

Crawford Diamond Industrial Park

Crawford Diamond is a 400-acre sustainability-focused industrial park in Nassau County, Fla., owned by Florida Power & Light Company (FPL), one of the largest rate regulated electric utilities in the U.S. FPL is a subsidiary of NextEra Energy, Inc., the world's largest generator of renewable energy from the wind and sun, and a world leader in battery storage.

Quick facts

Florida consistently ranks one of the best states for business and FPL is eager to recruit sustainable-minded companies to invest in this site.

THE FPL ADVANTAGE

FPL serves more than 12 million people across 43 counties.



Commercial/industrial rates

as much as 45% below the national average



Reliability

60% better than the national average



#2 BUSINESS STATE IN THE U.S.

Chief Executive



#4 BEST STATE FOR ROAD INFRASTRUCTURE

MoneyGeek



BEST TAX CLIMATE IN THE SOUTHEAST

Tax Foundation

Crawford Diamond Industrial Park

Just 20 miles from Jacksonville, the country's sixth fastest-growing large city, this unique property boasts top-tier infrastructure that presents opportunities for major industrial power users, energy industry suppliers and more. The region offers a cost-competitive industrial location and a desirable place to live that makes it easy to attract talent.

TRANSPORTATION

Crawford Diamond is located in one of the most ideal markets in the Southeast U.S., surrounded by 45 million people within an 8-hour drive of major cities, including Orlando, Savannah, Charleston, Miami, Tampa, New Orleans and Atlanta.

- » **10,000 feet** of dual-served Class 1 rail frontage provided by CSX and Norfolk Southern
- » Incorporated into Foreign Trade Zone #64
- » Four deep-water shipping terminals **within 30 miles**
- » Less than 20 miles from I-95, I-10, downtown Jacksonville and Jacksonville International Airport

WORKFORCE

Located in the heart of one of the top ranked markets in the U.S., Crawford Diamond offers a robust and highly educated workforce that pulls from the Jacksonville MSA.

- » **1.6 million** residents in the Jacksonville MSA
- » **700,000** existing workforce within a 45-minute commute
- » **3,000+** retiring veterans remain in Northeast Florida annually

INFRASTRUCTURE

Crawford Diamond is well-suited for major industrial power users and energy industry suppliers.

- » **Shovel-ready**
- » Heavy industrial zoning
- » Gas and fiber available at site. Onsite water plant with 3 MM GPD of capacity is under construction.
- » **Planned onsite substation** with room for expansion to serve up to 100 MW
- » Environmental, cultural and geotechnical assessments complete

AVAILABLE INCENTIVES

FPL's Office of Economic Development can facilitate discussions with state and local officials to explore additional incentives for a qualifying company interested in this premier industrial site.

- » Fast-track permitting
- » Discounted electric rates and manufacturing sales tax exemptions available

PROPERTY OVERVIEW

400 AVAILABLE ACRES

DUAL-SERVED
CLASS 1 RAIL

SHOVEL-READY SITE

ALL UTILITIES ARE
AVAILABLE

CLOSE PROXIMITY TO
RAIL, SEAPORTS AND
INTERSTATES



Let us help you:

- ✓ Provide rate quotes & incentives
- ✓ Perform infrastructure assessments
- ✓ Qualify for tax exemptions
- ✓ Identify sites & buildings
- ✓ Offer sustainability programs

Contact me:



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