



JACKSONVILLE, FLORIDA

**40 ACRES AVAILABLE
MARITIME PROPERTY FOR DEVELOPMENT**

**JAXPORT DAMES POINT NORTH:
40+ Acre Parcel of Commercial Seaport Property
available for lease at the Jacksonville Port Authority (JAXPORT)
Dames Point Marine Terminal;
Jacksonville, Florida (USA)**

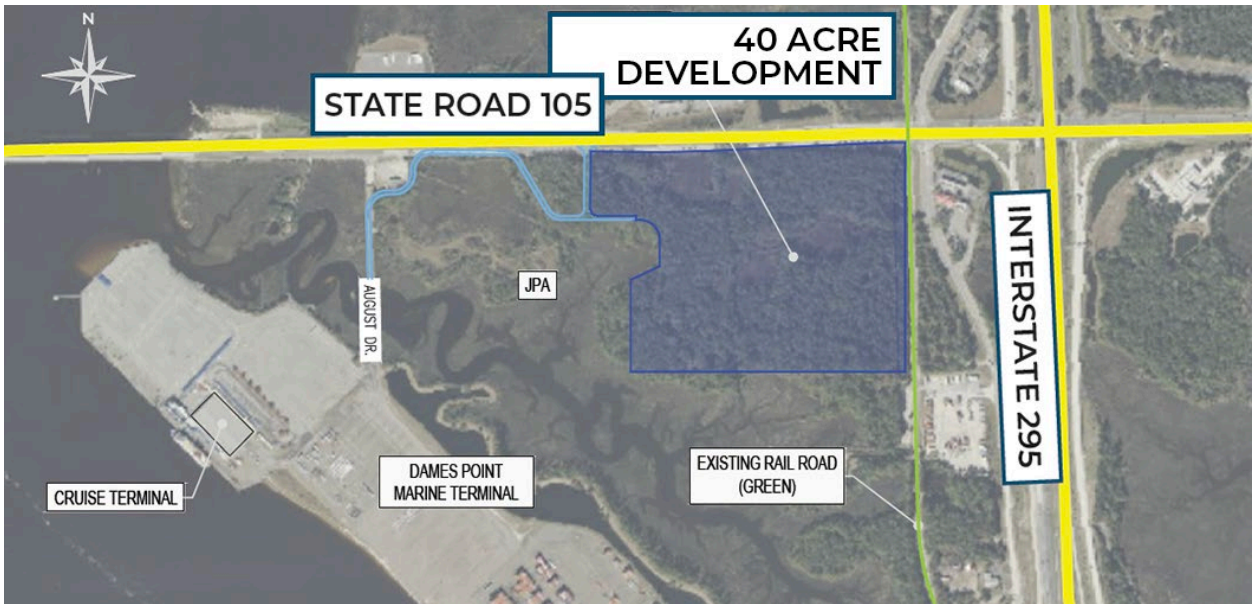
JAXPORT OVERVIEW

The Jacksonville Port Authority (JAXPORT) is an independent agency located in Jacksonville, Florida, and one of the largest container, vehicle and general cargo handling ports in the Southeastern United States.

JAXPORT is identifying interest from one or more tenants for a long-term lease of approximately 40 acres of undeveloped industrial property at its Dames Point Marine Terminal in Jacksonville – a parcel that JAXPORT refers to as “Dames Point North.” Selected tenant(s) will have the operational experience, financial capability and business vision to develop and operate this maritime property to grow the port’s import and/or export cargo volumes.

Interested parties should respond by emailing Robert.peek@jaxport.com by April 14, 2024.

Please use the questions at the end of this document as a guide for your response.



PROPERTY OVERVIEW:

Name: Dames Point North
Address: No address. Property is adjacent to 9810 August Drive
Jacksonville, Florida 32206
Re #: A portion of Parcel 109231-0000
Acreage: Approximately 40 useable acres (16.1 hectares)
Zoned: Land Use 4020 Water Dependent Industrial
Rail: CSX Rail adjacent to property
Road access: Property fronts Heckscher Drive/State Road 105
Buildings: No buildings or vertical structures on site
Surface: Unpaved. Future paving of site planned.
Utilities: Water, electric, sewer, gas available
Distance to Berth at Dames Point Cargo Terminal: One (1) mile
Distance to Berth at Blount Island Caro Terminal: Three (3) miles

BACKGROUND ON DAMES POINT NORTH

- The property for lease is entirely owned by JAXPORT.
- ***The property is not for sale***; JAXPORT intends to issue a long-term lease for this parcel to one or more users.
- The property is located in Jacksonville, Florida at its Dames Point Marine Terminal.
- Total developable acres is 40± acres.
- The property is unpaved, and no roads, buildings or vertical structures exist on the property.
- Property use is intended to generate new cargo volumes at JAXPORT.
- A minimum annual revenue guarantee will be required of each Potential Partner.

Property Location: See maps.

POTENTIAL USES

Preferred potential uses for the property will support JAXPORT's growth of containerized, breakbulk/general or Roll On-Roll Off (vehicle) cargo throughput, including but not limited to facilities for container import or export distribution (e.g. import distribution center), cross-docking, consolidation, warehousing; vehicle handling, processing and/or distribution; breakbulk and general cargo throughput; or a related use in support of JAXPORT cargo and revenue growth.

FACILITY SUPPORT INFORMATION

The property is located at JAXPORT's Dames Point Marine Terminal and approximately three miles from JAXPORT's Blount Island Marine Terminal. These cargo terminals combine to offer the following:

- Containerized vessel services to/from China and Southeast Asia, the Caribbean, South America, North America (Mexico and Canada), Europe, the Mediterranean and Middle East.
- Roll-on/Roll-off (Ro/Ro) vehicle vessel services to/from ports all over the world.
- Breakbulk services to/from Europe and South America
- No container vessel congestion at berths or in the ship channel
- 1,300 reefer plugs combined at both cargo terminals
- Property is less than one mile from Interstate I-295; only seven (7) miles to Interstate 95
- Property is one (1) mile from JAXPORT's Intermodal Container Transfer Facility (ICTF) rail yard served by CSX
- Property is approximately 14 miles from the JAXPORT Talleyrand Marine Terminal, which provides containerized cargo service to the Caribbean and Central America, and breakbulk cargo services worldwide.
- Close proximity to Jacksonville rail terminals served by CSX, Norfolk Southern and Florida East Coast Railway
- Foreign Trade Zone capable on all or portion of the property

JAXPORT AND NORTHEAST FLORIDA INFORMATION

- JAXPORT is a diversified international seaport handling the import and export of multiple cargo types, including the following annually combined through all three of its cargo terminals:
 - More than 1.3 million TEUs (Twenty-Foot Equivalent Unit containers), making it the busiest container port in Florida.
 - More than half a million passenger vehicles and trucks
 - More than 700,000 metric tons of breakbulk cargoes
 - More than 1 million metric tons of bulk cargoes
 - Vessel service with more than 140 ports in more than 70 countries.
- Jacksonville is located at the intersection of multiple interstate highways (I-10, I-95, I-295) and three railroads (CSX, Norfolk Southern and Florida East Coast Railway), and serviced by nearly 100 trucking firms.
- JAXPORT manages the Foreign Trade Zone (#64) for all of Northeast Florida, with all available property available at Dames Point capable of inclusion in this FTZ.
- Florida is now the third most populous U.S. state and located in the fast-growing U.S. Southeast, with one-day reach to approximately 98 million U.S. consumers.
- Jacksonville's metropolitan population is more than 1.5 million
- The Jacksonville region's labor force includes more than 810,000 workers

MILEAGE DISTANCES FROM DAMES POINT PROPERTY

- Dames Point Marine Terminal Berths: 1 mile
- Blount Island Marine Terminal: 3 miles
- JAXPORT Intermodal Rail Facility 1.5 miles
- Interstate 295: 0.5 miles
- Interstate 95 7 miles
- Downtown Jacksonville 12 miles
- Orlando, FL 145 miles

RESPONSE INFORMATION

If interested in discussing Dames Point North with JAXPORT, please use these questions to guide your response.

Company Overview

Please describe the proposed Potential Partner, including the following:

- a. Company name
- b. Corporate address
- c. Contact name and title
- d. Contact phone and email
- e. Corporate website
- f. Company profile with a focus on services offered
- g. Company officers and titles
- h. Additional company information, if any, relative to this leasing opportunity

1. Development Experience

Please describe the Potential Partner's prior experience developing industrial or commercial properties comparable to this opportunity. Provide examples, including the following:

- a. Location, size, general physical description and ownership of each facility or project
- b. Description of the development program and funding model to build the facilities
- c. Provide any additional related information regarding the Potential Partner's facility or infrastructure development, partnerships, etc. from prior projects relevant to this submission.

2. Operational Experience

- a. Explain the Potential Partner's operational model for facilities currently owned or leased. Specifically, does the Potential Partner operate its own facilities, or does the company engage a third party to operate them on the Potential Partner's behalf?
- b. Describe the operations and freight moved through property under Potential Partner's current facilities, including any use of intermodal rail. Further, describe port or import/export related component of cargoes, if any, moved through your facilities.
- c. If this facility is not intended as a dedicated single user facility (e.g. dedicated import distribution center for a single BCO), describe the Potential Partner's experience attracting users (e.g. shippers, tenants) to your facility(ies). Include examples of any business relationships with current end users of existing facilities or operations which might be relevant to import/export operations or otherwise helpful in this review.

3. Prior Project Financing

- a. Elaborate on the financial deal structure the Potential Partner has used on similar or relevant prior projects; e.g. how were your capital facilities funded?
- b. Provide information on the Potential Partner's ability and experience to finance projects described in previous sections above.

4. Proposed use

- a. Describe the Potential Partner's initial plans for this site, including an overview of what facilities or infrastructure might need to be constructed to support this use.
- b. Describe plans to import or export containerized cargo through JAXPORT terminals in support of the proposed development.
- c. Describe any market study or analysis that supports the proposed use of the property.
- d. For this opportunity, is it the Potential Partner's intent for JAXPORT to fund all required infrastructure and construction of a facility at the site; or for the Potential Partner to finance the project development in full, in return for adjusted lease rates; or for a joint public-private funding model?
- e. Once constructed, will the Potential Partner operate the facility(ies) directly, or is the intent to have a third party operate it?

- f. Describe any consideration you might provide for environmental or “green” design, technology or similar for any proposed facility or operations at this property.
- g. Provide the approximate timeline for project development, build out and use of the facility.
- h. Provide any additional information not covered elsewhere in this proposal which might be relevant to our evaluation.

PLEASE RETURN YOUR RESPONSE BY APRIL 14, 2024 TO:

Email: Robert.peek@jaxport.com

Phone: (904) 357-3047