














# Washington County Industrial Park

 Acreage	200 certified acres, 138 developable
 Location	Chipley, Washington County, FL Latitude: 30.784857°, Longitude: -85.526079°
 Airport	41 miles from Dothan Regional Airport (DHN)
 Sea Port	50 miles from Port Panama City
 Rail	Florida Gulf Atlantic Rail mainline runs along the southern boundary of the park
 Highway	Access to State Road 273 and U.S. Highway 90, 3 miles from Interstate 10
 Electric	Florida Power & Light: 12.47 kV on-site
 Natural Gas	A new 6-inch EDPE gas main at 125 psi would be extended from the gate station 1.2 miles to the park
 Water	10-inch line with 300,000 gallons per day of total and excess capacity
 Sewer	2-inch force main with 93,600 gallons per day of capacity
 Telecom	AT&T: Fiber is at the site along the rail line



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**FloridaFirstSites.com**



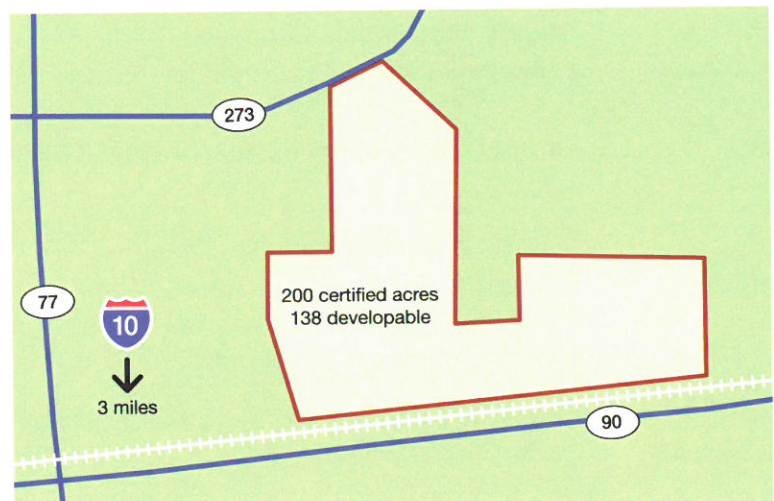


## Washington County Industrial Park

- 138 certified developable acres
- 200 acres total in industrial park
- Over 350,000 people within a 60-minute drive time
- No state personal income tax
- Cost of Living is 89.3% of the national average
- Five commercial service airports within a two-hour drive
- Close to major Southeastern markets (243 miles to Atlanta, 247 miles to Jacksonville)
- Significant concentration of military installations in the region, providing access to a highly skilled talent pool of veterans and retirees
- Access to workforce training assets including 4 universities, 4 colleges, 6 vocational schools



Centrally located along I-10 in the Florida Panhandle, this certified site is ready for development. The area has a history of being a manufacturing and distribution center, where employers have access to a highly skilled workforce, as well as an outstanding transportation infrastructure.



[FloridaFirstSites.com](http://FloridaFirstSites.com)

The Florida First Sites program is designed to add project-ready industrial sites to Northwest Florida's portfolio of competitive advantages.

### Site certification...

- ✓ Offers a detailed analysis by an international site selection firm
- ✓ Completes due diligence items
- ✓ Reduces risk factors
- ✓ Accelerates speed to market
- ✓ Cuts site development costs