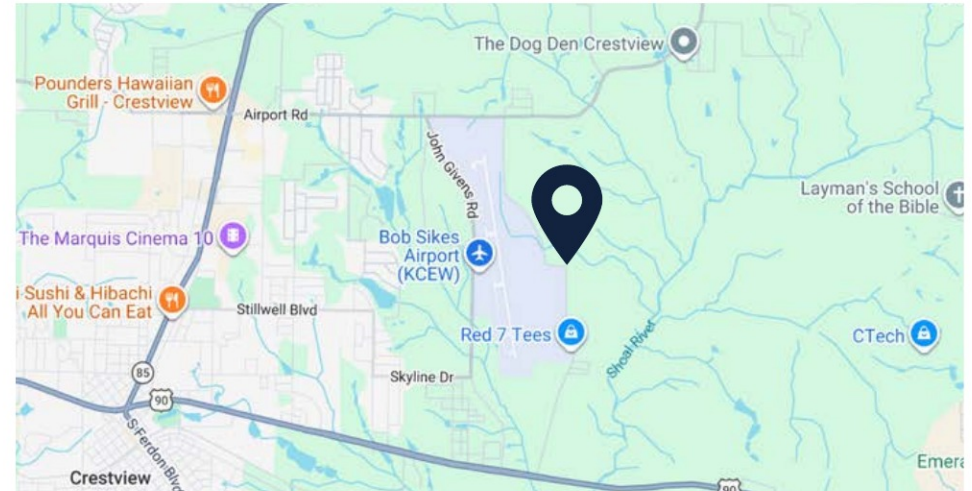


BOB SIKES AIRPORT COMMERCE & AEROSPACE PARK

75 ACRES | FULLY ENTITLED FOR 350,000 SF INDUSTRIAL DEVELOPMENT | COMPETITIVELY PRICED AT LESS THAN \$20,000/ACRE

STRATEGIC LOGISTICS & MANUFACTURING HUB IN NORTHWEST FLORIDA

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE	\$1,500,000
LOT SIZE	75 ACRES
PRIZE/ACRE	\$20,000
ZONING	Industrial
MARKET	Northwest FL
SUBMARKET	Crestview FL
AIRPORT RUNWAY	8,000 FT
I-10 NEAREST EXIT	6 miles

A PRIME INDUSTRIAL & AEROSPACE ASSET IN THE FLORIDA PANHANDLE

Bob Sikes Commerce & Aerospace Park is a fully entitled 75-acre industrial development site, located directly in front of the industrial entrance to Bob Sikes Airport (CEW) in Crestview, Florida, which features an 8,000 FT runway and existing companies including L3Harris, Vertex Aerospace, and ST Engineering. This site offers immediate development potential for up to 350,000 SF of industrial making it an optimal location for aerospace, defense, logistics, and advanced manufacturing firms.

Positioned at the intersection of key transportation infrastructure, less than 6 miles from I-10, and less than 100 miles from the Mobile port, one of the fastest growing deepwater ports in the US creating demand for over 20M SF of new industrial space in the gulf coast, this site is ideally suited to capitalize on reshoring efforts, port-driven trade growth, and industrial expansion in the Southeastern U.S.

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STRATEGIC LOGISTICS & MANUFACTURING HUB IN NORTHWEST FLORIDA

STRATEGIC LOCATION FOR LOGISTICS, TRADE, AND INDUSTRIAL GROWTH

- Directly in front of Bob Sikes Airport and its 8,000ft industrial runway. A key aerospace and defense hub.
- 6 miles from Interstate 10, providing direct access to major Southeastern U.S. trucking routes.
- 100 miles to the Port of Mobile, one of the fastest-growing deepwater ports on the Gulf Coast.
- 80 miles to the Port of Panama City, offering additional Gulf Coast shipping access.

This location allows for **seamless multi-modal transportation** between air, land, and sea, reducing supply chain disruptions and optimizing logistics efficiency for manufacturers and distributors.

IDEAL FOR AEROSPACE, DEFENSE, AND ADVANCED MANUFACTURING

The Florida Panhandle has become a strategic aerospace and defense corridor, benefiting from proximity to major military installations and defense contractors. With L3Harris, Vertex Aerospace, and ST Engineering already operating at Bob Sikes Airport, this site is an ideal location for companies requiring MRO services, aerospace manufacturing, and military logistics support.

Additionally, the region provides a highly skilled workforce, supported by Eglin Air Force Base, Hurlburt Field, and NAS Whiting Field, ensuring access to engineering, aviation, and technical talent.

RESHORING AND U.S. MANUFACTURING EXPANSION

With global supply chain realignment and government-backed reshoring initiatives, the U.S. is experiencing an increase in domestic manufacturing investment. Florida, with its tax incentives, workforce development programs, and pro-business policies, is positioned to capture a significant share of this industrial growth.

Bob Sikes Commerce & Aerospace Park provides a cost-effective, infrastructure-ready site for companies seeking to establish U.S.-based production, distribution, and logistics operations.

CONCLUSION: A STRATEGIC INVESTMENT IN INDUSTRIAL EXPANSION

Bob Sikes Commerce & Aerospace Park represents a rare opportunity to invest in a high-growth industrial corridor with strong demand drivers in aerospace, defense, logistics, and manufacturing. The site's proximity to Bob Sikes Airport, key transportation infrastructure, and major Gulf Coast ports makes it an ideal location for companies seeking a cost-effective, logistics-friendly, and future-proof industrial footprint.

For further details, investment inquiries, or to schedule a site visit, contact:

Peter Mlaguzi III

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KEY INVESTMENT HIGHLIGHTS

- **Lot Size:** 75 Acres | **Entitlements:** 350,000 SF Industrial/Flex/Commercial
- **Total Asking Price:** \$1,500,000
- **Projected Net Rentable SF (NRSF):** 315,000 SF @ 90% utilization
- **Land Cost Per NRSF:** \$4.76 | **Price Per Acre:** \$20,000
- **Proximity to Ports:** 100 miles to Mobile, 80 miles to Panama City
- **Major Highway Access:** 6 miles from I-10, allowing rapid distribution
- **Multiple Streams of Revenue:** Prospective tenants to lease outside industrial storage areas on month-to-month terms marketed at \$1,000/month
- **Growing Workforce:** 127,000+ residents within 21 miles
- **Average Income:** \$103,440 per household

COMPETITIVE ADVANTAGES

- **Development-Ready with Full Entitlements** – Accelerated project timelines with all necessary approvals in place.
- **Multi-Modal Logistics Connectivity** – Immediate access to I-10, regional ports, and air cargo infrastructure.
- **Cost-Effective Industrial Land** – At \$4.76/NRSF, this site offers a competitive entry point for industrial expansion.
- **Growing Defense and Aerospace Hub** – Positioned within Florida's expanding aerospace and military technology sector.
- **Pro-Business Climate** – No state income tax, enterprise zone benefits, and workforce training incentives available.

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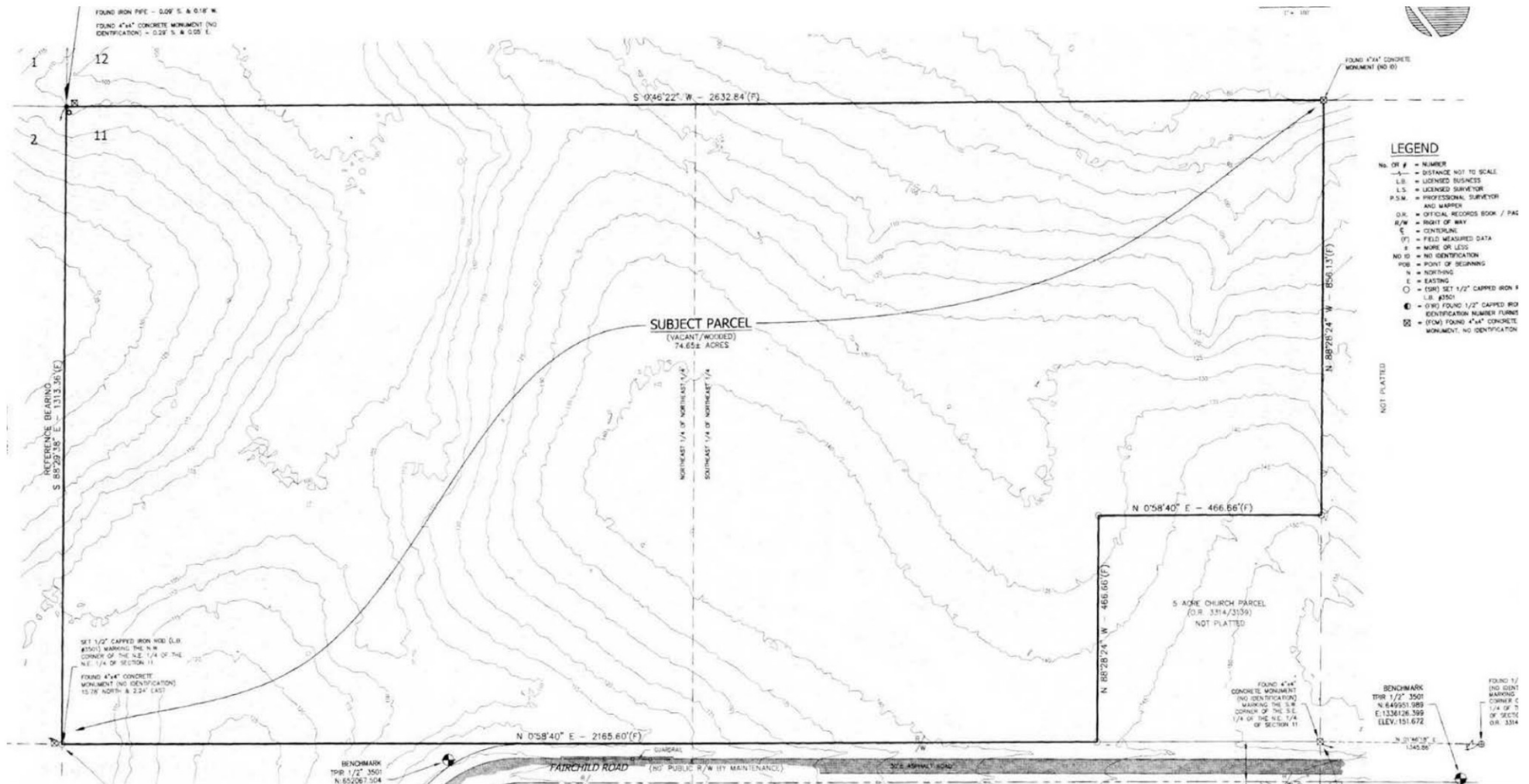


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TOPOGRAPHIC SURVEY



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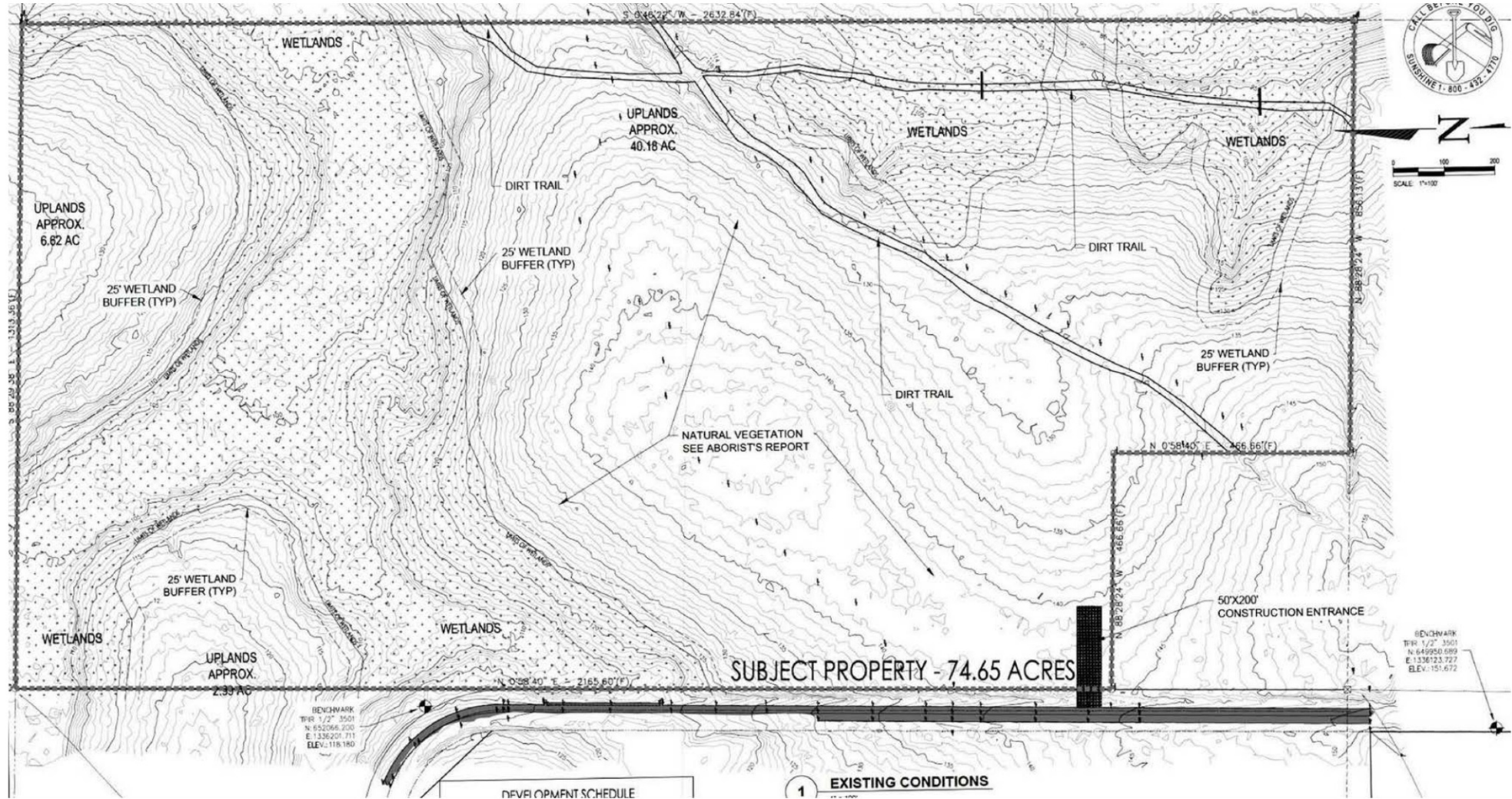


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WETLAND STUDY



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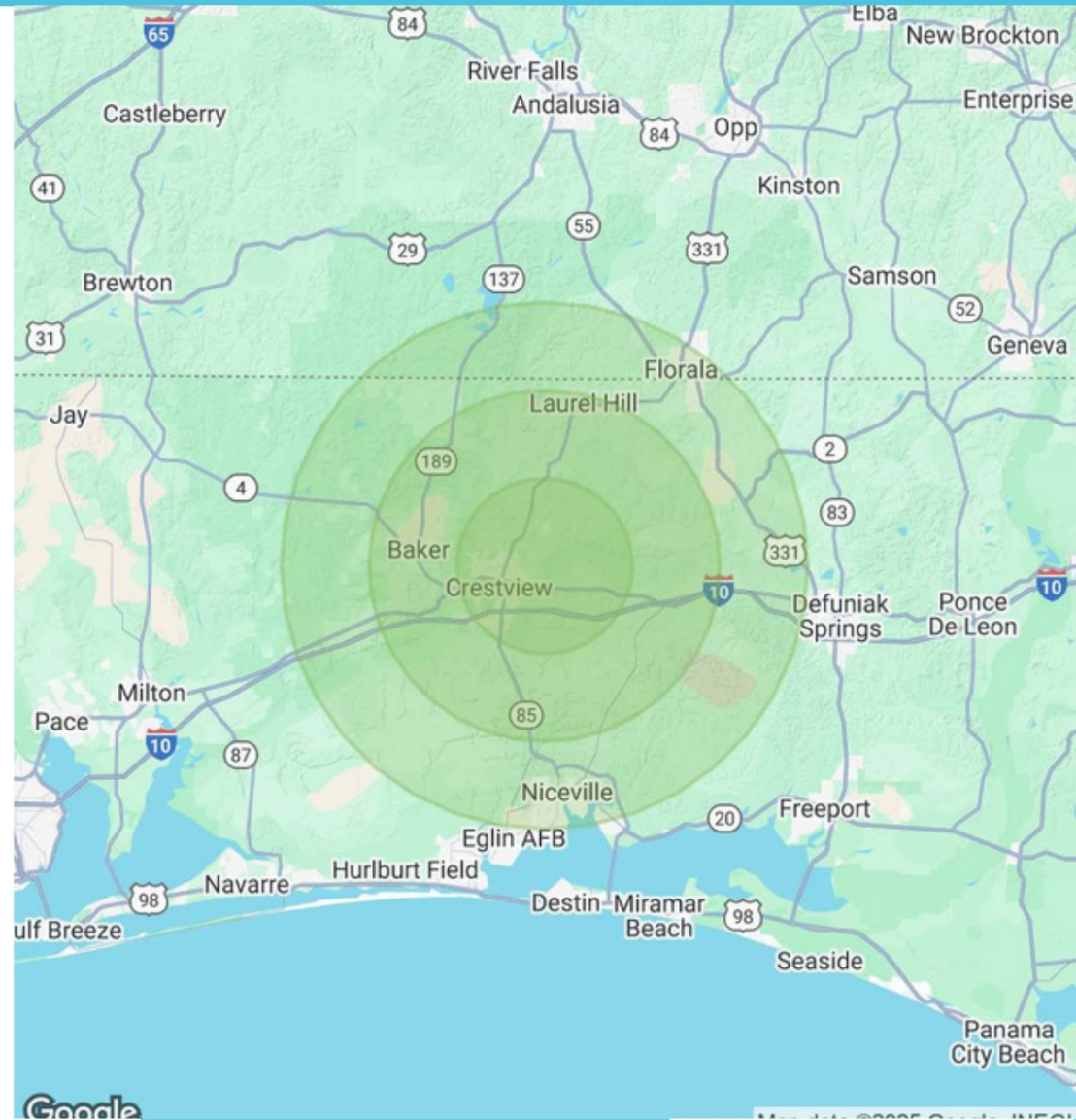
STRATEGIC LOGISTICS & MANUFACTURING HUB IN NORTHWEST FLORIDA

DEMOGRAPHICS MAP & REPORT

POPULATION	7 MILES	14 MILES	12 MILES
TOTAL POPULATION	57,773	74,048	127,307
AVERAGE AGE	38	38	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	39	39	41

POPULATION	7 MILES	14 MILES	12 MILES
TOTAL HOUSEHOLDS	20,543	26,668	47,434
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$95,605	\$96,207	\$103,440
AVERAGE HOUSE VALUE	\$318,215	\$319,192	\$358,364

Demographics data derived from AlphaMap



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