



REAL ESTATE



Location. Location. Location.

Whether you're looking for a place to do business or a place to call home, the Northeast Florida region has room for you to grow. From a thriving downtown to our pristine waters and lush, rural environs, we offer settings to suit almost any taste or specification.

Northeast Florida's inventory of **commercial and industrial real estate** offers settings to suit almost any taste or specification. Companies can choose from downtown office buildings, suburban business parks, distribution centers, manufacturing facilities and abundant rural environments. And, the area's vast **intermodal transportation** network provides excellent options for moving goods.

INDUSTRIAL & COMMERCIAL

Our region's commercial and industrial real estate costs are very competitive. The cost of constructing new facilities in Jacksonville is about 20 percent less than the U.S. average. Lease rates are below most major metro areas, averaging \$18.68 per square foot for office and \$4.86 per square foot for industrial space. And, commercial and industrial **utility** rates are very competitive with other rates throughout the Southeast.



MEGASITES

Cornerstone's Megasite program offers Northeast Florida sites suitable for large-scale industrial development. Our Megasites have met specific criteria in terms of size, infrastructure, accessibility and readiness.

INTERMODAL TRANSPORTATION

Jacksonville's central location, with access to road, rail, sea and air transportation, has made it the intermodal hub of the Southeast. As the city farthest west on the eastern seaboard, Jacksonville has easy access to the Southeastern United States, as well as Latin America, the Caribbean and the rest of North America.



RESIDENTIAL

Northeast Florida's miles of uncrowded and unspoiled land provide a wide variety of distinct residential neighborhoods with **housing options** to suit any style. From luxury condo high-rises in metropolitan Jacksonville, to grand historic homes, to custom-built new communities in every style imaginable, there is a place for you to feel at home.

UTILITIES

Jacksonville Electric Authority (JEA) is the electric, water, and sewer utility serving the consolidated City of Jacksonville/Duval County and portions of other Northeast Florida counties. JEA provides water from the Florida Aquifer to nearly all of the consolidated governmental areas of Jacksonville/Duval County and portions of other Northeast Florida counties.

Natural gas service is provided privately by TECO Peoples Gas for almost the entire state of Florida. Natural gas is either presently available at industrial parks or readily available.