

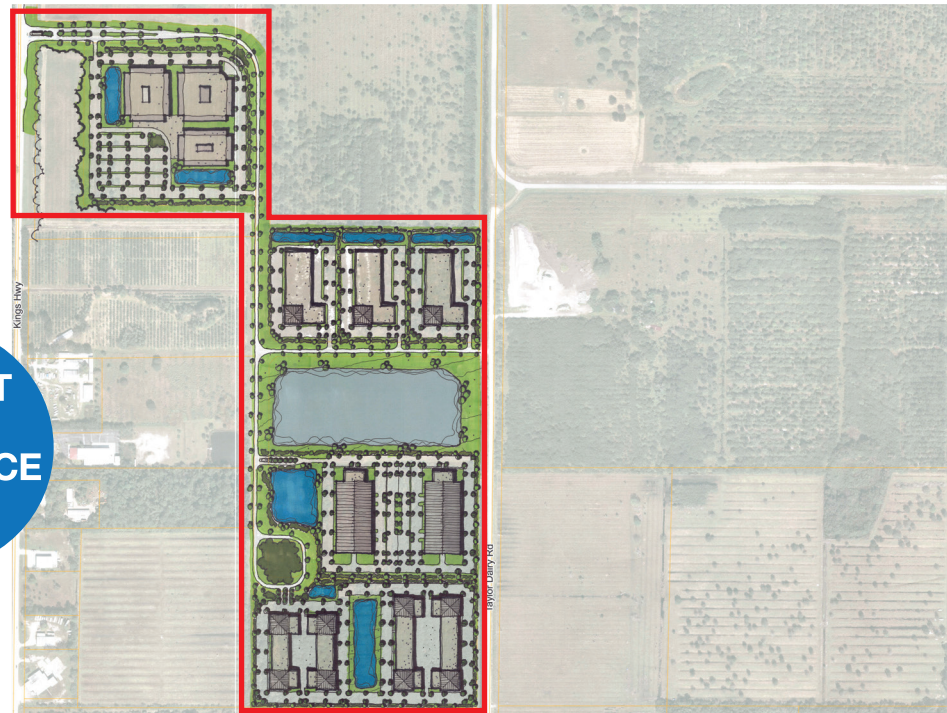
AIRPORT WEST COMMERCE PARK

GROWING YOUR BUSINESS
IS OUR BUSINESS



ST. LUCIE WORKS

AIRPORT WEST COMMERCE PARK



AIRPORT WEST COMMERCE PARK

If you are ready to expand or relocate your business, we are ready to partner with you now.

- 54 acres immediately developable
- All utilities available
- Direct entry access to major roadway (Kings Highway)
- 3.5 miles to Interstate 95, 6 miles to Florida Turnpike
- Adjacent to Treasure Coast International Airport
- Foreign Trade Zone #218 applicable
- Eligible for expedited site plan and building permit review

“Moving to the Treasure Coast International Airport & Business Park is easily the best business decision that I have ever made. The cost of business is significantly less expensive than Dade and Broward County. I highly recommend moving or starting a new business in St. Lucie County.”

Larry Calabrese,
CEO of FAR Part 145 Repair Station,
JetCraft Aerostructures

THE AIRPORT

With tremendous growth potential, the Treasure Coast International Airport & Business Park at St. Lucie County (TCIA) is host to a wide range of aviation-related services including aircraft maintenance and storage, flight training school, air taxi and charter services, fueling and fuel storage, medical transport, food services, missionary flights and on-site emergency fire and rescue.

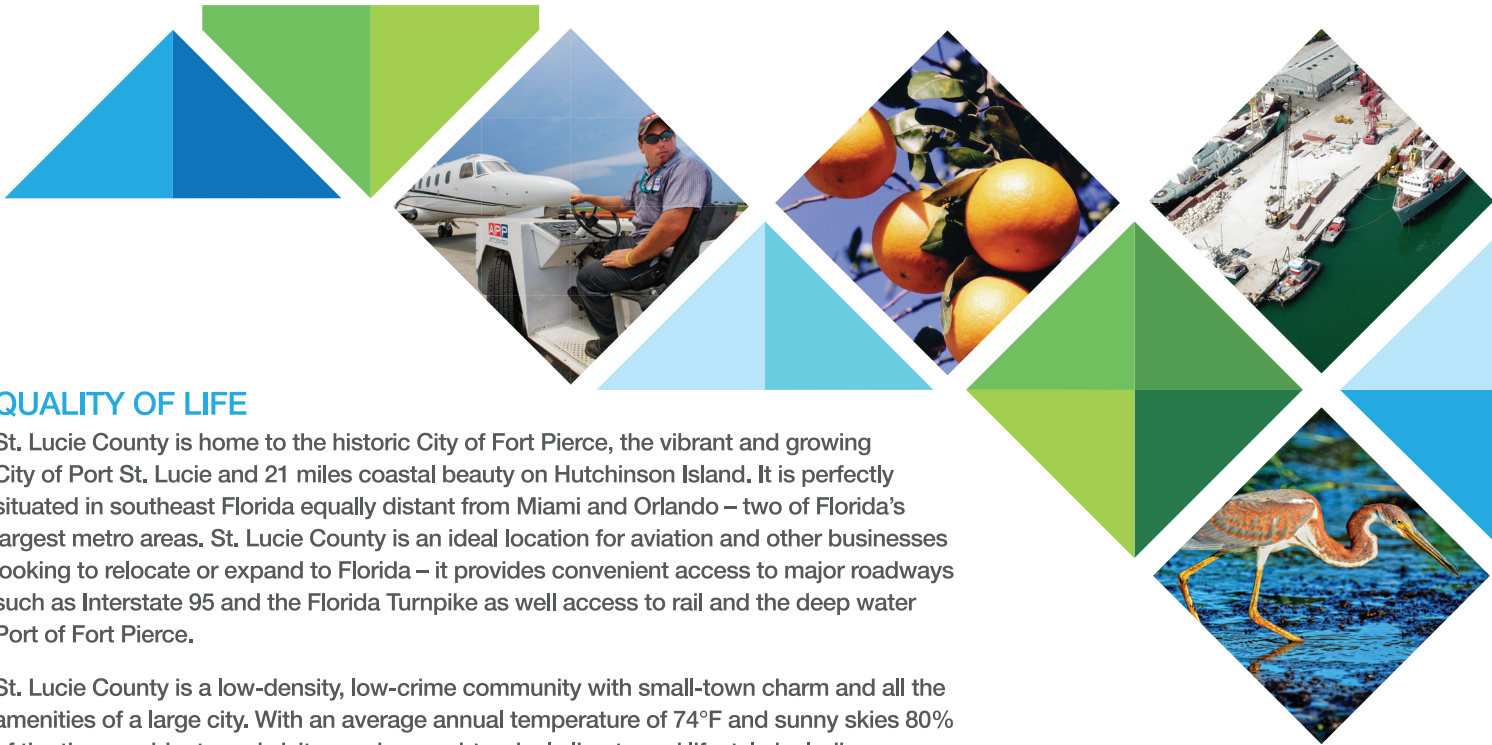
TCIA IS AN AWARD-WINNING AIRPORT THAT FEATURES:

- 6,492' Instrument Landing System runway
- 3,844 acres zoned for commercial and industrial use
- Close proximity (8 miles) to I-95 and the Florida Turnpike
- Nearby access (5 miles) to rail and deep water seaport
- Recently renovated Passenger Terminal
- FAA Air Traffic Control Tower
- Recently renovated US Customs and Border Protection on site
- Aircraft Rescue and Firefighting Services on site
- Full service FBO and award-winning restaurant
- No Landing Fees
- Foreign Trade Zone #218



NEARLY 50 AVIATION & AEROSPACE COMPANIES HEADQUARTERED AT TCIA

- Aircraft Management Services
- Aircraft Service Center
- Aircraft Turbine Works
- APP Jet Center
- Aviator College of Aeronautics
- Chip's Custom Painting
- JetCraft Aerostructures
- Missionary Flights International
- NavTech
- Phoenix Metal Products
- Treasure Coast Avionics
- Treasure Coast Jet Center



QUALITY OF LIFE

St. Lucie County is home to the historic City of Fort Pierce, the vibrant and growing City of Port St. Lucie and 21 miles coastal beauty on Hutchinson Island. It is perfectly situated in southeast Florida equally distant from Miami and Orlando – two of Florida’s largest metro areas. St. Lucie County is an ideal location for aviation and other businesses looking to relocate or expand to Florida – it provides convenient access to major roadways such as Interstate 95 and the Florida Turnpike as well access to rail and the deep water Port of Fort Pierce.

St. Lucie County is a low-density, low-crime community with small-town charm and all the amenities of a large city. With an average annual temperature of 74°F and sunny skies 80% of the time, residents and visitors enjoy a subtropical climate and lifestyle including beautiful beaches, championship golf, outdoor and nature adventures, a thriving arts and culture scene and world-class fishing.

POPULATION, DEMOGRAPHICS & LABOR DATA

The population of St. Lucie County is nearly 300,000 and twice that in the four-county Treasure Coast region. Population growth rates continue to be strong in the county and region with an influx of both retirees and those seeking employment in an attractive and affordable location.

DEMOGRAPHICS OF ST. LUCIE VS. REGION AND U.S. POPULATION				
Description of Parameters	St. Lucie Co.	Treasure Coast*	Florida Average	U.S. Average
Population (2015)**	298,563	642,234	20,271,271	321,418,820
Population Growth (2010-2015)	7.5%	6.7%	7.8%	4.1%
Size of Workforce	131,487	279,886		

With no personal income tax and a variety of affordable housing choices (average sale price of a single-family home in 2016 was \$180,000), St. Lucie County offers a favorable tax structure, industry-specific incentives, and workforce-training programs making it easy to do and grow business in Florida.

Source: 2010 Census and 2010-2015 QuickFacts Estimate, 5/23/16



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