

## Property Overview

Grubb & Ellis Phoenix Realty is pleased to offer for sale one of the Southeast's premiere industrial megasites. The site features up to +/- 1,500 contiguous acres located in easily accessible Baker County, Florida. The site will accommodate up to 10 million square feet of industrial space with dedicated utilities service. Strategically located at Interstate 10 and US Highway 90, the site is also served by CSX Railways with 1.5 miles of track frontage.

IDENTITY	Woodstock Industrial Site
LOCATION	I-10 (exit 324) and US 90, Baker County, Florida
SIZE	+/- 1,500 acres, anticipated 950 - 1,000 upland acres
WETLANDS	Jurisdictional determinations have been surveyed and reviewed by St. Johns River Water Management District
LAND USE	Industrial - up to 10 million square feet of industrial development; estimated completion December 2008
ZONING	Agricultural - to be changed to final zoning when end user is in place
FRONTAGE	+/-12,523 ft on Interstate 10 +/-5,625 ft on U.S. Highway 90
RAIL	CSX Rail Service with +/- 1.5 miles of track frontage Public railroad crossing approval pending final design with DOT and CSX
UTILITIES	Electric served by Florida Power & Light Connected load - up to 175MW/peak load - 133MW Operating base load - up to 120 MW  Water and waste water franchise certificate in place with Woodstock Utilities, LLC.  Natural gas line adjacent to site serviced by TECO/People's Gas