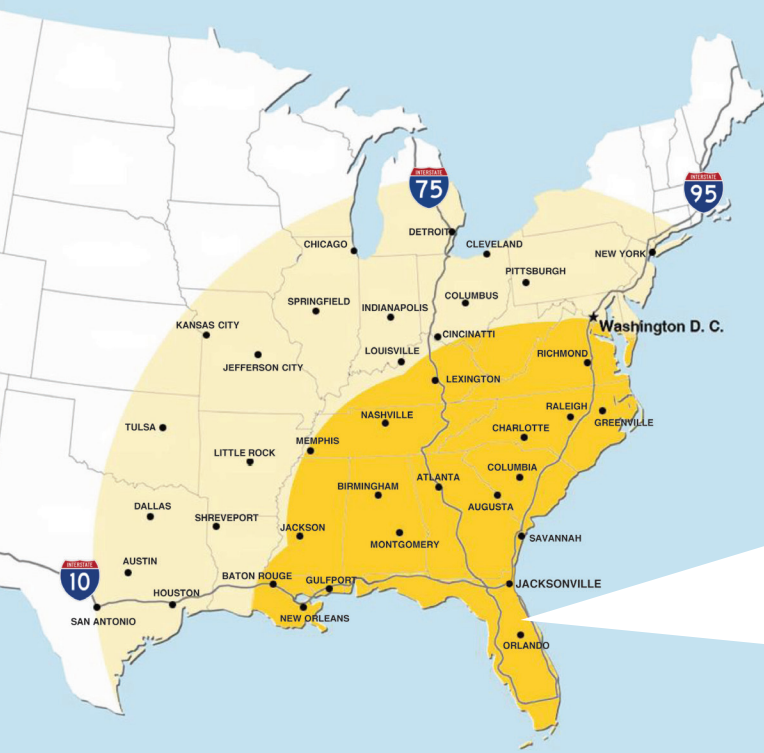
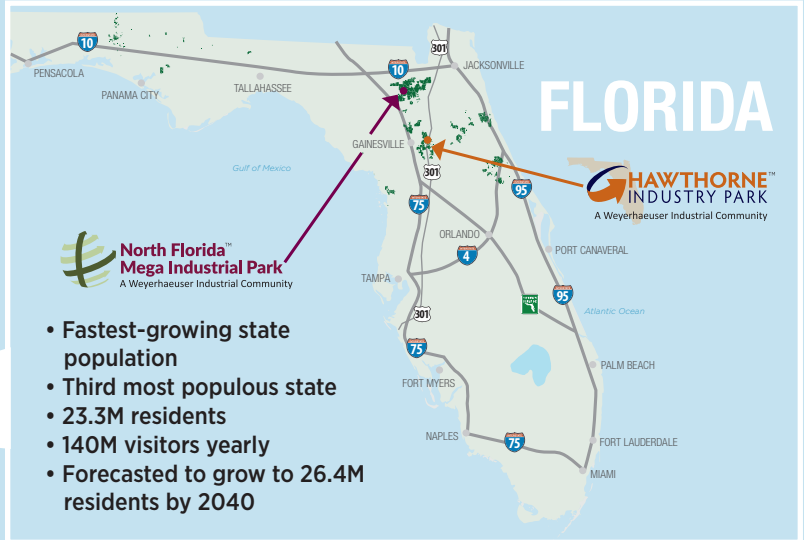


Two Approved U.S. Opportunity Zone, Shovel-Ready Locations in Business-Friendly Florida



Both locations in FTZ #64 with JAXPORT

- 98+M residents within one-day truck drive from JAXPORT
- 1,000-mile radius from JAXPORT



- Fastest-growing state population
- Third most populous state
- 23.3M residents
- 140M visitors yearly
- Forecasted to grow to 26.4M residents by 2040



North FloridaTM Mega Industrial Park

A Weyerhaeuser Industrial Community

North Florida Mega Industrial Park, Columbia County; Greater Jacksonville/North Central Florida Mega Region, south of Florida/Georgia border



HAWTHORNETM INDUSTRY PARK

A Weyerhaeuser Industrial Community

Hawthorne Industry Park, Alachua County; strategic position to Mega-Regions of Jacksonville, Orlando and Tampa; midway between Atlanta and Miami

TRANSPORT

ROADWAYS

Prime three-mile frontage on U.S. Highway 90, within 10 miles of I-75 and I-10

PORTS

Foreign Trade Zone #64; JAXPORT (58 miles) – 1,500 acre, three-terminal, diversified international seaport with ocean carrier service across all major trade lanes; Port of Fernandina (88 miles) – features short entrance channel just over two miles from Atlantic

AIRPORTS

Adjacent to Lake City Gateway Airport; Gainesville Regional Airport – 50 miles; Jacksonville International Airport – 60 miles

RAIL

Served by Florida Gulf & Atlantic, with main line parallel to U.S. Hwy. 90 connecting Jacksonville to Pensacola and to CSX; rail spur directly into Park; nearby Norfolk Southern line with southern Park access, creating a dual-rail connectivity into Park

ROADWAYS

Bordered by U.S. Hwy. 301 and S.R. 20; 10 miles east of I-75 and accessible to I-10

PORTS

Foreign Trade Zone #64; JAXPORT (75 miles) – 1,500 acre, three-terminal, diversified international seaport with ocean carrier service across all major trade lanes; Port Tampa Bay (129 miles) – easy access to the Gulf of Mexico, shipbuilding industry and handling of bulk and break-bulk ocean cargo

AIRPORTS

Gainesville Regional Airport 18 miles from the Park (Delta and American); Jacksonville Intl. – 77 miles; Daytona Beach Intl. – 85 miles; Orlando Sanford Intl. – 99 miles; Orlando Intl. – 111 miles; Tampa Intl. – 134 miles

RAIL

Served by Class I CSX main north-south freight line connecting to Jacksonville, JAXPORT, Tampa and Port Tampa Bay; connects to the entire Eastern Seaboard through the CSX Network

WORKFORCE

Over 1.1 million within 60-mile radius; served by CareerSource North Central Florida; high-performing school district, along with workforce partner Florida Gateway College; workforce training in rural areas assisted by Florida Jobs Growth Fund

Over 1.8 million within 60-mile radius; served by CareerSource North Central Florida; high-performing school district, along with programs at University of Florida and Santa Fe College; workforce training in rural areas assisted by Florida Jobs Growth Fund

PROXIMITY TO EDUCATIONAL INSTITUTIONS

Adjacent to Florida Gateway College; accessible to University of Florida, #1 Public University by The Wall Street Journal, and Santa Fe College, #1 Two-Year College by The Aspen Institute

Easily accessible to University of Florida, #1 Public University by The Wall Street Journal, and Santa Fe College, #1 Two-Year College by The Aspen Institute

SUITABILITY

SHOVEL-READY

2,622 McCallum Sweeney certified, shovel-ready acres; CSX Select Site; zoned for up to 8 million SF for development; zoned for up to 100,000 SF for commercial space and 1,200 residential units

UTILITIES

(All utilities listed are located within the U.S. Highway 90 right-of-way)

Water and Wastewater - City of Lake City and Columbia County

Water supply system able to provide 500,000 gal. per day, with 2.16 million gal. per day in 2025; water supplied by 12-in. mains; 8-in. sewer main to handle current wastewater demands and 500,000 gal. per day capacity

Electric - Florida Power & Light

State's most affordable electricity provider, with distribution-level service (3-phase 13.2 kv), transmission-level service (115 kv, 230 kv) within 1,000 ft. (and substation within 2 miles); ability to provide redundant service to Park

Natural Gas - City of Lake City

6-in. natural gas line adjacent to NFMIP capable of delivering 40,000 CF of natural gas each month

Telecommunications - AT&T and MCI

Trunk line and fiber capable of providing high-capacity, high-throughput data, voice and other telecommunication services to Park

ECONOMIC DEVELOPMENT

Approved U.S. Opportunity Zone; 500-acre Catalyst Site tract within NFMIP designated as Rural Area of Opportunity by the Florida Department of Economic Opportunity, with the state providing special economic development considerations to companies developing within the area

SHOVEL-READY

1,000 acres, with 634 shovel-ready acres; zoned for up to 3.5 million SF for development; 150,000 SF commercial/retail; 200 MF residential units

UTILITIES

Water and Wastewater - City of Hawthorne

Rates among the lowest in the region; water supply system able to provide 600,000 gal. per day; wastewater capacity accommodates minimum of 400,000 gal. per day

Electric - Clay Electric

Rates among the lowest in the state; distribution level services at Park border (3-phase 12.5 kv) and surround the Park for redundant service; Hawthorne substation with 115kv transmission line and capacity of 6.6Mw; Phifer substation within 6 miles and is the 3-phase distribution tie into the Hawthorne substation; future upgrades planned

Natural Gas - GRU National Gas

Connection point approximately 4.5 miles to east; City of Hawthorne working with GRU to bring natural gas service line to the Park, accommodating 25,000 MCF/mo.; deregulated in the state

Telecommunications - GRUComSM

Current fiber-optic service exists within the City of Hawthorne, located at south boundary; high-capacity Internet services, Metro Ethernet and TDM/SONET

ECONOMIC DEVELOPMENT

Approved U.S. Opportunity Zone; designated Rural Community by the Florida Department of Economic Opportunity, with the state providing special economic development considerations to companies developing within the area

For more information, contact Rose Fagler, Economic Development Manager

rose.fagler@weyerhaeuser.com • 352.415.4518

nfmip.com • hawthorneindustrypark.com

WEYERHAEUSER IS INDUSTRIAL STRENGTH.

Three Outstanding Industrial Communities and Two Outstanding Site Partner Opportunities in the Southeast U.S.



Weyerhaeuser is proud to serve as the developer of North Florida Mega and Hawthorne Industry Park. The company began operations in 1900 and is one of the world's largest private owners of timberlands. Weyerhaeuser owns or controls 10.5 million acres in the U.S., as well as 14 million acres of timberlands managed under long-term licenses in Canada. Weyerhaeuser is proud to be listed on the Dow Jones North America Sustainability Index, and the company trades on the Dow Jones Stock Exchange as WY.