

SEBRING

REGIONAL AIRPORT & COMMERCE PARK



**Sebring Regional Airport
and Commerce Park**

With strategic access to major markets by land, sea and air—Sebring Regional Airport and Commerce Park offers a wide range of business advantages and incentives to support your company's future. In the heart of Central Florida, the 2,000-acre park is conveniently situated within a 150-mile radius of 85 percent of the state's population. Already home to Sebring International Raceway, a premier sports car racing facility, the park is uniquely positioned to accelerate your business.

SITE MAP

- | | |
|--|---|
|  Future Development |  Existing Industrial Park |
|  Catalyst Site |  Airport |
|  Future Commerce Park |  Sebring International Raceway |



ACCELERATE YOUR BUSINESS'S POTENTIAL

AT A GLANCE

Transportation Access

- **Major Highways:** Nearby Highways 27, 70 & 98 link to Florida's Turnpike and major interstates: I-4, I-95 & I-75.
- **Air:** Sebring Regional serves corporate aircraft and air freight. Seven international airports are located within 150 miles, including Orlando and Tampa.
- **Sea:** Ports of Tampa and Manatee are 90 miles away with five other deep-water ports easily accessible.
- **Rail:** Industrial rail spur runs directly to the park.

Workforce Needs

Funding assistance for customized training available through Heartland Workforce Board and nearby training providers, including:

- Locally funded Employed Worker Training Program for existing businesses.
- Florida's Quick Response Training Program for new or expanding businesses.
- Florida's Incumbent Worker Training Program provides skills upgrade training for existing businesses.

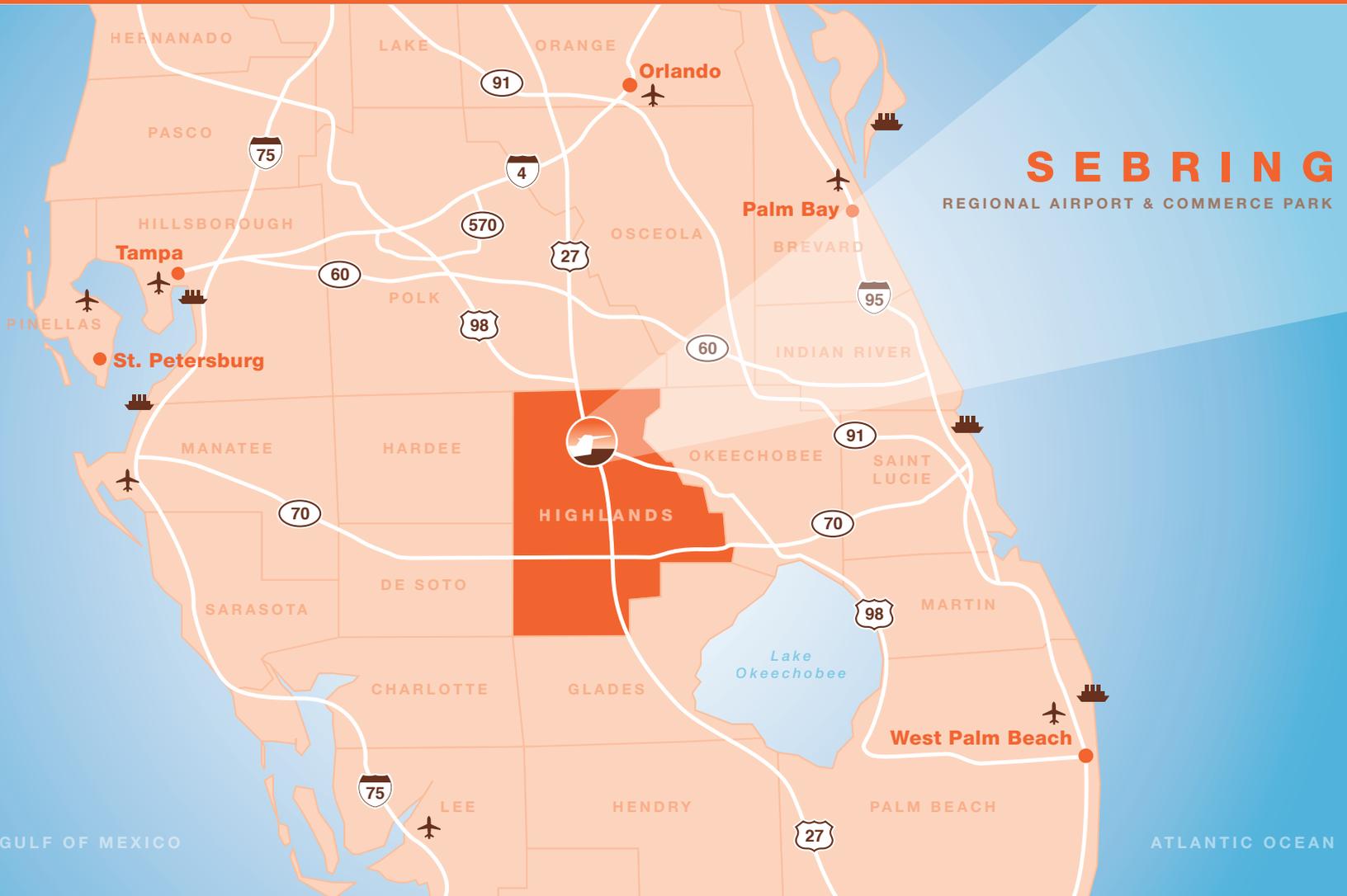
Infrastructure

- **Electrical service:** Progress Energy
- **Water & Sewer:** City of Sebring Utilities
- **Natural Gas:** Sebring Gas
- **Telecom:** Embarq Telecommunications

Taxes and Incentives

- As a designated Foreign Trade Zone and Enterprise Zone, the park offers numerous financial incentives.
- Operating one of the few Community Redevelopment Agency's in the country, Sebring Airport Authority can provide unique economic development incentives.
- Selected as a rural economic development catalyst site, Sebring Airport Authority can offer special incentives to qualifying life sciences projects.
- Low labor costs and a rural jobs tax credit encourage economic expansion.
- Limited corporate taxes and no personal income tax.

To begin exploring how Sebring Regional Airport and Commerce Park can help your business take off, contact us today: Sebring Airport Authority. 128 Authority Lane. Sebring, FL 33870. (863) 655-6444. www.sebring-airport.com.



**Sebring Regional Airport
and Commerce Park**



Progress Energy

Produced in cooperation with Progress Energy

SEBRING REGIONAL AIRPORT AND COMMERCE PARK. 128 Authority Lane. Sebring, FL 33870.
Tel: (863) 655-6444. Fax: (863) 655-6447. www.sebring-airport.com.

AN OVERVIEW

Foreign Trade Zone Number 215

The Foreign Trade Zones Board, chaired by the U.S. Department of Commerce, authorized Foreign Trade Zone (FTZ) status to Sebring Airport Authority on July 26, 1997. The Zone, designated by the FTZ Board as FTZ Number 215, not only will assist in economic development at Sebring Regional Airport & Commerce Park but throughout Highlands County as well. Sebring Airport Authority became the 16th FTZ in Florida.

A survey conducted by the International Trade Commission found that the presence of a FTZ was the fourth most identifiable factor in plant site location decisions. FTZs provide customs cost savings and encourage improved inventory control. Through the use of FTZs, U.S. based production is placed on more equal footing with production in a foreign country and FTZs have had a significant impact in retaining U.S. production and employment, as well as stimulating new activity in the United States.

CRA

In 1996 the Sebring Regional Airport & Commerce Park property was designated a Florida Community Redevelopment Area, giving Sebring Airport Authority and its Community Redevelopment Agency (CRA) the ability to provide financing assistance and other incentives to businesses leasing land and building facilities on the airport and commerce park property. Financing assistance is available in a number of areas that can make a significant difference to a company's bottom-line. These incentives can include offsetting or deferring lease payments through the use of the airport's CRA Tax Increment Trust Fund and loans to assist in financing site improvements, parking lot construction, and special infrastructure needs.

Sebring Regional Airport & Commerce Park is the only combined general aviation facility and Commerce Park in Florida offering these incentives. The Executive Director of the Sebring Airport Authority serves as the point of contact for the Community Redevelopment Area Financing Incentive Programs.

A LITTLE BIT ABOUT US

Location

Highlands County encompasses 1,029 square miles of Florida's heartland. Its prime location provides east/west and north/south market accessibility with close proximity to all major tourist attractions. Over 85% of the state's population is within a 150 mile radius - that's over 12 million potential customers. "Highlands" appropriately describes the higher elevation of this area, located on the rolling hills of Central Florida's ridge area and lake country.

Population

Highlands County has three incorporated cities. Sebring is the county seat and has a population of 10,218. Avon Park is the northern-most city with a population of 8,792, and is one of the heaviest citrus-producing areas in the state. Lake Placid is the Caladium Capital of the World, and has a population of 1,762. The population of the unincorporated area totals 75,900. The county is experiencing strong growth, and total population is expected to reach 100,000 by the year 2010.

Labor Force

Over 35,000 working-age people live within 20 miles (an easy 30 minute commute) of the Sebring Airport & Industrial Park. In March of 1997 the county unemployment rate was 8.2%, providing an immediately available work force of over 2,400 persons. The strongest existing industrial sectors are boat building, containers and packaging materials, fruit juice processing, printing and publishing, and fertilizers. A study conducted by the PHH Fantus consulting firm identified Highlands County as an excellent location for the following additional industries: plastics products, surgical and medical instruments and supplies, textile products, mobile homes, and sheet metal work. It would also make an ideal location for distribution of groceries and farm products, or drugs, medical supplies and toilet preparations.

Cost Of Living

Florida's constitution prohibits income taxes. The state's cost of living is very low, and Highlands County prices are only 94% of the state average. The average home within 20 miles of the Sebring Airport is valued at \$66,625. Florida provides a \$25,000 property tax exemption for permanent residents. The average property tax rate for Highlands County is \$18.3460 per \$1000 of value.

Educational Opportunities

VERSATILE, INTELLECTUAL GROWTH

PUBLIC EDUCATION

With a student enrollment of 12,000, the district remains personalized, with faculty and students sharing a sense of family, while it is large enough to offer advanced classes at the secondary level of education. Grades K through 12 are fully accredited by the Southern Association of Colleges and Schools. Pupil to teacher ratio is 18: 1. An aggressive building campaign is in place to assure the continuance of this low ratio. Five of the county's fifteen schools have been constructed in the past five years. Highlands County students score at or above national average on the California Achievement Test. The district boasts several National Merit Scholars and the district-wide Academic Team have won the state championship twice in the past six years.

COMMUNITY COLLEGE

Since its establishment in 1965, South Florida Community College has evolved into a responsive institution of higher learning that annually serves over 20,000 citizens of DeSoto, Hardee and Highlands counties. As the only institution of higher education in the three counties, South Florida Community College is an open door institution committed to meeting the broad educational needs of the communities it serves.

SFCC awards associate in arts degrees, associate in science degrees, associate in applied science degrees, and technical and occupational certificates. Additionally, the college helps adult learners to earn high school diplomas, provides community education courses, corporate and continuing education to professional and skilled workers, and offers educational experiences to lifelong learners.

The SFCC University Center operates in partnership with ten, four-year colleges and universities to offer selected bachelor's degrees, master's degrees and one doctoral degree. Additionally, the college provides strong athletic programs, cultural programs, contains the Museum of Florida Art and Culture, and is actively engaged in community leadership and economic development efforts. SFCC has campuses in Highlands, Hardee and DeSoto counties. Its Highlands Campus is located 16 miles north of the industrial park.

JOB TRAINING PROGRAMS

With funding from the Federal Government under the Jobs and Education Partnership, the Heartland Workforce provides education, training and job placement without cost to the employer or employee. Through a cooperative team effort, Heartland Workforce and Job & Benefits of Florida work with the Vo-Tech Center at South Florida Community College, the Highlands County School District and other vocational training agencies to quickly meet the labor requirements of business and industry. Flexible customized vocational technical services capable of meeting a diverse array of business needs are designed to meet the specific requirements of industry through training and skills development.

Recreational Opportunities

EXPLORE A RANGE OF ENTERTAINING POSSIBILITIES

Recreation

Highlands County offers the highest quality lifestyle with all the advantages of the smaller community where it's great to live and smart to do business. Centrally located in close proximity to metropolitan areas with all major Florida attractions within easy commuting distances, we're "Florida as it should be." The pace of life is more relaxed, with a sense of community unique to the small town atmosphere. Highlands County is rural tranquillity spiced with sophistication. The warm fresh air extends an invitation to enjoy a wide range of outdoor activities. Area lakes, Arbuckle Creek and the Kissimmee River provide a year-round fisherman's paradise. Public boat ramps, parks and beaches invite family outings for water skiing, sailing, swimming or just sunning on a white sandy beach. Tennis players can choose from a number of courts, and the avid golfer can tee off at one of 15 courses - from the par 3 to the 18 hole championship course.

Rich in natural resources, Highlands County is home to Highlands Hammock State Park, a 3,800 acre wildlife preserve. A 150,000 acre wildlife management area at the Avon Park Range is a haven for campers and sportsmen with hunting allowed during special seasons. The Archibald Biological Station is dedicated to long term ecological and conservation research. It is well known to scientists around the world.

Culture

Cultural opportunities enhance the quality of life. The Cultural Center Complex on the shores of Lake Jackson is the location for the Sebring Library, Altvater Civic Center, Highlands Museum of the Arts and Lakeshore Playhouse. Packed audiences applaud Broadway musicals, melodramas, and Dinner Theater productions by Highlands Little Theater at the Lakeshore Playhouse. The South Florida Community College Cultural Series presents programs ranging from individual artist to ballets, opera and Broadway plays. Historical attractions include the Avon Park Museum, the Lake Placid Historical Museum, Museum of Florida's Art and Culture and the Sebring Historical Society's Lakeside Archives at the Cultural Center Complex.

Special Events

Festivals and special events make up a lively Calendar of Activities. Sebring is home to the most famous activity, the "12 Hour Grand Prix of Endurance", America's oldest road racing event, now over 50 years old. This prestigious race, second only to the Indianapolis 500 in international significance, attracts the world's top drivers. The Highlands Art League sponsors the Annual Arts Festival on the circle in historic downtown Sebring. One of the top ten in the state, this event attracts artists and crafts people from all over the world. Community pride is expressed with enthusiasm as special community events such as Fourth of July celebrations, Christmas Parades, and sailboat regattas. Over 200 organized groups provide opportunities for participation and community involvement.

SEE CARS FLY

The 12 Hours Of Sebring

The Sebring Regional Airport is home to one of the most famous races in the world - The 12 Hours of Sebring International Grand Prix of Endurance. The first race was held on New Year's Eve Day, 1950, and lasted six hours. Two years later, the race was moved to March, and promoted by Russian-born Alec Ulmann. An internationalist and founder of the Sports Car Club of America, Ulmann built the competition, bringing in world-famous drivers like Sterling Moss of England, World Champion Juan Manuel Fangio of Argentina, and Indy 500 winners like Bob Sweikart. Ulmann also brought in factory teams from Ferrari, Porsche and Jaguar boasting drivers and crews from allover the globe. In ensuing years, competitors have come from all seven continents. Nobility, and Hollywood actors like Steve McQueen and Paul Newman, have run the historic circuit.

The crush of fans has grown as well, from a few thousand at the first affair, to an estimated 170,000 last year, ranging from serious motor sports aficionados to the partiers in the infamous "Green Park" area near the hairpin turn. The Race has drawn international television coverage, becoming a staple of the ESPN March motor sports line-up. Major sponsors have recognized the high visibility of the 12-Hours such as Contac, Exxon and Coca Cola, adding their names around the track. The third week in March has become a time of excitement, pageantry, and fun for the Sebring area. The Race also provides an economic boom to the community, with full hotels, restaurants, stores and shops.

Sebring International Raceway's new 10,000 square-foot administration building includes staff offices, track registration center, gift shop and ticket office. This building will be a new landmark for Sebring and it will better serve

race fans, officials and competitors while further enhancing Sebring's stature in the motorsports industry. With this new building Panoz Motor Sports Group in maintaining Sebring's reputation as a world-class motorsports facility

Testing And Other Activities

Testing: With a mild year-round climate and a versatile facility, Sebring International Raceway is one of the most active automotive racing test facilities in the United States. A large number of Indy car and IMSA teams use Sebring's various test circuits. The winter and spring months are especially busy as teams prepare for the new season. The Sebring Airport, adjacent to the race circuit, makes it particularly convenient for drivers and team owners.

Scca And Club Events: The SCCA stages both regional and national non-spectator races and solo event during the year. These event bring in hundreds of competitors to Sebring during the year. Various organization such as the Porsche Club hold special events for their members at the Raceway.

Commercials: Several TV commercials have been filmed at Sebring. Print ads are also shot at the Raceway.

Racing Schools: Many drivers have started their careers by attending competition driving schools at Sebring. One of the largest is the Skip Barber Racing School, which has a permanent facility at the Raceway.

Sebring International Raceway is part of the Panoz Motor Sports. Some of Panoz Motor Sports include Road Atlanta in GA, Mosport in Canada, just to name a few. For further details on Sebring International Raceway, contact Mr. Tres Stephenson, President and General Manager, at 113 Midway Drive, Sebring, Florida 33870; phone (863) 655-1442 or visit their website at www.sebringraceway.com.

Sebring Regional Airport

DETAILS ABOUT OUR FBO

LOCATION

- 7 miles Southeast of Sebring, at latitude 27° 27' N, longitude 81° 20' W.
- Elevation 63 feet above mean sea level.

APPROACH INFORMATION

- Runway 18/36 has an asphalt surface 150 feet wide by 5,224 feet long and is lighted.
- Runway 14/32 has a concrete surface and is 300 feet wide by 5,190 feet long.
- Magnetic radial 003, 37.7 nautical miles from VORTAC LBV (Labelle), frequency 110.4; 1300 radial, 43.7 DME from LAL VOR (Lakeland), frequency 116.00.
- Approved instrument approach - NDB or GPS 36.
- Flight Service Station - St. Petersburg (PIE), frequency 122.25.
- Approach Control - Miami Center. 127.2
- UNICOM - 122.7

Service/Repairs

- Fuel - 100LL, Jet A
- Terminal has DTI'J weather station, restrooms, snacks and phone
- Restaurant on site - catering available
- Nearest lodging - 1 mile
- Taxi and car rental service available.

Hours attended:

8:00 AM to 6:00 PM, M-F; 8:00 AM to 5:00 PM, Sat/Sun

(After hours/ call (863) 655-6455 or 655-6444)

Fixed Base Operator:

Sebring Flight Center - (863) 655-6455

Owned & Managed by:

Sebring Airport Authority

Mike Willingham, Executive Director

128 Authority Lane

Sebring, Florida 33870

(863) 655-6444 • FAX (863) 655-6447

Website - <http://www.sebring-airport.com>

E-Mail - mike@sebring-airport.com

Established Tenants

Aero-Med / C.J. Systems Aviation Group

(863) 655-1862

Tampa general hospital aero-medical facility established June, 1994, to service highlands and surrounding counties.

Bobby Ore Motorsports

(863) 655-9292

High performance driver training. The driving school preferred by professionals in law enforcement, executive protection, film and television industries.

Carter Aircraft

(863) 655-1423

Small aircraft maintenance, repair & painting. Airport tenant since 1976.

Civil Air Patrol - Squadron 314

(863) 452-5862

USAF-emergency service (search & rescue), aerospace education and cadet program. Relocated to airport in 1991.

Concrete building products, inc.

(863) 655-5508

Manufacturer of concrete products.

E-Stone USA Corporation

(863) 655-1273

Manufacturer of granite products for residential and commercial application.

Everglades Foods, Inc.

(863) 655-2214

Mixing and distribution of seasoning products.

Experimental Aircraft Association (EAA)

(863) 735-2269

Organization of aviation enthusiasts, keeping private aviation available to the public and youth. Located in 1991.

Float Planes & Amphibs

(863) 655-3770

Sales, repair, and construction of ultra light and sport planes.

Four Points By Sheraton

(863) 655-6252

A 4 story/ 100 room/ hotel overlooking the famous hairpin turn at Sebring International Raceway.

Funder America, Inc.

(336) 751-3501

Manufacturing facility of melamine laminate board and other construction products

Genpak LLC

(863) 655-1841

Manufacturer of polystyrene products, supplying the food industry with styrofoam containers.

Airport tenant since the early 70's. Employs over 100 workers,

Geometrix, Inc.

(863) 655-1273

Fabricator of granite like products for residential and commercial application.

Globalstar USA, LLC

(408) 933-4552

A leading provider of mobile satellite voice and data services to businesses and individuals.

Established Tenants

Group 44, Inc. Air Operations	(863) 655-4400
Vintage automotive and aircraft restoration. Tenant since 1994.	
Han Cor, Inc.	(863) 655-5499
Producer of high-density polyethylene plastic drainage pipe used for agriculture, residential, commercial, highway and storm sewer construction. Distributed throughout the US and foreign markets. Tenant since 1997.	
J.B. Aircraft Engine Service	(863) 655-5000
Repair of aircraft engines. Specializing in the overhaul of Lycoming and Continental Engines	
Lockwood Aviation / Pt Buildings, Inc.	(863) 655-5100
Flight school and the largest service center for Rotax Aircraft engines in North America; a major source for all types of Light Sport Aircraft parts and accessories.	
Lowes Aircraft, Inc.	(863) 655-3149
Restoration business of classic antique airplanes.	
Paradise USA, LLC	(561) 632-8428
Light Sport Aircraft sales. Parts imported from their main base in Brazil, assembled and offered for sale to the public.	
Sebring Aviation Services	(863) 386-1010
Alan Jay Automotive Network, commercial hangar for aircraft storage.	
Sebring Custom Tanning	(863) 655-1600
Specializing in tanning of animal hides, Airport tenant since 1987.	
Sebring International Raceway	(863) 655-1442
Year-round track rental and sporting events, Home to the "12 Hours of Sebring International Grand Prix of Endurance Race". First race held in 1950.	
Sebring Regional Airside Center - Galleria Shops	(863) 655-6444
JR's Runway Cafe Florida Land Partners, LLC	
Highlands County Sheriff's Department Sebring Int'l Raceway Memorabilia	
Skip Barber Racing School	(863) 655-6566
Automotive Racing School. Fertilizer manufacturing plant. One of Highland's County's largest private employers. Tenant since 1981.	
Turf Care Supply Corp.	(863) 655-2424
Fertilizer manufacturing plant. One of Highland's County's largest private employers. Tenant since 1981.	
U.S. Sport Aviation Expo	(863) 655-6444
Annual aviation expo, emphasizing Light Sport Aircraft & the new Sport Pilot Certificate.	

INCENTIVES, FINANCING, ACCESS AND MORE

Property

Buildings can be constructed to meet tenant specifications. The Airport Authority acts as an independent governing board, greatly expediting the process of obtaining all necessary permits and zoning. The industrial park contains a total of 1,770 acres, 1,200 of which are still available for new tenants. Due to Federal Aviation Administration restrictions, land cannot be sold; however, long term leases are available at extremely low rates. Parcels are available in sizes ranging from one acre to as much as 600 acres. The property tax rate in the park is \$15.3563 per \$1000 of value for the 2008 tax rolls. The Executive Director serves as your single point of contact for all negotiations:

Mr. Mike Willingham
128 Authority Lane • Sebring, Florida 33870
Phone: (863) 655-6444 • FAX: (863) 655-6447
E-Mail: mike@sebring-airport.com

Financing

Funds are available for construction, purchase of machinery and equipment, and working capital to qualified applicants through the area's thirteen commercial bank offices with combined deposits of \$555 million. Federal and State grants may also be available, especially to aviation-related tenants. The Airport Authority will assist you in identifying and applying for these funds. The Board of County Commissioners, in support of economic development, has established the Highlands County Industrial Development Authority to provide industrial revenue bond financing to qualifying applicants. Information on this and other financing programs can be obtained from:

Highlands County Economic Development Commission
2113 U.S. Highway 27 South • Sebring, Florida 33870
Phone: (863) 385-1025 • FAX: (863) 385-1379.
E-Mail: info@highlandsedc.com

Transportation Access

Highway: US Highway 98 is the major East-West route. It lies one mile south of the park. US Highway 27 is the major North-South corridor, 4.5 miles West of the Airport. These roads, together with the "Florida Cracker Trail" and other state highways, link the area to the Florida Turnpike and three interstate highways: 1-4, 1-95 and 1-75. Highlands County is well served by interstate and intra-state motor freight lines through all major carriers, and overnight delivery service is available.

Rail: CSX Transportation maintains an industrial rail spur that runs directly to the industrial park. Amtrak provides passenger service with scheduled stops in Sebring.

Air: The Sebring Regional Airport adjacent to the industrial park is capable of serving corporate aircraft as well as air freight. Commercial air service, including direct international flights, is available at either Orlando International or Tampa International Airports, within 85 miles of the industrial park.

Water: The Port of Tampa, the nation's 7th largest, is located about 90 miles from Sebring. The deep water ports at Miami, Ft. Lauderdale, West Palm Beach, Cape Canaveral, and Port Manatee are also easily accessible and provide abundant opportunities for international trade, especially with Latin America and Europe.

THE BASICS

Electricity

Electricity to Sebring Regional Airport & Commerce Park is provided by Progress Energy, the second largest investor-owned electric utility in Florida. The company has 62 generating units with a total net generating capacity of 9.5 million kilowatts of power. The fuel mix includes 49% fossil and steam, 10% nuclear, and 41% combined cycle fueled by natural gas. Ample reserve capacity is available to meet the needs of new business and industry. The airport/commerce park is served with a 7.2KV transmission line. Standard service is single phase -3-wire or three phase - 4-wire. Standard voltages are 120/240, 120/208, and 277/480.

Progress Energy's industrial rates are among the lowest in the state, and no franchise fee or utility taxes are collected from tenants in the Commerce Park. Progress Energy assists firms in maximizing operational efficiency. The utility conducts regular reviews of all accounts to ensure that each customer is on the best rate for their demand and usage characteristics and power quality assistance is also.

Water

The airport/commerce park is served from three deep water wells and is now integrated with the City of Sebring utilities system. Water is pumped first to a ground level raw water reservoir with a capacity of 375,000 gallons. The water treatment system includes chlorination and high service pumping. The distribution system pipes range in diameter from 6 to 16 inches. The entire potable water system has been renovated to meet the needs of all current and future tenant demands. System reliability has been enhanced by the addition of on-site emergency power generation, connection to the City of Sebring's distribution system and utility ownership by the City.

Sewer

The airport/commerce park has on-site facilities for collection, treatment, and disposal of wastewater with a capacity of 90,000 gallons per day. The wastewater system, also a part of the City of Sebring's utility program, provides capacity for continued growth of the airport and associated commerce park facilities.

Telecommunications

Embarq's Local Telecommunications Division serves more than 2.6 million customers in 37 Florida counties, from the Panhandle to the Everglades. Beyond the scope of a local telephone service provider, Sprint is a world-class global communications company - at the forefront of integrating wire line and wireless communications services. Sprint is a large carrier of Internet traffic and a leader in broadband communications. The company built and operates the United States first nationwide all-digital, fiber-optic network and provides a portfolio of advanced data communications services. It operates the largest 100-percent digital, 100-percent nationwide PCS wireless network in the United States, already serving the majority of the nation's metropolitan areas including more than 4,000 cities and communities across the country. Sprint has \$23 billion in annual revenues and serves more than 23 million business and residential customers.

Fire Protection

The airport/commerce park is located within the DeSoto City Fire District. If needed, additional protection is obtained from various fire departments through a county-Wide Mutual Aid Agreement.

Police Protection

Sebring Airport Authority provides part time security and additional services can be obtained from the Highlands County Sheriffs Department.