

P O W E R I N G



CRAWFORD DIAMOND

NORTHEAST FLORIDA'S INDUSTRIAL PARK THAT SUSTAINABLY POWERS YOUR BUSINESS.

Crawford Diamond is a 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., a Fortune 200 company and the world's largest generator of renewable energy from the wind and sun, and a world leader in battery storage.

This certified megasite is located on 1,800 acres in Northeast Florida, offering 500 acres for industrial use and 1,300 acres currently designated for FPL solar generation.

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

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



PROPERTY OVERVIEW

500 AVAILABLE ACRES

SHOVEL-READY SITE

DUAL-SERVED
CLASS 1 RAIL

ONSITE SUBSTATION
TO BE POWERED
BY 74.5 MW OF SOLAR



PoweringFlorida.com/CrawfordDiamond

CHANGING THE CURRENT



FPL

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 FTZ #64 – Jacksonville, Florida
- » 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 six fastest-growing 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

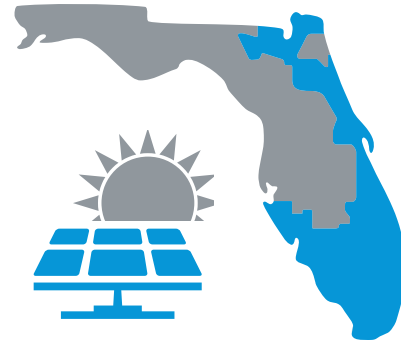
Crawford Diamond is well-suited for major industrial power users and energy industry suppliers.

- » **Shovel-ready**
- » **Planned onsite substation** with room for expansion to serve more than 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
- » No concurrency
- » Discounted electric rates and manufacturing sales tax exemptions available



THE FPL ADVANTAGE



**Commercial/
industrial rates**
up to **45%** below the
national average



Reliability
60% better than the
national average

DOING BUSINESS IN FLORIDA

**#1 Best Tax Climate in
the Southeast**
Tax Foundation

**#2 Best State for Business,
according to CEOs**
Chief Executive Magazine

**#2 Best State for
Infrastructure**
U.S. Chamber of Commerce

#17 Largest GDP in the World
Bureau of Economic Analysis



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