



FLORIDA PORTS & INFRASTRUCTURE

2022



CUSHMAN &
WAKEFIELD

MENU

By the Numbers

Supply & Demand

Comparison

Scorecard



Florida Logistics Systems

MENU

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Freight Flow by Mode

International trade by value, in \$ billions



Florida Seaport Capital Improvements

\$3.3 BILLION
FROM 2021 - 2025



2020 # TEUs
3,722,256

YOY CHANGE
-4.7%

2020 CONTAINER TONS
102,443,928

YOY CHANGE
-8.4%



MENU

By the Numbers

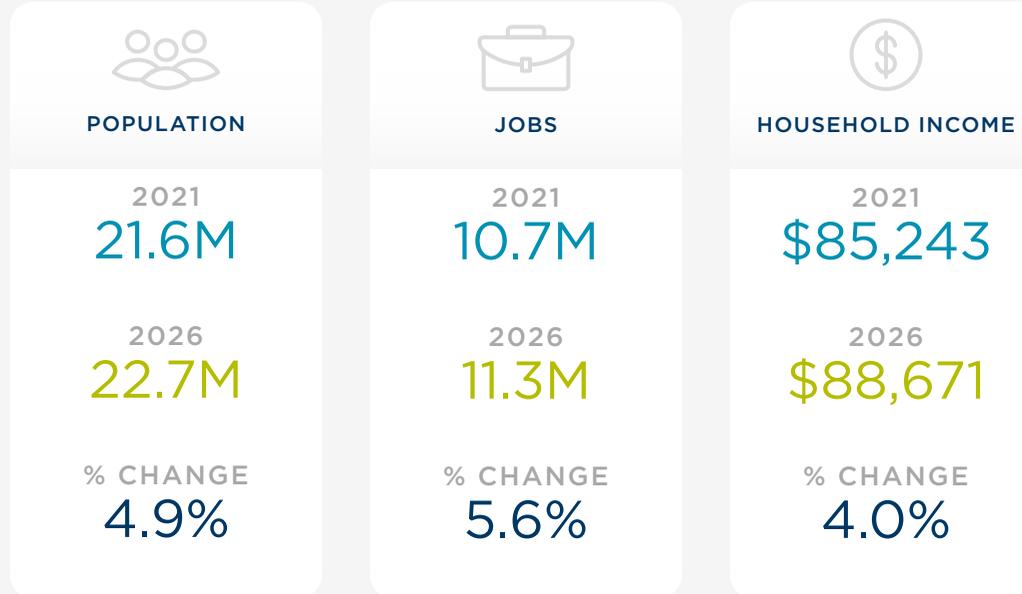
Supply & Demand

Comparison

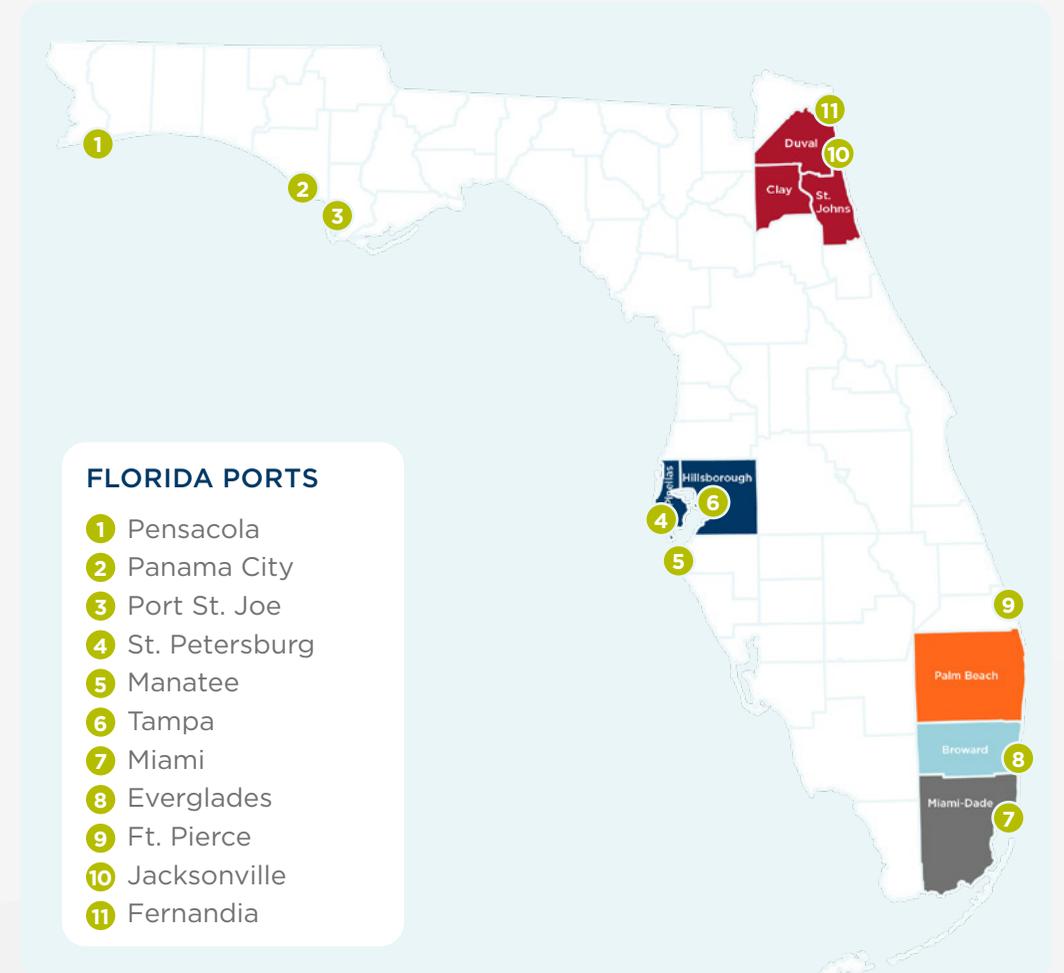
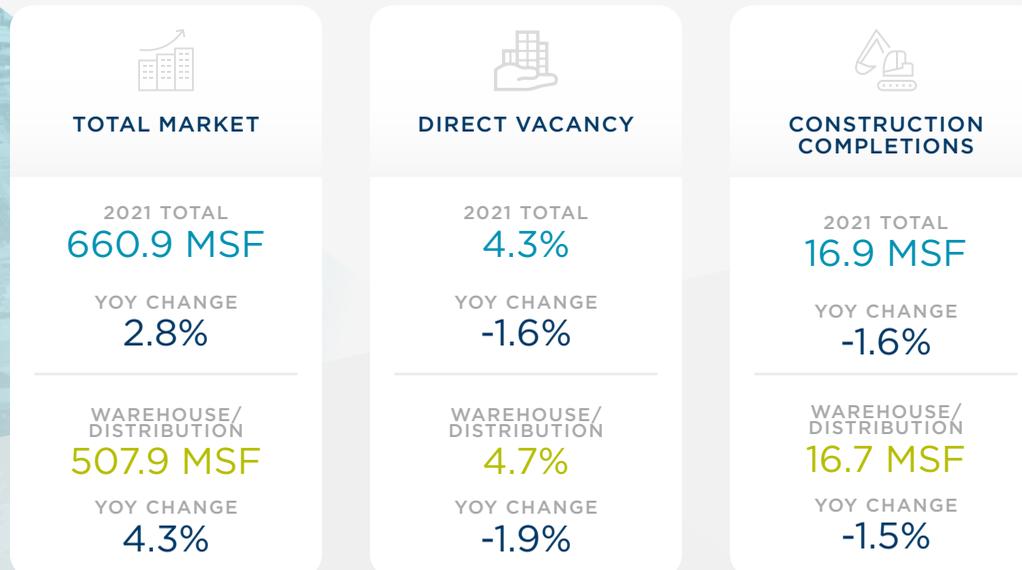
Scorecard

By The Numbers

Demographics



4Q21 Industrial Market



Business Development Opportunities

Discover opportunities at the ports by clicking each port name

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By the Numbers

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Market Activity

CONSTRUCTION TRENDS



Forecast

Vacancy ↑

Leasing ↑

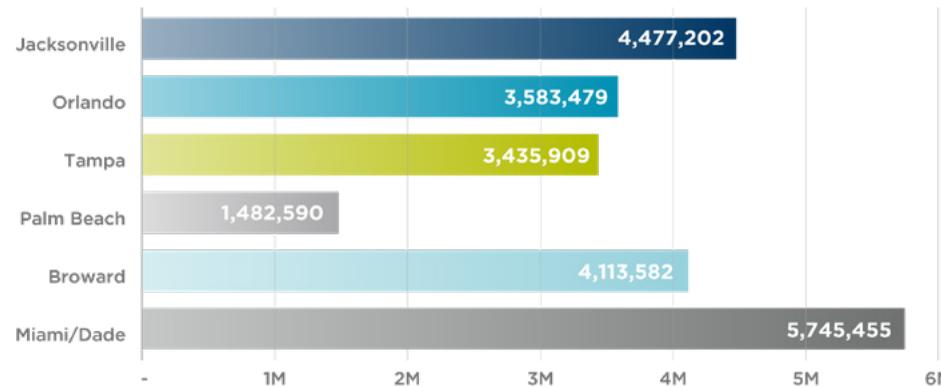
Rents ↑

Construction ↑

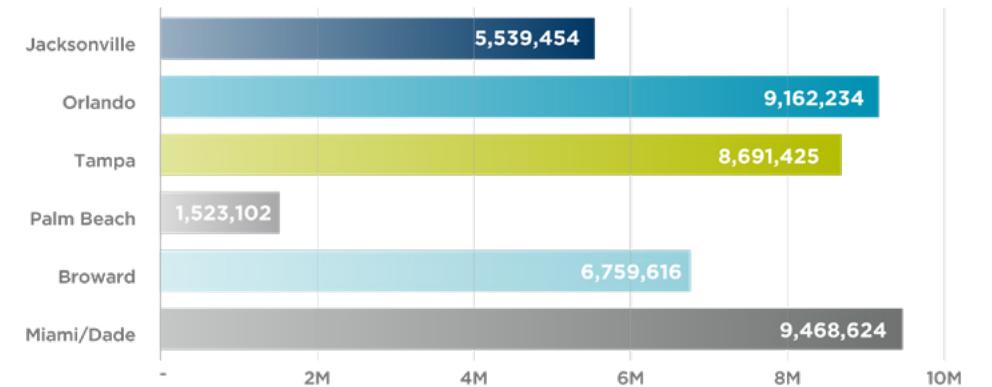
Demand Analysis

TOTAL INDUSTRIAL

ABSORPTION



LEASING



Comparison Matrix Florida Deepwater Cargo Ports

MENU
 By the Numbers

 Supply & Demand

 **Comparison**
 Scorecard

	Jacksonville	Orlando/ Canaveral	Tampa Bay	Palm Beach	Broward/ Everglades	Miami-Dade
Population	1,580,800	2,667,400	3,235,500	1,526,700	1,978,200	2,744,800
Labor Market	728,700	1,213,600	1,391,400	626,200	825,100	1,156,700
Population (300 miles)	28.2 million	22.1 million	21.7 million	19.2 million	18.3 million	17.4 million
W/D Inventory (SF)	77,762,083	92,491,357	74,942,411	28,079,506	68,404,628	136,246,114
W/D Direct Vacancy Rate (%)	3.8%	5.8%	5.4%	4.2%	4.7%	2.7%
W/D Direct Rental Rate (PSF/NNN)	\$5.27	\$7.71	\$6.47	\$10.06	\$10.58	\$9.45
W/D Under Construction (SF)	4,352,509	2,822,953	3,916,572	489,612	954,984	,594,425
Port Volume (TEU)	1,277,161	1,579	141,030	148,987	945,512	1,066,739
Port Volume (Tons)	20,074,195	4,778,369	32,851,036	2,462,665	21,477,099	9,725,274
Channel Depth	40'-47' (2022)	40'	43'	33'-35'	42'-48'	50'-52'
Imports/Exports (Billions)	\$16.5/\$5.1	\$.76/\$.03	\$1.9/\$1.3	\$.05/\$1.6	\$9.1/\$9.7	\$14.3/\$7.9
Port Capital Improvements (2018 - 2023)	\$311,077,650	\$187,262,450	\$616,350,000	\$38,742,000	\$356,658,540	\$1,411,068,000
Market Advantages	Class I rail line, diverse port facilities, interstate connections are ideal for supply chain distribution; harbor deepening will finish in June 2022	Central location in the state; strong population and job growth; proximity to end markets; and relatively new outer road system	Growing consumer market, ability to quickly service multiple markets, magnet for large ecommerce firms	24-hour export port with rail system pierside, Intermodal capabilities, easy access to interstates and rail	Improvements will allow Post-Panamax ships to dock. On-dock rail and intermodal capabilities, major oil supplier for Region	First port in Florida to handle Post-Panamax ships, strong connections to International markets, on-dock rail for some cargo
Market Challenges	Length of channel and height restrictions limit usage at the port, lack of exports negatively impacts supply chains	Tight labor markets with upward pressure on wages; port does not handle large cargo amounts, construction delays on I-4 through 2022	Depth has potential to limit larger ships, lack of land could restrain development in parts of the market	Shallow port confined to bulk cargo, economic hardship of major trading partners, lack of local manufacturing base for export	Upgrades for larger ships will take years to complete, high rent costs for space, inbound cargo market with limited outbound capacity	Port location constrains growth potential, traffic issues create risk for on time deliveries, high rent costs for space

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Infrastructure and Jobs Act

The \$1.2 Trillion Infrastructure Investment and Jobs Act, signed into law in November 2021, includes \$550 billion in new funding representing a 5-year investment in the nation's infrastructure to improve its competitiveness in the 21st century.

IMPACTED INFRASTRUCTURE SECTORS

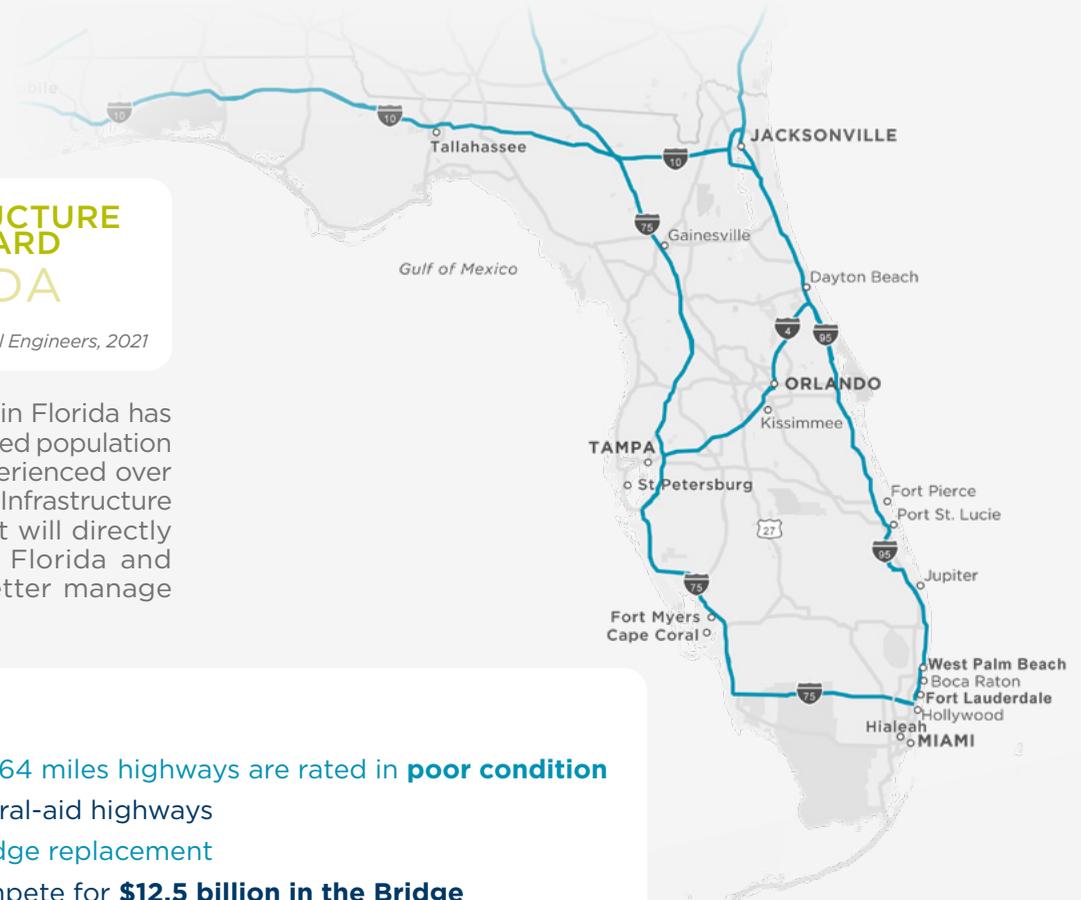
- Road and bridge repairs
- Improve public transportation options
- Build a network of EV chargers to accelerate the adoption of EVs
- Help connect every American to reliable high-speed Internet
- Eliminate the nation's lead service lines and pipes for clean drinking water
- Mitigate extreme weather events
- Protect against cyberattacks
- Improve infrastructure at the nation's airports



Infrastructure investment in Florida has not kept up with the elevated population growth the state has experienced over the last four decades. The Infrastructure Investment and Jobs Act will directly tackle local projects in Florida and position the state to better manage growth going forward.

ROADS & BRIDGES

- 408 bridges and 3,564 miles highways are rated in **poor condition**
- **\$13.1 billion** for federal-aid highways
- **\$245 million** for bridge replacement
- Florida can also compete for **\$12.5 billion in the Bridge Investment Program** and **\$16 billion in national funding** for major projects dedicated to economic benefits to local communities.



Other Infrastructure Commitments

\$2.6B

TO IMPROVE PUBLIC TRANSPORTATION OPTIONS ACROSS THE STATE

\$198M

TO SUPPORT THE EXPANSION OF AN EV CHARGING NETWORK

\$100M

TO HELP BROADBAND COVERAGE ACROSS THE STATE

\$26M

TO PROTECT INFRASTRUCTURE AGAINST WILDFIRES

\$29M

TO PROTECT AGAINST CYBERATTACKS

\$1.6B

TO IMPROVE WATER INFRASTRUCTURE

\$1.2B

TO INFRASTRUCTURE DEVELOPMENT FOR AIRPORTS

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