

GROW.

THRIVE.

SOAR.

INNOVATE.

IMAGINE.

Make It Happen Here...



“IT IS EASY TO BE THE BEST WHEN YOU SURROUND YOURSELF WITH THE BEST.”

“It is easy to be the best when you surround yourself with the best.”

The Pensacola Bay Area is committed to bringing nothing but the best to this region. If this describes your company, look no further. We have what you’re looking for to achieve business success.

GROW. THRIVE. SOAR.

We appreciate that you can choose to do business anywhere. But, so can the workforce. Why not choose the place PEOPLE are choosing. After all, aren’t they your most valuable asset?

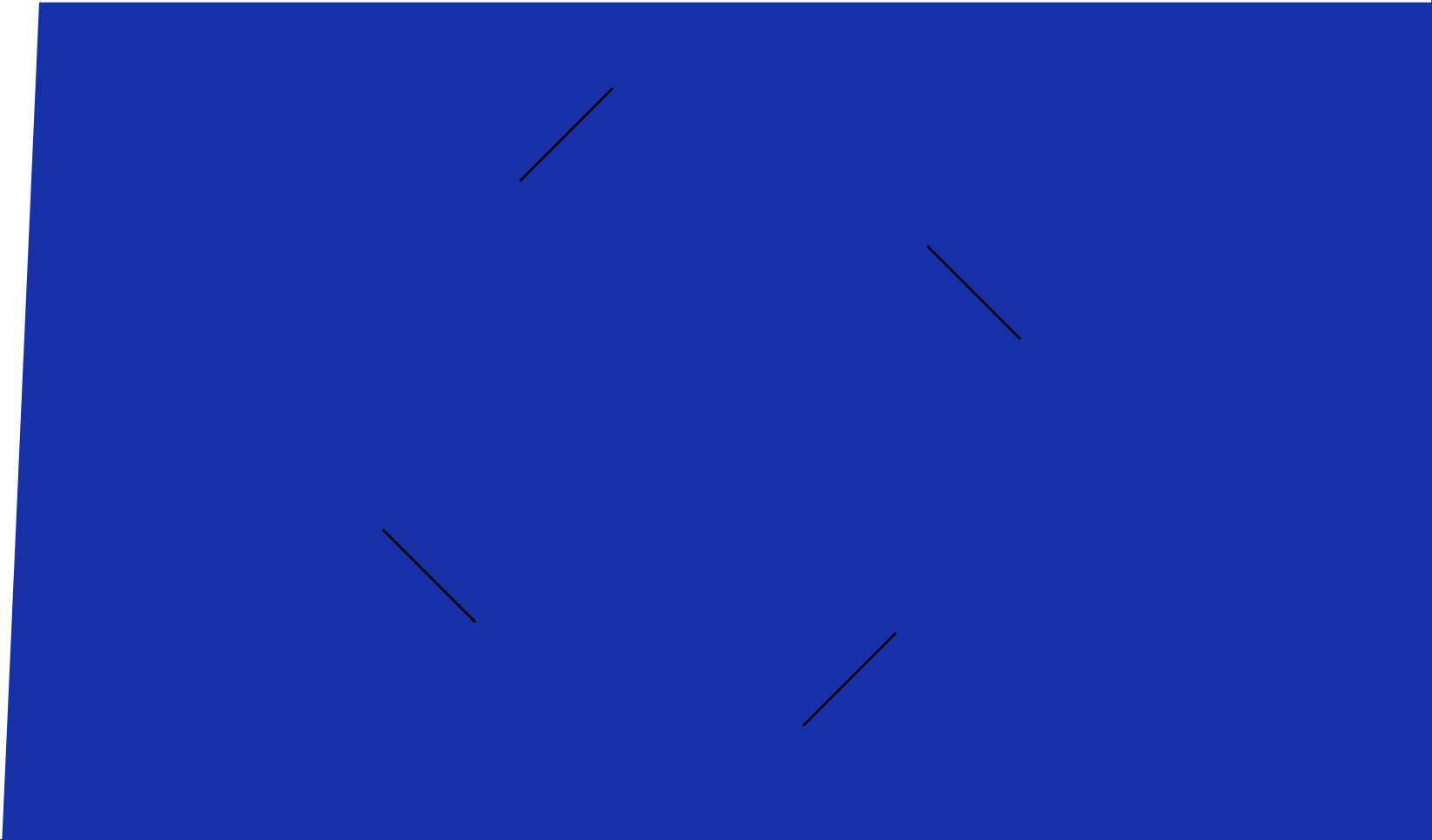
INNOVATE. IMAGINE.

Have the best of both worlds. Enjoy your life and your career. Go to the beach. Negotiate a deal. Catch a performance. Repair an airplane. Paddle a canoe. Manufacture a window.

Mix and match: people, planet, and profits. We care about all three and are looking for companies who do, too.

Leverage the Northwest Florida advantage and join ranks with a cross section of industries, ranging from small technology startups to large international corporations.

Get your piece of Florida.



At A Glance

BUILDING BLOCKS FOR BUSINESS IN SANTA ROSA COUNTY



Quality of Life

Let's start with the big picture. It doesn't matter how great your company is doing or how much you love your job if you aren't happy with where you live. Rest assured, this is not a concern in Santa Rosa County, situated in the Pensacola Bay Area, where residents enjoy the original, quality Florida.

The Bay Area, home to about 500,000 smart, progressive people, boasts what some consider the most beautiful beaches in the country, adorned with sugar-white sand and emerald waters. Rivers, woods, and farmland are moments away. There's even more than meets the eye: The Pensacola Bay Area offers unlimited recreational and cultural opportunities.

A comfortable cost of living, state-of-the art health care facilities, top-notch schools, and a safe environment are just a few more reasons people are choosing to live here. Bottom line, the Pensacola Bay Area is a place "Where thousands live the way millions wish they could." We welcome your business. We welcome YOU.

Business Climate

Santa Rosa County is the seventh fastest growing county in Florida...out of 70 counties. It's no accident we're leading the way. Northwest Florida's pro-business climate provides businesses with numerous, worthwhile incentives. We view your business as a joint investment, which is why our state and local governments have introduced programs targeted to meet your needs in employee training, infrastructure improvements, and tax credits.

TEAM Santa Rosa acts as a clearinghouse for these incentives, and is here to support you. Also here to help you succeed: the Small Business Development Centers in Northwest Florida, Escarosa Workforce Development, and local Chambers of Commerce, to name a few. Together, we'll guide you along the way – from your first site visit to your groundbreaking ceremony to your grand opening.

Infrastructure

Santa Rosa County is not sitting still waiting for business to come. TEAM and others involved in economic development are going after it aggressively, and they are preparing for it. From roadways to telecommunications, we are continuously upgrading our area to support growth. We are confident that if we build...you will come.

Companies also benefit from the proximity of a commercial airport (Pensacola Regional Airport), rail service, and three deep-water ports, two of which have foreign trade zone designations.

Our infrastructure doesn't stop there. From a telecommunications perspective, we are state-of-the-art and ready to serve. We've also got the utilities you rely on for business success.

Workforce

Santa Rosa County businesses benefit from a three-county workforce, drawing talent from Santa Rosa, Escambia, and Okaloosa Counties – to the tune of more than 270,000 strong. The real advantage, however, is not in the numbers. Rather, it is in the quality. Our workforce is second to none.

Several factors contribute to our success in this area. First, the business world as we know it is changing. Gone are the days of employment dictating where people work. Today, more and more people are choosing quality of life first. In many cases, they are picking Northwest Florida.

The strong military presence in our region also enhances the workforce. Retirees are highly trained and possess skills that are easily transferable to the workplace. Furthermore, about 5,000 students graduate each year from the local university, two technical institutions, a private college, and our recognized junior college, entering the workforce and offering fresh and innovative ideas.

Our savvy, educated workforce is eager to go to work for you. While our unemployment numbers are low, we have a shortage of quality jobs. In a time when a company's greatest asset is, indeed, its people, we invite you to come knocking. You'll not only like who answers, you'll win.

Education & Training

The Pensacola Bay Area is proud to offer a premier educational system to all residents. From the University of West Florida offering degrees in Public Administration to degrees from its award-winning Institute for the Interdisciplinary Study of Human and Machine Cognition, our primary and secondary public education system is ranked number one in the State of Florida for college readiness.

Santa Rosa schools also earn high rankings among all school districts in Florida. In all measures of achievement, in every subject area, and at every grade level, Santa Rosa's students are among the best in the state. From the beginning up, we believe we have the best, most rounded educational system in the region.

Learning never ends. To this end, the State and local governments offer Quick Response Training (QRT). QRT offers not only an excellent training assistance program for new employees, but has the potential to reimburse a significant portion of the employees' salaries during the learning curve. This program is aimed at new and expanding businesses to assist in developing a well-trained, productive workforce that leads to a shorter startup time, lower turnover rates, and a labor force ready to work. For more information, visit [www.qrtfl.com](#).

GROW

JAY AGRIBUSINESS PARK



Grow your business alongside the crops of America's agricultural belt, where the local community not only understands the business but also believes in it. Agriculture accounts for nearly \$50 million in revenue in Santa Rosa County, with the northern part of the County, Jay in particular, leading the way. In the state of Florida, it's second only to tourism. Agriculture is big business. It's potential is even greater.

Santa Rosa County is the place to be. Local product – cotton, peanuts, soybeans, pecans, beef, timber, and more – is everywhere. Process it. Distribute it. Support the process. And, do it in the middle of farm country.

Jay Agribusiness Park is the perfect setting for agricultural-related businesses. It's globally accessible and affordable, with plenty of room for expansion. Perhaps most importantly, it's surrounded – and embraced – by people who consider farming a way of life. They eat, drink, and sleep it. They will work hard to grow your business because to them what they do is not a job; it's a calling.

Jay High School provides students who interesting in pursuing a agricultural-related career an opportunity to learn more about the field and build their skills by participating in its comprehensive Agricultural Program.

JAY INDUSTRIAL PARK

Location

At the intersection of State Highway 89 and 4

Zoning

Heavy Industrial

Access/proximity to highways and airports

Interstate 10 - 35 miles Interstate 65 - 20 miles Pensacola Airport- 50 miles

Rail Service

No

Utilities

Drainage - Permitted Stormwater Drainage System

Electricity - Escambia River Electric Co-op

Natural Gas - City of Jay Refuse -

Sewer - City of Jay

Telephone - BellSouthWater - City of Jay

Site Size

40 acres

Located with Enterprise Zone

No

Located within Brownfields

No

Environment

Level to flat terrain, moderate woods

Owner

Town of Jay

Proximity to ports

Accessibility of broadband

Price per acre

TEAM Santa Rosa Economic Development Council

6491 Caroline Street, Suite 4

Milton, FL 32470

850.623.0174 phone

877.863.7329 toll-free

850.623.5932 fax

www.teamsantarosa.com



Working in collaboration with the Pensacola Bay Area Partnership

THRIVE

SANTA ROSA INDUSTRIAL PARK



Join a neighborhood of entrepreneurial, industrial companies and watch your company thrive in ways you never dreamed...with help, of course. Santa Rosa Industrial Park not only offers quality, affordable land – and lots of it – but also fertile ground for business.

TEAM Santa Rosa Economic Development Council and the County government aggressively support this park, offering friendly, ready-to-go incentive packages. They want you here. The whole community wants you here.

Santa Rosa Industrial Park is buffered from residential growth. So, go ahead. Make noise. Get messy. Work all night. Build your business into a booming success. It doesn't matter what kind – the park already has everything from a state-of-the art DNA lab to an airdrop pallet manufacturer to an automotive company. To us, it's not about what you do; it's about how you do it.

In return, we offer quality. We do this, first and foremost, in terms of people. Santa Rosa Industrial Park taps into a talented workforce from three counties: Santa Rosa, Escambia, and Okaloosa. This translates into success for your business.

Santa Rosa Industrial Park is located in an enterprise zone, targeted for economic growth. Businesses stand to gain from refunds on building materials, business equipment, and jobs credits.

SANTA ROSA INDUSTRIAL PARK

Location

Located three (3) miles east of Milton on U.S. Highway 90, 1 mile north of I-10

Zoning

Heavy Industrial

Access/proximity to highways and airports

Pensacola Airport - 25 miles Interstate 10 - 2 miles

Rail Service

CSX Rail Service is Available

Utilities

Drainage - Runoff disposal, retention pond controlled by County Ordinance and Florida Department of Environmental Regulations

Electricity - Gulf Power Company

Natural Gas - City of Milton, 12" high pressure line

Refuse - Santa Rosa County

Sewer - City of Milton Telephone - BellSouth

Water - Provided by contract with East Milton water system, 8" and 12" lin

Site Size

As needed, sites available from 2 to 100+ acres

Located with Enterprise Zone

Yes

Located within Brownfields

Yes

Environment

Level to flat terrain, moderate woods

Owner

Santa Rosa County

Proximity to ports

Accessibility of broadband

Price per acre

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SOAR

WHITING COMMERCE PARK



Enjoy the benefits of being nestled in the cradle of naval aviation on one hand while soaring aside top-notch industry leaders on the other. Watch your business take flight at Whiting Aviation Park – our newest park and a dream location for aviation-related and other booming businesses because of its access to a 6,000 linear-foot runway.

Test your aircraft right where it is assembled. Manufacture aviation equipment, automotive parts, medical supplies, electronics, and more. Repair and overhaul machinery. Perform routine maintenance on a helicopter. Ship your products by air. And, do it all surrounded by protected U.S.N. airspace, whose monitoring equipment is second to none.

While the runway is attractive to business and opens up a world of possibilities, don't underestimate what's on the ground. Whiting Aviation Park connects you by air and by land. The park is positioned near major East/West and North/South interstates stretching all the way from Jacksonville, FL, to Santa Monica, CA, and from Gary, IN, to Mobile, AL.

It's all new and waiting for you. We'll design to meet your needs. Not to mention, you'll have the complete support of the County. As a matter of fact, Whiting Aviation Park can be "pad ready" – meaning we'll consider clearing the land for your business. We also offer a host of other incentives such as a land discount formula. Bottom line, we want you here. And, we want you to succeed...to soar. So, spread your wings; the sky is the limit.

Whiting Aviation Park is adjacent to Naval Air Station Whiting Field – where all Navy pilots are trained to fly. Our community boasts a large number of military families, boosting our workforce. Reap the benefits of a highly trained workforce: retired and separating military and Department of Defense workers.

WHITING COMMERCE PARK

Location

Located three (3) miles east of U.S. Highway 87, 10 miles north of I-10

Zoning

Heavy Industrial

Access/proximity to highways and airports

Interstate 10 - 35 miles Interstate 65 - 25 miles Pensacola Airport - 40 miles

Rail Service

No

Utilities

Drainage - Permitted Stormwater Drainage System

Electricity - Gulf Power

Natural Gas - City of Milton, 12" high pressure line

Refuse - Santa Rosa County

Sewer - City of Milton Telephone - BellSouth

Water - East Milton water system, 8" and 12" lines

Site Size

269 acres

Located with Enterprise Zone

No

Located within Brownfields

No

Environment

Level to flat terrain, wooded

Owner

Santa Rosa County

Proximity to ports

Accessibility of broadband

Price per acre

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IMAGINE

PULLUM PARK



Use your imagination. Picture an industrial park with an attractive entrance, sidewalks, landscaping, and lights – a place that's good for business and appealing to people at the same time. This is our vision, and we invite you to share it.

Begin with one acre or 40. The choice is yours. We've designed Pullum Park to suit every need. We know flexibility is important, especially for small businesses with big ideas. Perhaps the greatest freedom we offer is the capacity for you to manufacture and sell products side by side.

Pullum Industrial Park is adjacent to commercial property giving businesses the option of making products here and selling them next door – without even having to rezone. Enjoy the best of both worlds in one location.

Or, go the distance. Distribute all over. Take advantage of nearby interstates and an airport to get your products wherever they need to go. Again, it's up to you. Just know, regardless of your plans, we'll do our best to help you realize them. We'll make it easy on you – and on your eyes.

Pullum Park is strategically located between Naval Air Station Whiting Field and Eglin Air Force Base. It's also cushioned between Pensacola and Crestview, creating a large, talented labor pool from which businesses can draw.

PULLUM PARK

Location

On Highway 87, .5 miles south of Interstate 10

Zoning

HCD

Access/proximity to highways and airports

Interstate 10 - .5 miles Pensacola Airport - 25 miles

Rail Service

No

Utilities

Drainage - Retention Pond controlled by County Ordinance and Florida Department of Environmental Protection regulations

Electricity - Gulf Power

Natural Gas - City of Milton

Refuse - Private

Sewer - City of Milton

Telephone - BellSouth

Water - City of Milton

Site Size

As needed 1 to 40 acres

Located with Enterprise Zone

No

Located within Brownfields

No

Environment

Level to flat terrain, wooded

Owner

SE.H. Pullum Trust

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INNOVATE

NORTHWOODS PARK



Go ahead. Think big. Innovate. We have just the place for your business. If you're ready to compete and win in a big way, Northwoods Park – our home run track – is where you want to be.

We're looking for big industry in small numbers to reap the benefits of doing business at Northwoods Park. We are committed to preserving the use of this land for one client, two at most. This means lots of land to build, grow, and do whatever it is you do.

Northwoods Park is an ideal location for large plants, warehouses, factories, or a combination. It offers enough space to operate and plenty of room for ideas to come to life. Manufacture headlights, strollers, microchips, or crystal. Anything is doable...and the stage is set.

Much of the infrastructure you'll need is already in place. What's even more inviting is our willingness to pursue unconventional, low-interest financing to help you get started. We're ready and waiting. Make the big play.

Santa Rosa County is willing to invest in your business if you're willing to invest in job creation and capital formation. Florida has a set of aggressive incentive programs targeted at your business needs for employee training, infrastructure improvement, and tax credits.

NORTHWOOD PARK

Location

Located 3 miles east of Milton on U.S. Highway 90, 1 mile north of Interstate 10

Zoning

Heavy Industrial

Access/proximity to highways and airports

Interstate 10 - 1 mile Pensacola Airport - 25 miles

Rail Service

No

Utilities

Drainage - Retention Pond controlled by County Ordinance and Florida Department of Environmental Protection regulations

Electricity - Gulf Power

Natural Gas - City of Milton

Refuse - Private

Sewer - City of Milton

Telephone - BellSouth

Water - City of Milton

Site Size

Sites available from 2 acres to 170 acres

Located with Enterprise Zone

Yes

Located within Brownfields

No

Environment

Level to flat terrain, wooded

Owner

E.H. Pullum Trust

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