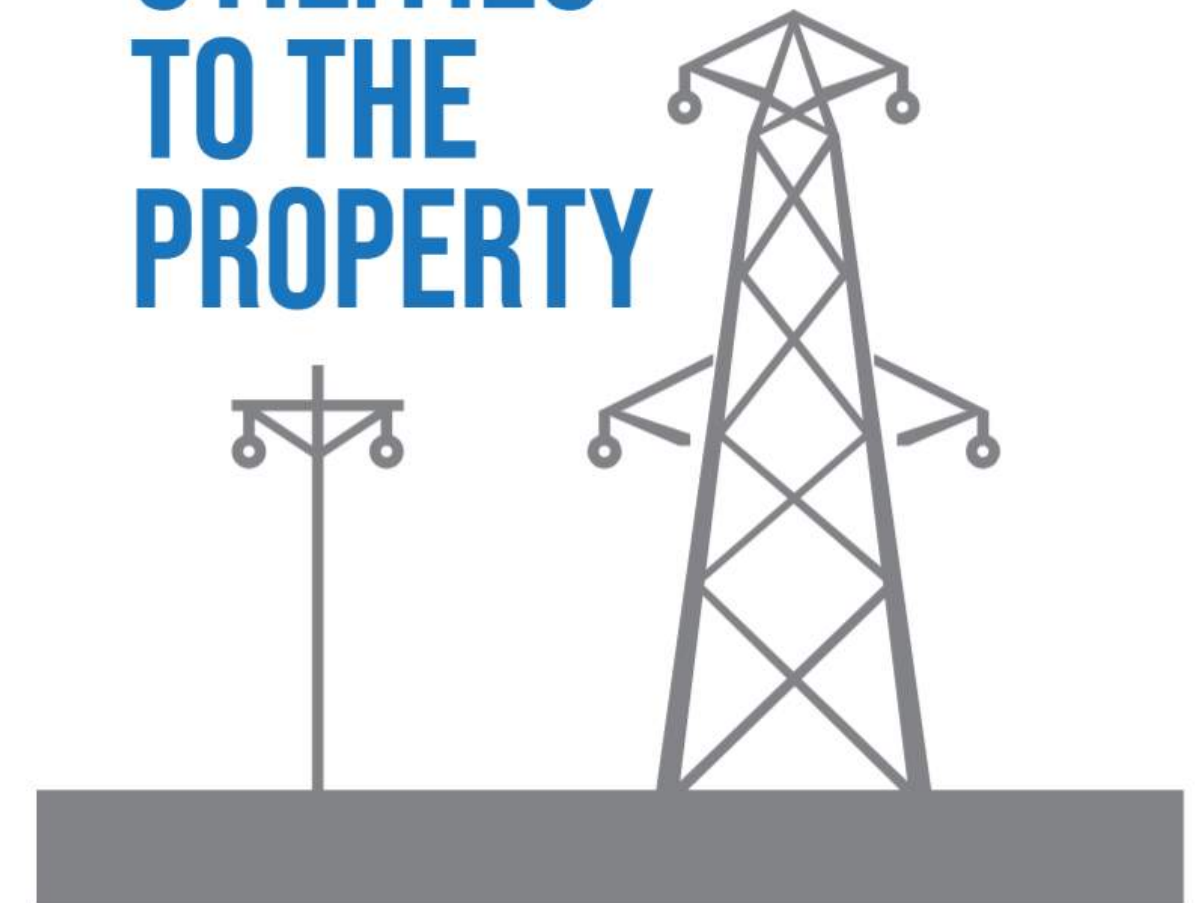
***ZONED INDUSTRIAL***

**UTILITIES  
TO THE  
PROPERTY**

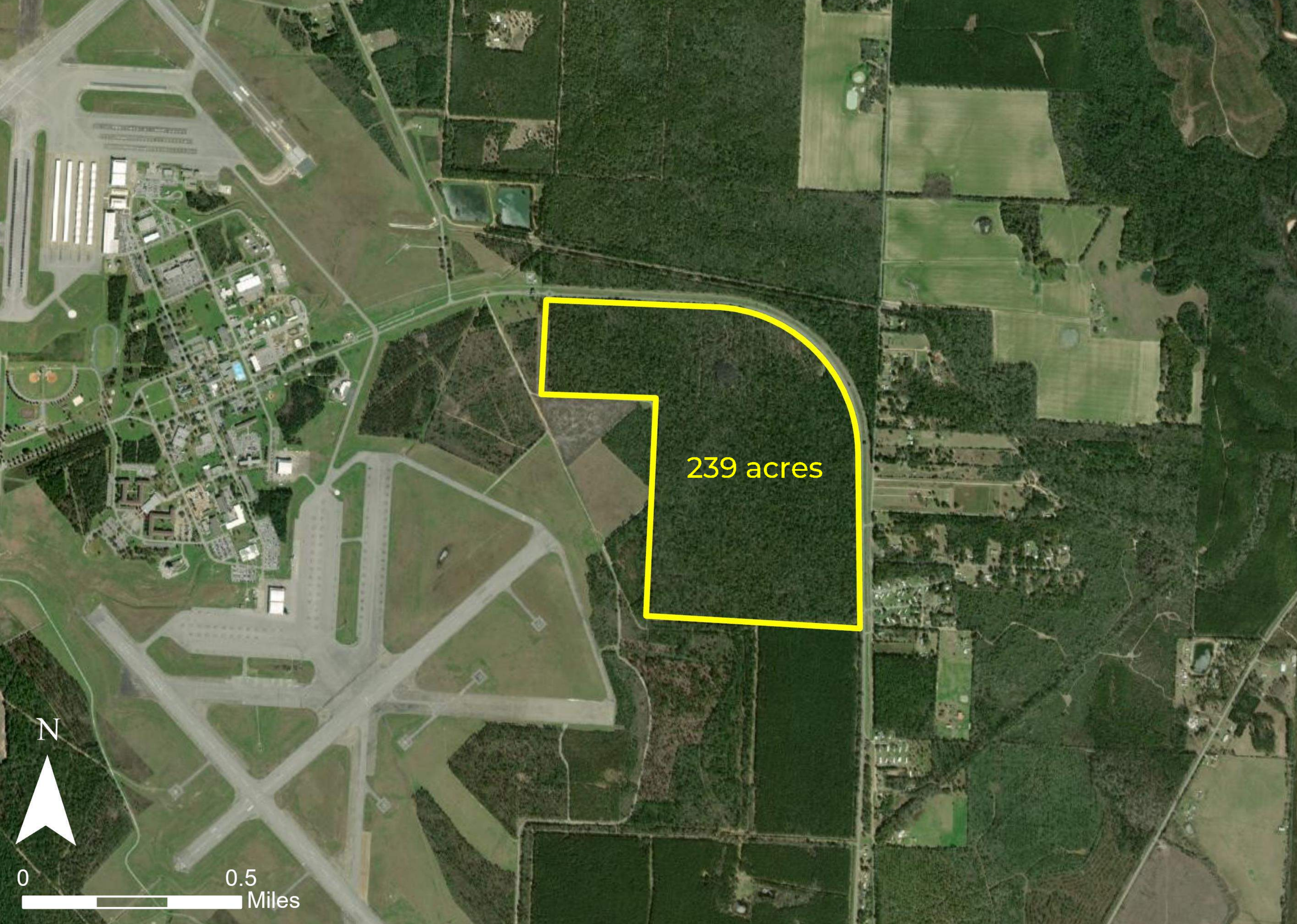


***FUTURE HOME TO  
LEONARDO HELICOPTERS***

**239** TOTAL  
ACRES







239 acres



0 0.5 Miles



# TRANSPORTATION

State Road 87  
7 miles

I-10  
11 miles

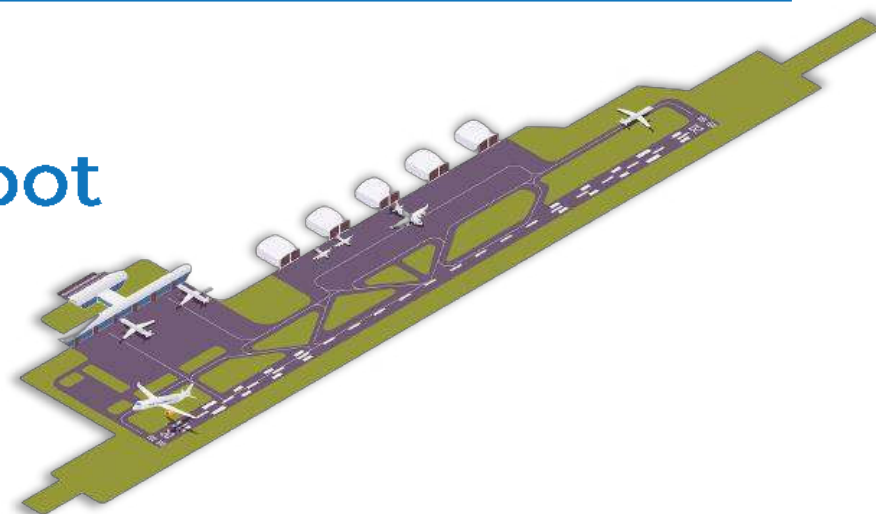


Pensacola International  
Airport (PNS) 26 miles

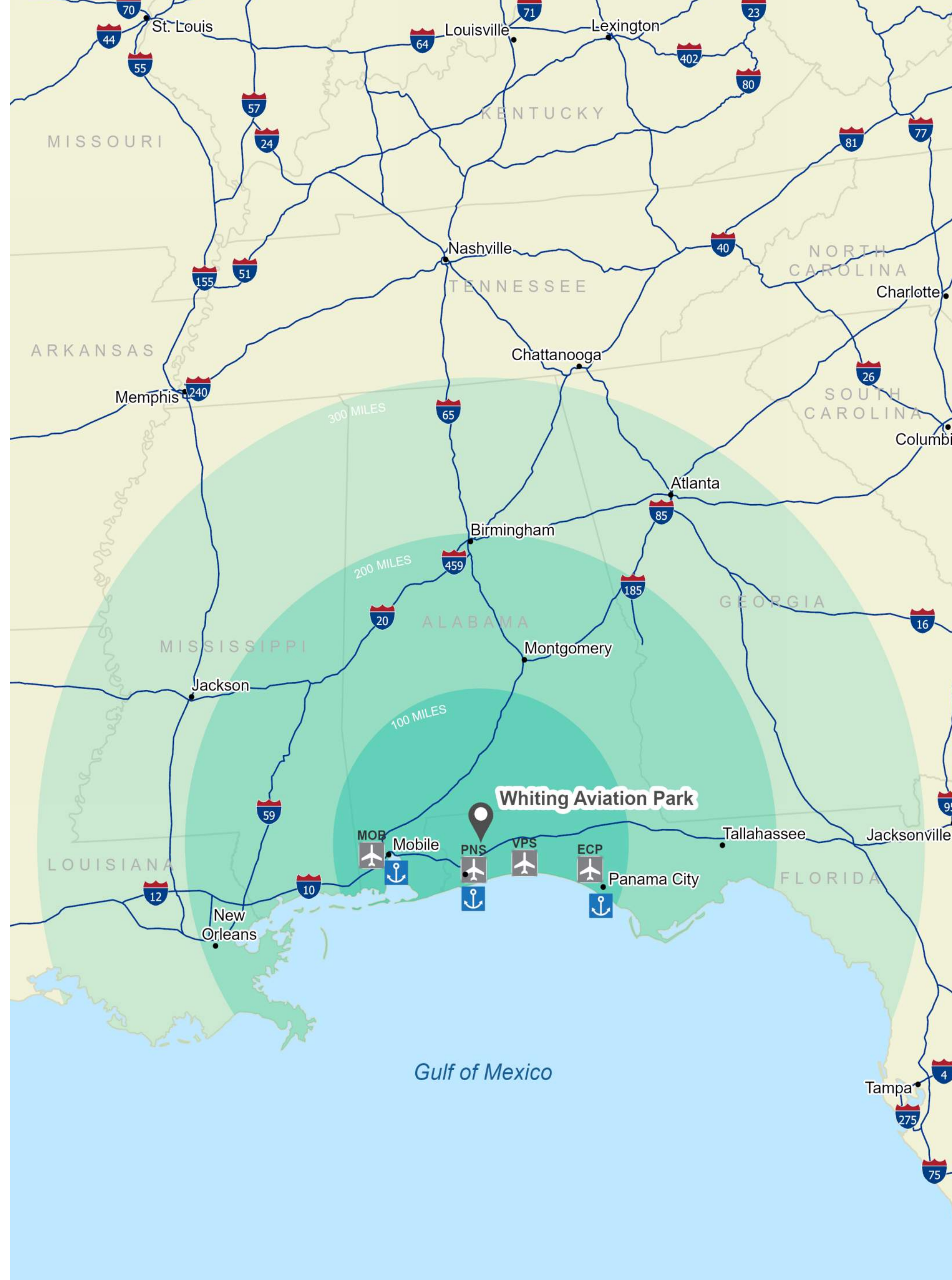
Destin-Fort Walton Beach  
Airport (VPS)  
55 miles



Access to 6,000-foot  
runway at  
Whiting Field





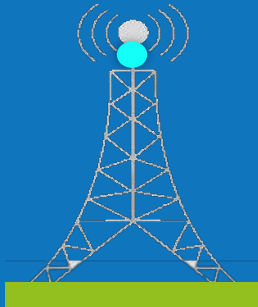


Port of Pensacola  
32 miles





# UTILITIES

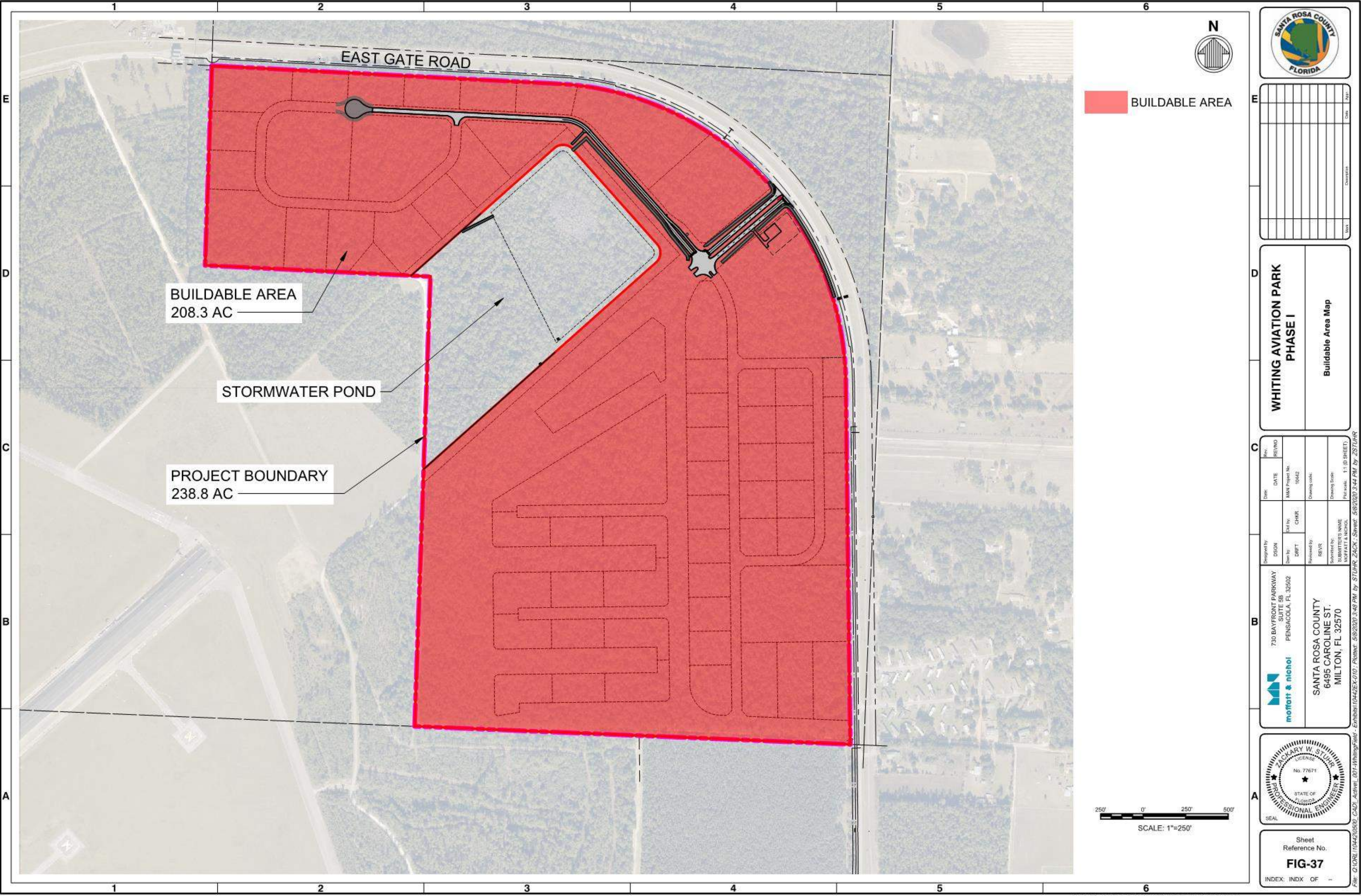
	ELECTRIC	<p>Gulf Power has a 7.2kV single-phase line and a 46 kV transmission line located along Marty Martin Way. A 12.47 kV three-phase line is located 9,400 feet south along Munson Highway. Cost and schedule estimates have been developed to serve 5 MW demand.</p> <p>Source: Steve Rhodes, External Affairs Manager; May 2020</p>
	NATURAL GAS	<p>Okaloosa Gas District has a 4-inch 30 psi line located at the northeast corner of the property. The existing infrastructure can provide up to 32,000 mcf per month.</p> <p>Source: Mitch Anderson, System Engineer; July 2020</p>
	WATER	<p>The City of Milton Public Works has a 6-inch main with 234,400 gallons per day excess capacity located adjacent to the park along Marty Martin Way. Infrastructure is currently being extended into the park and is expected to be completed in May 2021.</p> <p>WTP has permitted capacity of 2.53 million gallons per day. Excess capacity factoring in average utilization is 580,000 gallons per day.</p> <p>Source: Joe Cook, Public Works Director; May 2020</p>
	WASTE-WATER	<p>The City of Milton Public Works has a 6-inch sewer main with 408,960 gallons per day total capacity located adjacent to the park along Marty Martin Way. Infrastructure is currently being extended into the park and is expected to be completed in May 2021.</p> <p>WWTP has permitted capacity of 2.5 million gallons per day and excess capacity of 600,000 gallons per day factoring in average utilization.</p> <p>Source: Joe Cook, Public Works Director; May 2020</p>
	TELECOM	<p>AT&amp;T Florida has infrastructure along Marty Martin Way.</p> <p>Source: Stephen Kennington, OSPE Manager; July 2020</p>

# DUE DILIGENCE

PHASE I ESA	Phase 1 Environmental Site Assessment conducted in January 2019 revealed no evidence of recognized environmental conditions.
WETLANDS	A wetland area was identified in the area where the stormwater pond is located, but the wetland was mitigated through an off-site mitigation area. No other wetlands are present on the property.
SPECIES	Based on a physical inspection in January 2019 and current land use, Biome Consulting Group does not believe that any listed species, or their habitats, exist within the site.
ARCHAEOLOGICAL	A Phase I Cultural Resources Survey in February 2019 did not identify any archeological or cultural resources and recommended no further investigation. The Florida Division of Historical Resources concurred on March 19, 2019.
GEOTECHNICAL	Geotechnical investigations were completed in June 2019 and September 2019, with a combined total of thirty-three soil borings. Seismic Site Class E is recommended for the property.



# BUILDABLE AREA







# Florida First Sites