

# SEBRING REGIONAL AIRPORT



# SPACE FOR RENT

the details







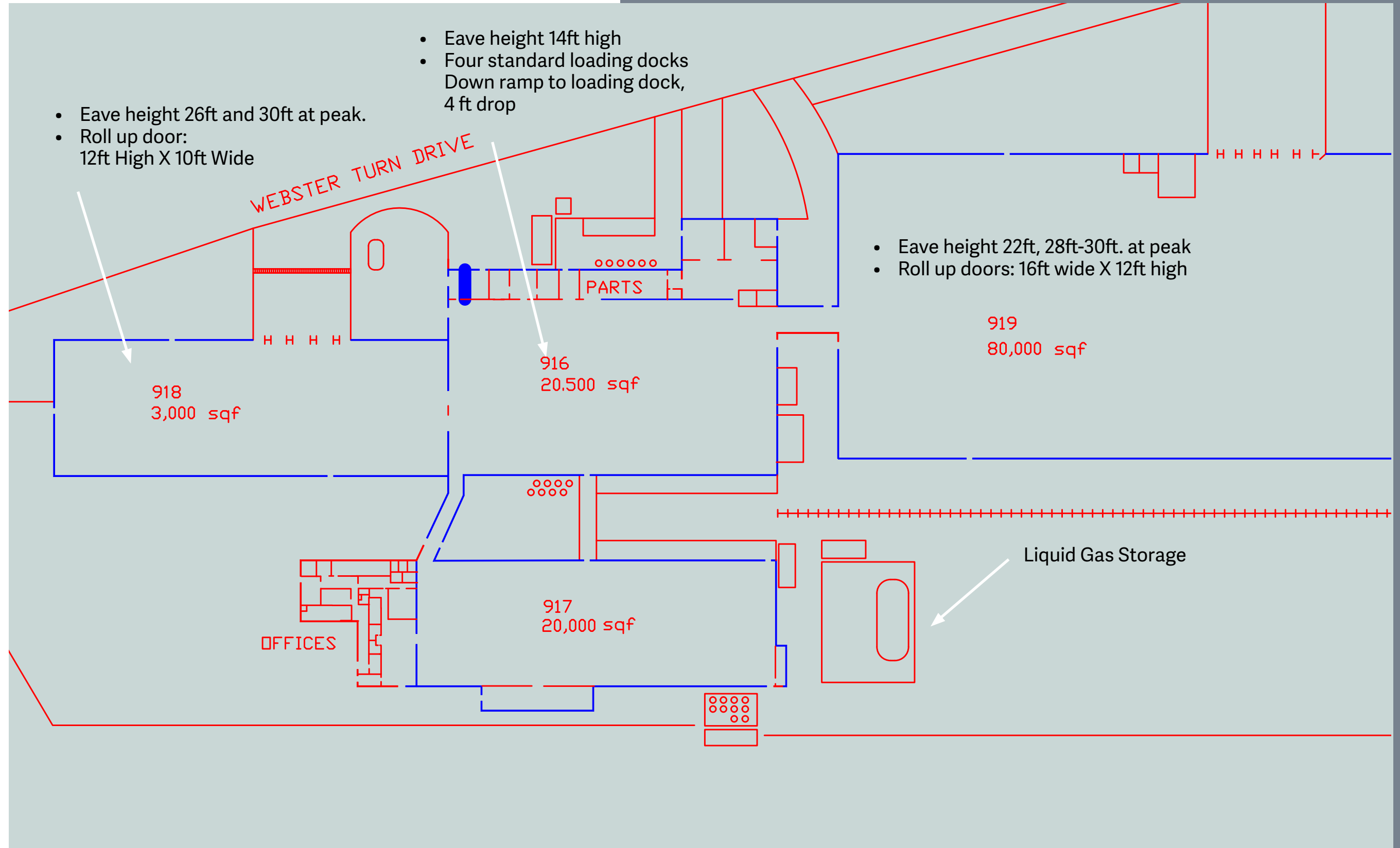
This entire parcel is available for lease.  
Buildings may be leased individually  
depending on your requirements.

- 916: 20,500 SQF
- 917: 20,000 SQF
- 918: 23,000 SQF
- 919: 80,000 SQF

**SEBRING REGIONAL AIRPORT**

**WAREHOUSE & OFFICE SPACE**

# FOOTPRINT PLAN DETAILS 916—919



SEBRING REGIONAL AIRPORT

- 916, 918: parking is in front or beside these buildings

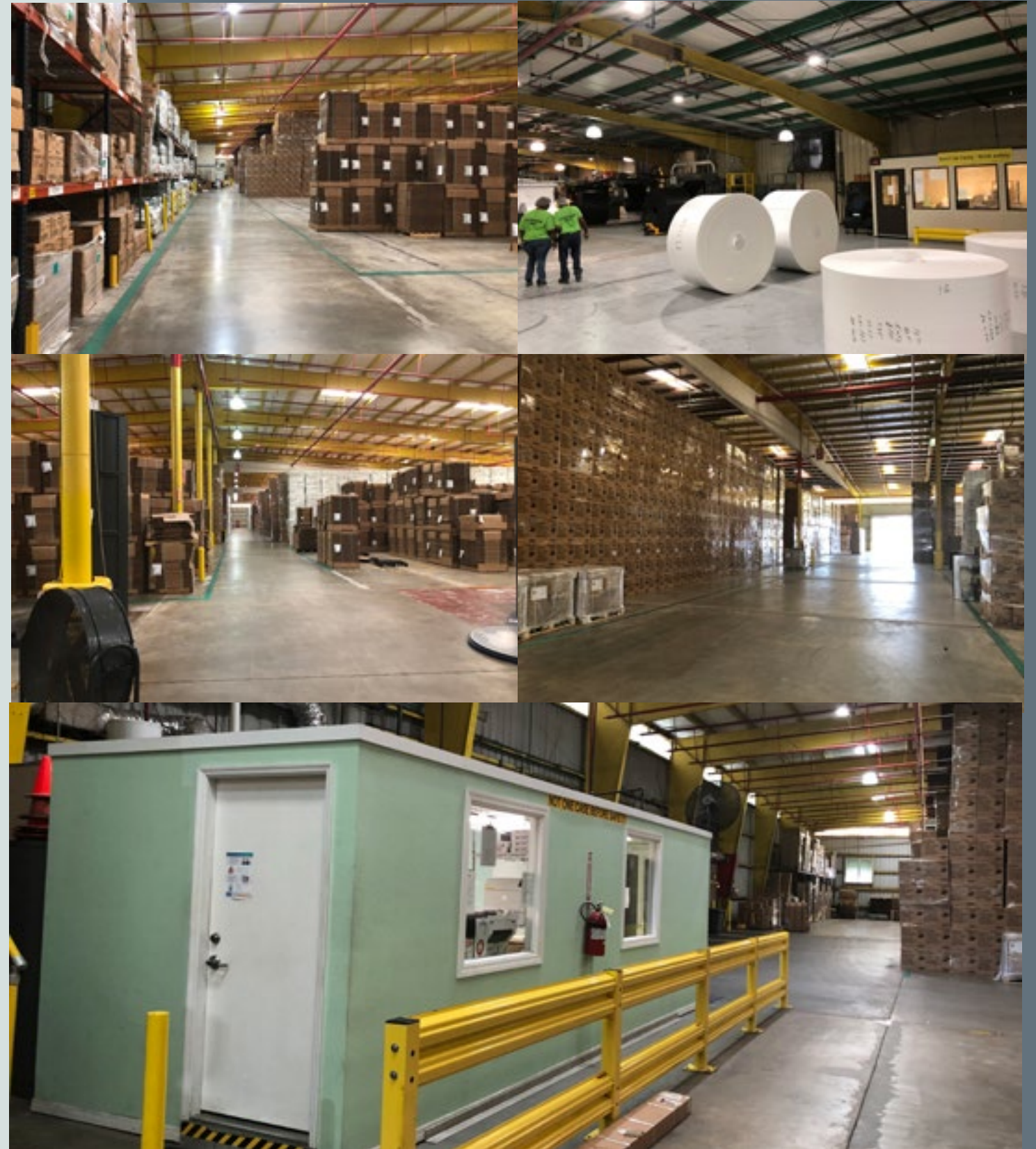
Easy access: All buildings have their own entrance.



# GALLERY OVERVIEW 918—919

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918



919



WE'RE READY  
TO TAKE OFF.  
ARE YOU  
COMING  
WITH US?



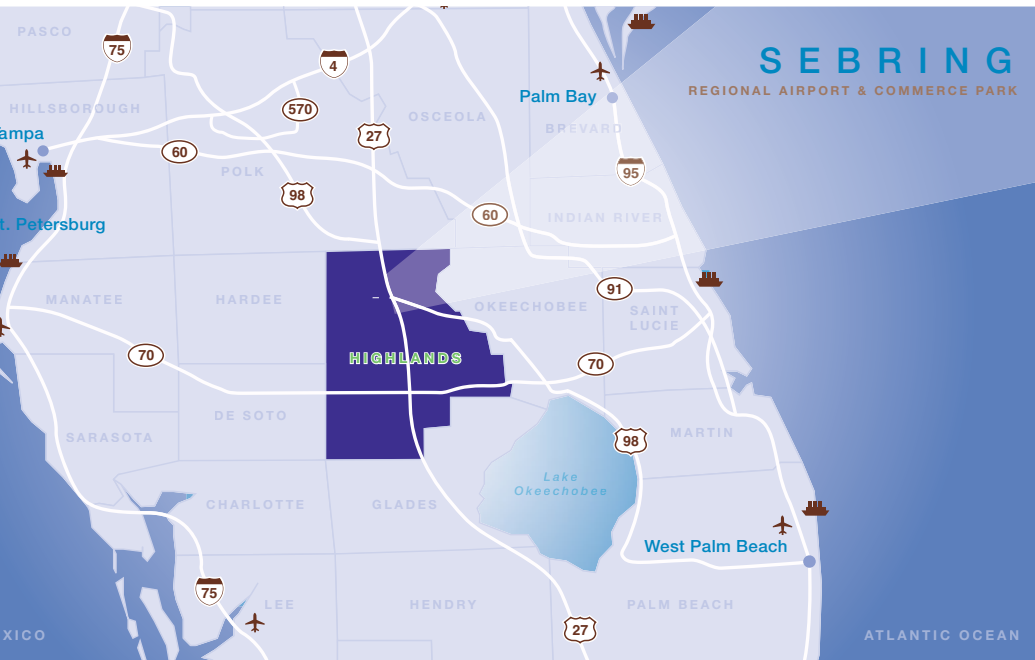
## PREMIER BUSINESS SPACE FOR LEASE

For more information or additional resources,  
please contact us today.

[Mike@sebring-airport.com](mailto:Mike@sebring-airport.com) | 863-314-1300

SEBRING REGIONAL AIRPORT

# SOUTH CENTRAL FLORIDA, HIGHLANDS COUNTY



## LOCATION

- 6 miles Southeast of Sebring, at latitude 27° 27' N, longitude 81° 20' W.
- Elevation: 62 feet above mean sea level.

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 two-hour radius - that's over 18 million potential customers.

## APPROACH INFORMATION

- Runway 01/19 has an asphalt surface 100 feet wide by 5,234 feet long and is lighted.
- Runway 14/32 has an asphalt surface and is 100 ft. wide by 4,990 ft. long.
- Magnetic radial 003, 37.8 nautical miles from VORTAC LBV (Labelle), frequency 110.4; 130° radial, 48.0 DME

from LAL VOR (Lakeland), frequency 116.00.

- Approved instrument approach – GPS approaches to all runways (Runway 19 RNP).
- Light Service Station - St. Petersburg (PIE), frequency 122.25.
- Approach Control - Miami Center. 127.2
- UNICOM - 122.7
- The airport has AWOS weather station, restrooms, snacks, phone

(not for navigation use)

## SERVICE/REPAIRS

- Fuel - 100LL, Jet A, MoGas
- Taxi and car rental service available
- Restaurant on site - catering available
- Seven Sebring Raceway Hotel is less than 1 mile
- Aircraft maintenance and repair
- Self Service Fuel Farm with No ethanol

## HOURS ATTENDED

8:00 AM to 5:00 PM, M-F.

After hours call 863-655-6444.

## FIXED BASE OPERATOR

Sebring Flight Center:

863-655-6444

7:30am to 6:00pm, M-F; 7:30am to 5:00pm

Sat/Sun: after hours, call 863-314-1305 or 863-655-6444

Owned & Managed by:

Sebring Airport Authority

Mike Willingham, Executive Director

## 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.

## PROPERTY TAX RATE

The tax rate in the park is \$14.9495 per \$1000 of value for the 2019 tax rolls.

The Executive Director serves as your single point of contact for all negotiations: Mike Willingham, 863-655-6444  
mike@sebring-airport.com

For more information and to find out about how you can be a part of our dynamic Sebring environment, contact us:

**INFO@SEBRING-AIRPORT.COM | 863-655-6444**

## UTILITIES

### ELECTRICITY

Duke Energy supplies electricity to Sebring Regional Airport & Commerce Park. Sebring Airport and Commerce Park is served by 12.47KV distribution lines. There is three phase and single phase underground cable services at the property. Standard voltages are available up to and including 480/277.

Duke Energy has many rate options including a program providing a flexible and competitive electrical rate (tariff) for economic development projects. The Economic Development (ED) Rider, for qualified projects, provides a discount on a customer's electricity rate for up to five years yielding a significant savings.

### WATER

Sebring Regional 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

Sebring Regional 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

CenturyLink Telecommunications serves more than 3.6 million customers in 37 Florida counties, from the Panhandle to the Everglades. Beyond the scope of a local telephone service provider, CenturyLink is a world-class global communications company - at the forefront of integrating wire line and wireless communications services. The company built and operates the United States first nationwide all-digital, fiber-optic network and provides a portfolio of advanced data communications services.

### FIRE PROTECTION

Sebring Regional 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 Regional Airport & Commerce Park provides part time security and additional services can be obtained from the Highlands County Sheriff's Department.

## FINANCING

Funds are available for construction, purchase of machinery and equipment, and working capital to qualified applicants through the area's local commercial bank offices. 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 | 501 South Commerce Avenue, Sebring, FL 33870 | 863-402-6906, [economicdevelopment@highlandsfl.gov](mailto:economicdevelopment@highlandsfl.gov)

## 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: I-4, I-95 and I-75. Highlands County is well served by interstate and intrastate motor freight lines through all major carriers, and overnight delivery service is available.

### RAIL

Sebring Regional Airport & Commerce Park has an industrial rail spur that runs directly to the industrial park and is serviced by CSX. Amtrak, located in Sebring, provides passenger service with scheduled stops in Sebring.

### AIR

Sebring Regional Airport & Commerce Park adjacent to the industrial park is capable of serving corporate aircraft as well as air freight. Commercial air service, including direct national and international flights, is available at any of the following airports, all located within 95 miles of the industrial park: Orlando International, Tampa International, Ft. Myers International, Sarasota-Bradenton International, St. Pete - Clearwater International and Punta Gorda.

### WATER

Port Tampa Bay, Florida's largest cargo tonnage port, is located about 90 miles from Sebring. The deepwater ports at Miami, Ft. Lauderdale, West Palm Beach, Cape Canaveral, Ft. Pierce, Port Everglades and Port Manatee are also easily accessible and provide abundant opportunities for international trade.

## POPULATION

Highlands County has a population of over 105,000 residents and three incorporated cities. Sebring is the county seat and has a population of 10,987. Avon Park is the northern-most city



with a population of 10,695 and Lake Placid is the most southerly city with a population of 2,400.

## LABOR FORCE

Highlands County hosts a labor force of over 26,000 working-age residents. Highlands County's population, along with a commuting workforce from the surrounding area, provide a labor pool of more than 125,000 dedicated works.

## COST OF LIVING

A recent analysis conducted by Site Selection Group found that Highlands County offers an overall cost savings of 10-15% compared to nearby metro areas. Highlands County's cost of living is about 15% lower than the state average. As an added bonus, there is no state income tax in Florida.

## 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. FTZ Number 215 was restructured under the Alternative Site Framework in January 2009. Sebring Airport Authority became the 16th FTZ in Florida. Whereby Sebring Regional Airport & Commerce Park can extend it framework to several neighboring counties

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.

## CRA

In 1996 the Sebring Regional Airport & Commerce Park property was designated a Florida Community Redevelopment Area, giving Sebring Regional Airport & Commerce Park 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.

## THE 12 HOURS OF SEBRING

Located adjacent to Sebring Regional Airport & Commerce Park, Sebring International Raceway is home to one of the most famous races in the world – the Mobil 1 Twelve Hours of Sebring. In 2019 the race was voted the No. 1 motorsports event in North America in a prestigious fan poll conducted by USA Today.

## PUBLIC EDUCATION

The School Board of Highlands County employs more than 1,500 staff to serve a diverse population of over 12,000 students ranging from pre-kindergarten through grade twelve. Highlands County students are prepared for college and careers through a variety of mechanisms, including enrollment in

Advanced Placement (AP) classes, dual enrollment college classes, and industry certifications offered to students in middle and high school. Unique to a small district, Highlands also offers an International Baccalaureate (IB) Diploma program, a Science, Technology, Engineering, and Math (STEM) enrichment program, and a dynamic Aviation/Aerospace program housed at Sebring Regional Airport. For students seeking rigorous Career and Technical Education (CTE) coursework, numerous career pathway options are provided at Highlands Career Institute, a school district location housed on the campus of South Florida State College.

## STATE COLLEGE

Since its establishment in 1965, South Florida State College (SFSC) 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 State College is an open-door institution committed to meeting the broad educational needs of the communities it serves. SFSC has campuses in Highlands, Hardee and DeSoto counties. Its Highlands Campus is located 16 miles north of the industrial park. For more information or to schedule a campus tour, visit [southflorida.edu](http://southflorida.edu) or call 863-453-6661.

## RECREATION

Highlands County is rural tranquility spiced with sophistication. Nearly 100 area lakes, Arbuckle Creek and the Kissimmee River provide a year-round fisherman's paradise. Public boat ramps, parks and lakefront beaches are available for water skiing, kayaking, canoeing, paddle boarding, and swimming. 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 18-hole championship courses. Highlands Hammock State Park, Florida's oldest and largest state



park, encompasses 9,000 acres. A 150,000-acre wildlife management area at the Avon Park Air Force Range is a haven for campers and sportsmen. The Archbold Biological Station, located in South Highlands County, is dedicated to long term ecological and conservation research.

For more information contact us:

**Info@sebring-airport.com**  
**863-655-6444**

