



An aerial view of a portion of the central site property from June 2010.



One of many open landscapes available for redevelopment.

Future Mid-Town Commerce Park

(the former location of the Escambia Wood Treating Company)

Property Overview

Size: About 85 acres currently available. About 70 acres are owned by the EPA and will be available through the State of Florida. About 15 acres are owned by the City of Pensacola – Property may be consolidated or subdivided after sale

Potential Reuse: Small- to large-scale industrial or commercial development

Zoning: Industrial and/or Commercial

Existing Infrastructure: Water, sewer, electric and natural gas utilities available.

Intermodal Access: Adjacent to railroad access; 1.4 miles to Interstate 110; Within 5 miles of the Port of Pensacola, the Pensacola International Airport and Interstate 10.

Surrounding Population: 1-mile: 8,188; 3-mile: 69,735; 5-mile: 148,797.

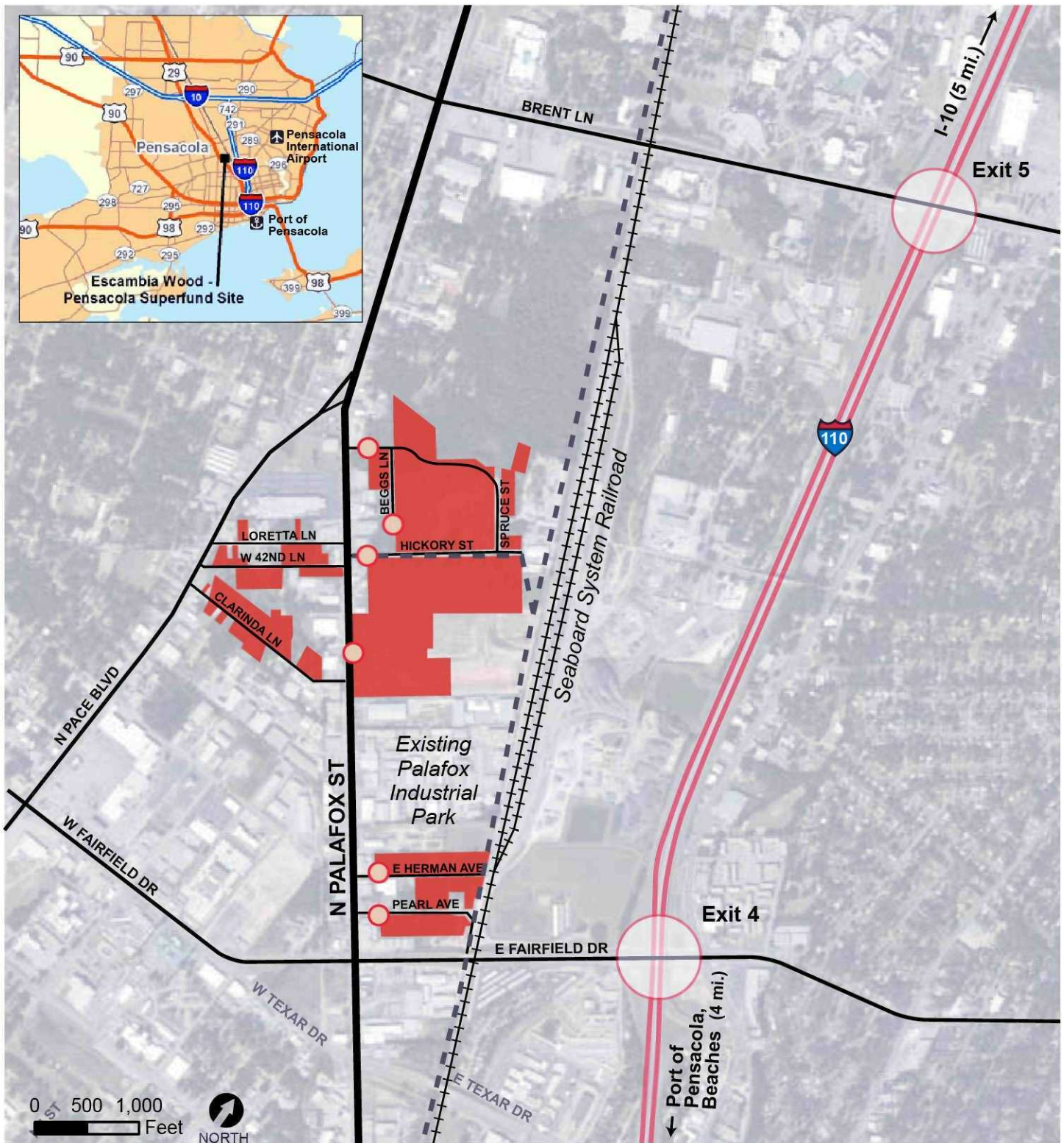
Setting

Wood treating operations from 1942 to 1982 at the Escambia Wood Treating Company resulted in the contamination of many acres of soil and ground water. The United States Environmental Protection Agency (EPA) and Florida Department of Environmental Protection (FDEP) conducted a soil cleanup at the site, which was completed in 2010. The soil cleanup was designed with input from local government, business leaders, developers and residents to facilitate the reuse of the property as a commerce park.



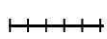




Today, about 85 acres of land is cleaned up and ready for commercial and industrial reuse. About 70 acres are former residential properties, soon to be owned by the State, and about 15 acres are part of the former facility, now owned by the City. This is a unique development opportunity in a small urban area, conveniently located near rail, trucking, airport and shipping access points. Clusters of small non-contiguous parcels as well as several large contiguous areas present flexible options to allow for small business expansion and large-scale development projects.

The community would like this site to play a key role in the development of the Greater Pensacola Region. The site is located in an Escambia County Community Redevelopment Area and a Small Business Administration Historically Underutilized Business Zone (HUBZone), which may qualify small businesses to gain preferential access to government procurement opportunities.

ACCESS AND INFRASTRUCTURE



Key

- | | | | | | |
|--|---|---|--------------------|---|-------------------------|
|  | Site Properties Available for Commercial/Industrial Reuse |  | Roads |  | Rail Line |
|  | Vehicular Access Point |  | Interstate Highway |  | Sewer Line (8-10" main) |
| | |  | Interstate Access | | |

LOOKING FORWARD



In 2007, EPA, FDEP, County, City and Community leaders gathered for the groundbreaking at the former Escambia Wood Treating Company property, the location of the future Mid-Town Commerce Park.

A VISION FOR THE FUTURE

The future Mid-Town Commerce Park at the former Escambia Wood Treating Company property was envisioned by Escambia County, the City of Pensacola and the local business community in a master redevelopment plan completed in 2000. The future Mid-Town Commerce Park could support a mixture of industrial and commercial uses. According to the local business community, Pensacola has a competitive advantage in five industry clusters:

- 1) Aerospace and Defense
- 2) Software and Information Technology
- 3) Renewable Energy
- 4) Financial Services and Back Office Support
- 5) Medical Device and Life Sciences

THE FOUNDATION IS READY

The preparation of the site has been a partnership of Federal, State and Local governments. The cleanup was conducted by EPA and FDEP with input from the local governments and businesses. Escambia County demolished empty houses, prepared a master redevelopment plan and has provided over a decade of staff time to support this project. The City of Pensacola commissioned both a phase one and a phase two environmental site assessment to facilitate redevelopment. The business community facilitated many design meetings and construction updates. All the stakeholders are committed to seeing the successful redevelopment of the site:

“EPA is ready to support the community’s efforts to return this abandoned industrial site to safe and productive use.” - EPA Region 4

“The site has sea, air, rail and interstate transportation assets, all in an urban setting. It is a natural for manufacturing and distribution commerce with the full support of the citizens, City, County and Chamber of Commerce.” – Keith Wilkins, Director, Escambia County Community & Environment Department

CONTACT INFORMATION

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