



Only 7 Miles to the Gulf of Mexico
Minimum Depth 55ft.

PENSACOLA BAY

The Finest Harbor on the Gulf.

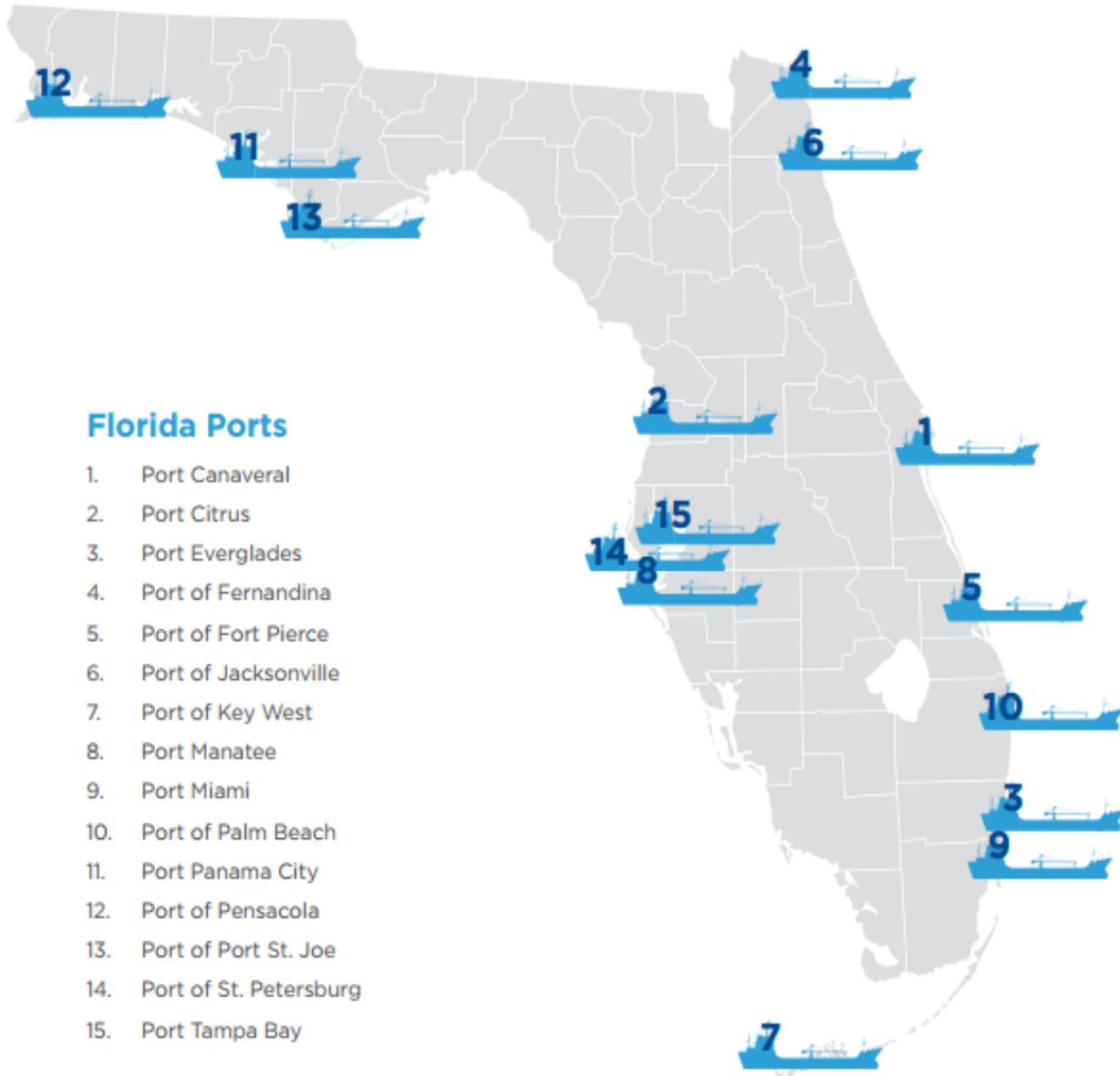
Large enough to accommodate the Navies of the World,
an all year round climat - Docks with modern coaling facilities - 6000 Ton float
ing Dry Dock - One of the largest and best fuel oil stations on the Gulf

THE LARGEST RED SNAPPER FISH MARKET IN THE WORLD



THE PORT OF PENSACOLA





PORT OVERVIEW



PENSACOLA IS ONE OF THE
STATE OF FLORIDA'S
15 DEEP WATER PORTS

AND ONE OF THE THREE IN
THE PANHANDLE

23

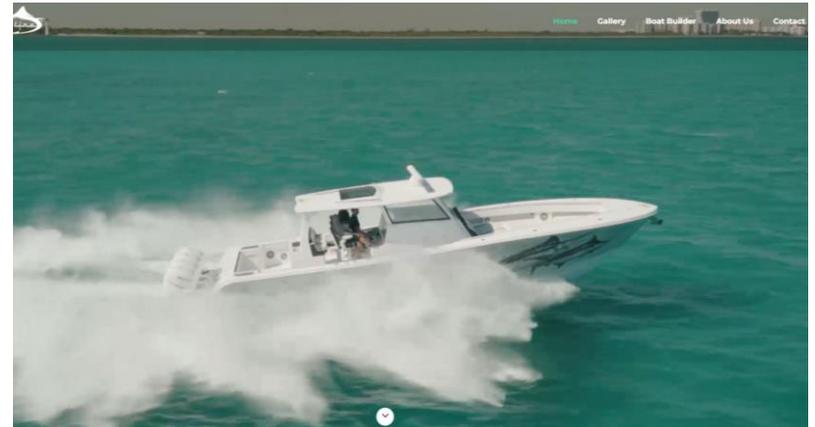
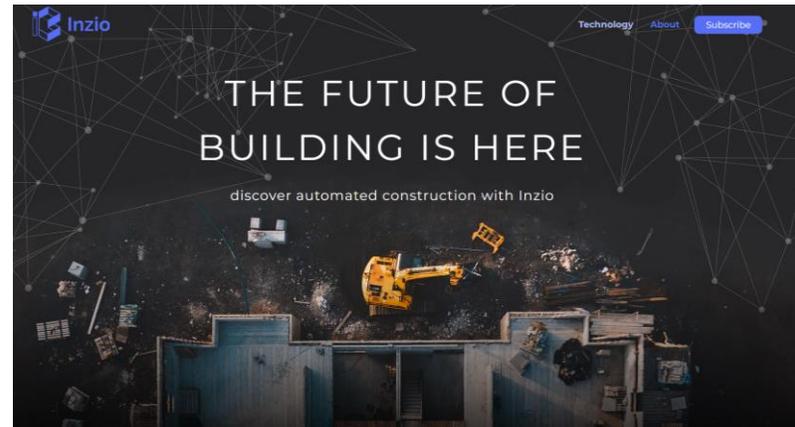
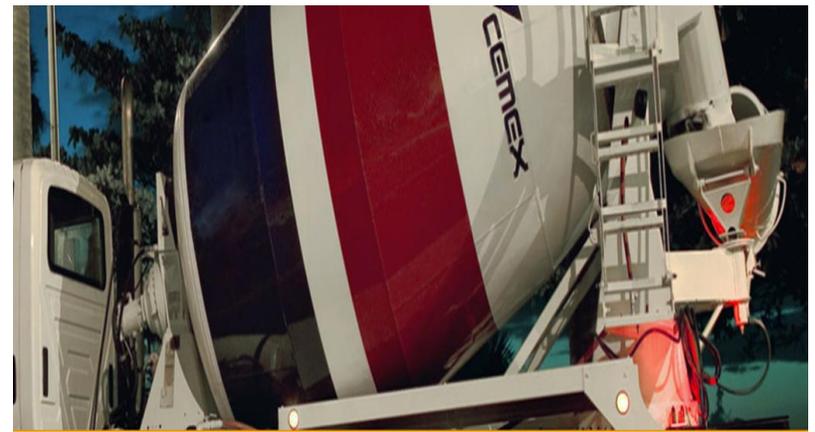
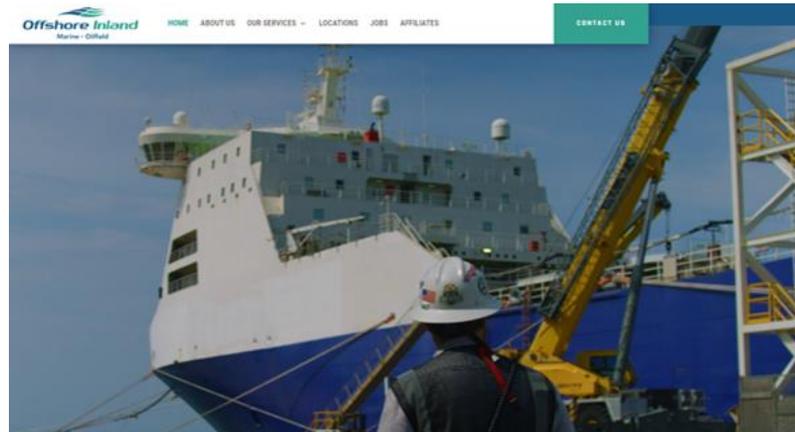
Port Family of Companies



The Port of Pensacola's 23 port-users include global companies primarily focused on marine maintenance, repair and overhaul (MMRO), wind energy components, boat manufacturing, aggregates, bagged cement, university research and development, aquaculture and other ventures supported by Pensacola Bay and the Gulf of Mexico. All companies enjoy immediate access to deep-water with no overhead obstructions on our working waterfront along with secure facilities within a designated strategic intermodal system (SIS) and access to class-1 rail.



Tenant Spotlight

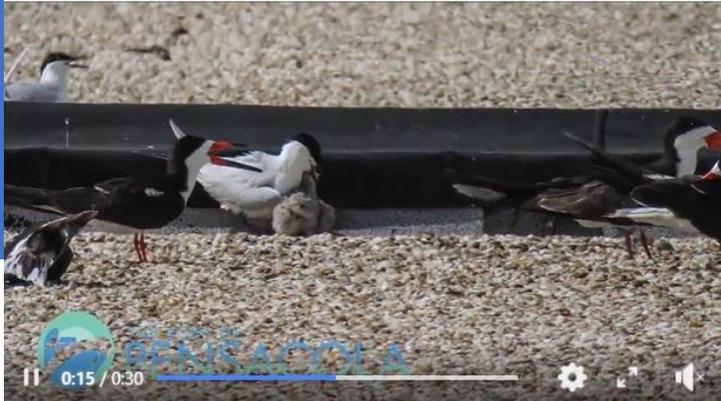


We Care about Community



Port of Pensacola
August 30 at 9:07 AM · 🌐

Did you know we're a safe home to some of our fine feathered friends? Tune in below!



Port of Pensacola
August 25 at 2:29 PM · 🌐

CEMEX Pensacola Terminal recently partnered with C.A. Weis Elementary to help supply much needed school supplies to their students!

"Vice Principal, Trudy Comerford worked with CEMEX providing list of items needed for the 2022-2023 school and CEMEX purchased \$1500 worth of supplies for their first graders. The administrators and staff were so appreciative of the donation, with one saying, "I just can't believe this", all day long.

CEMEX is proud to support our local communi... [See more](#)



One of our tenants, CEMEX, delivered 383 lbs of food to Port Admin to be added to City of Pensacola - Government total for Manna Food Bank!



3m

Revenue

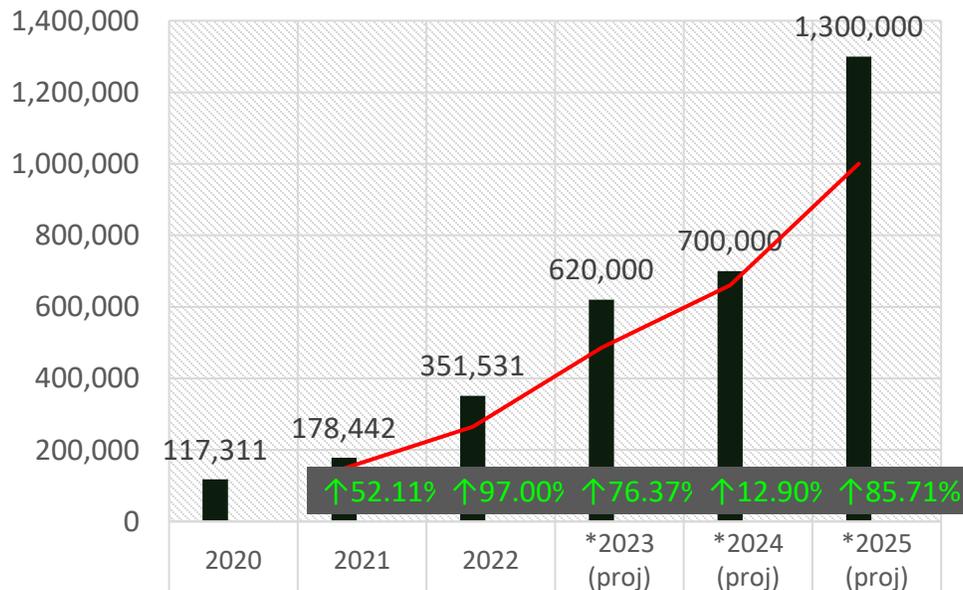
Total tonnage is up 13% from last year and overall Port revenues are up 3%. As a City enterprise, our operations are supported in their entirety by revenue collected from leases and operating agreements, both short-term and long term, dockage, wharfage and other cargo fees.

UNPRECEDENTED PORT ACTIVITY

Vessel and Cargo Activity up significantly over past three years

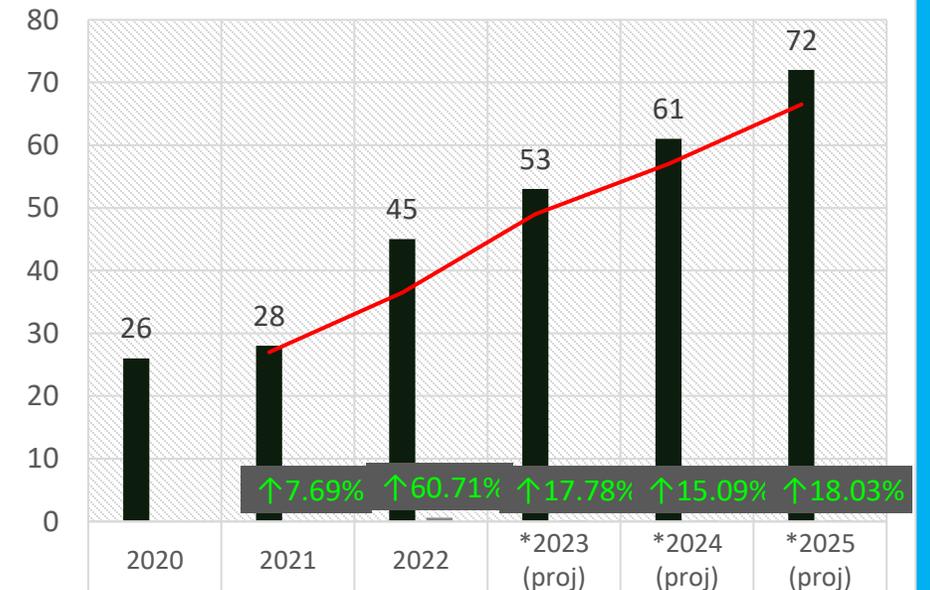
- 2020 - 26 vessels – 45 vessels in 2022 – 68% increase in three Fiscal Years
- Vessel cargo tonnages up 149% over past three years
- Growth predicted to continue due to Cemex and other cargo activity

Annual Vessel Cargo Throughput



■ Overall Tonnage (Import/Export)	117,311	178,442	351,531	620,000	700,000	1,300,000
■ Increase/Decrease		↑52.11%	↑97.00%	↑76.37%	↑12.90%	↑85.71%

Annual Vessel Calls



■ Vessels	26	28	45	53	61	72
■ Increase/Decrease		↑7.69%	↑60.71%	↑17.78%	↑15.09%	↑18.03%



CAPITAL IMPROVEMENT PROGRAM

SUPPLY CHAIN ENHANCEMENTS/ WATERFRONT DEVELOPMENT



ELEMENT 1

**MARITIME OPERATIONS
MODERNIZATION**



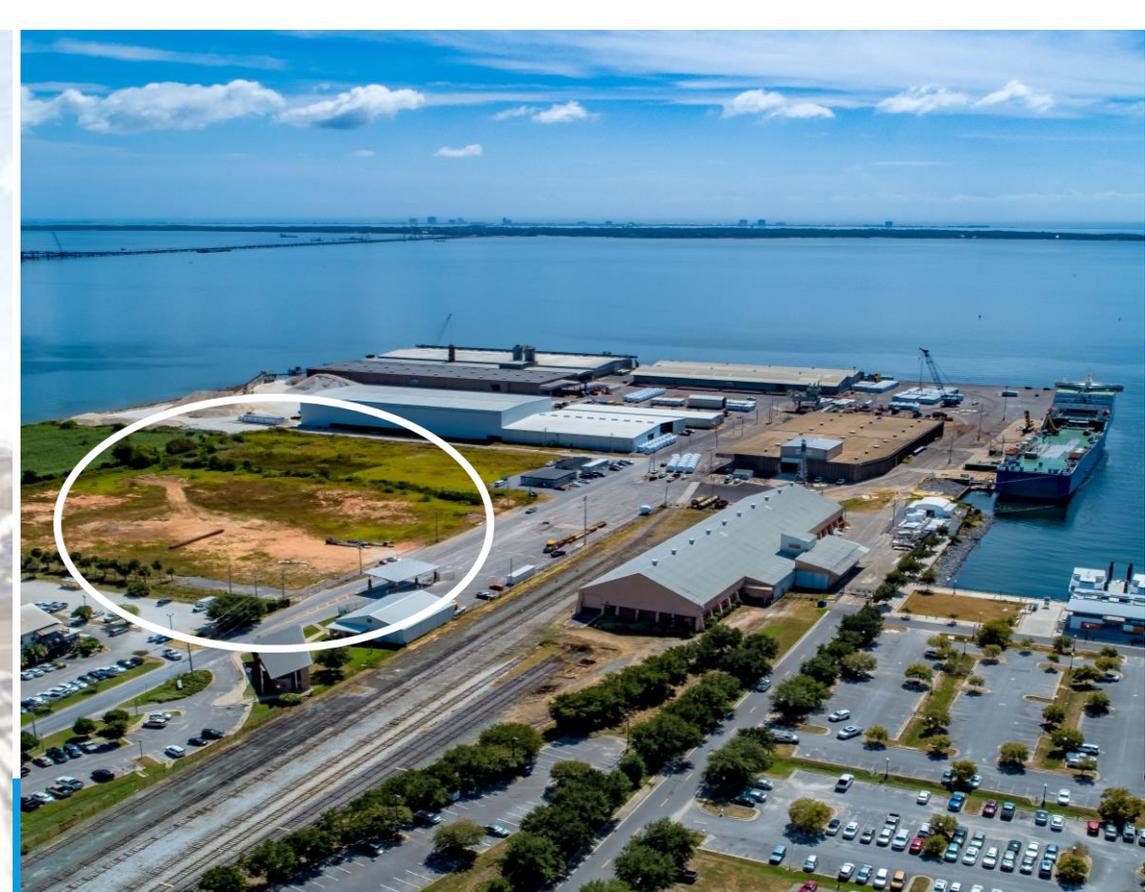
ELEMENT 2

**MARITIME CENTER OF EXCELLENCE, LIGHT
MANUFACTURING COMPLEX, MAKER'S SPACE**



ELEMENT 3

**INFRASTRUCTURE IMPROVEMENTS
TO SUPPORT ELEMENTS 1-2**



2019 STUDY – CHARTING THE FUTURE OF THE PORT



****\$100,000 2019 Study by Moffit
and Nichol****

**Completed 8 formal presentations over 6 days
with 38 hours of open house hours.**

**Two formal surveys with over 1,100
respondents and counting.**

**Multiple meetings with public agencies and
other interested parties.**

Survey Says:

**73% Agree or Strongly Agree that the Port is a
“Strategic Community And Regional Asset”**

**76% Agree or Strongly Agree that “Investment
in the Port and Maritime Industries Provides
Benefits to the Community and the Region”**

**68% Agree or Strongly Agree that “The
Presence of the Port IS ALIGNED” with Their
Vision of Pensacola’s Waterfront**

**SUPPLY CHAIN ENHANCEMENTS
DEVELOPMENT SUMMARY**

**ELEMENT 1: MARITIME OPERATIONS
MODERNIZATION**

- 1A. BERTH SIX REPAIRS, HURRICANE MOORINGS, TERMINAL IMPROVEMENTS
- 1B. INTERNAL HEAVY LOAD ROADWAY & PROJECT CARGO WORKING AREA REINFORCEMENT AND UPLAND CARGO AREA IMPROVEMENTS
- 1C. DREDGING BERTHS 1 & 2, 3, 5-6

**ELEMENT 2: MARITIME CENTER OF
EXCELLENCE, LIGHT MANUFACTURING
COMPLEX, MAKER'S SPACE**

- 2A. MULTI-TENANT BOAT LAUNCH FACILITY FOR SMALL BOAT TESTING AND DEVELOPMENT
- 2B. BOAT MANUFACTURING COMPLEX
- 2C. MARINE INDUSTRY TRAINING AND MANUFACTURING COMPLEX, SAILING CENTER OF EXCELLENCE (± 100,000 SQ FT)
- 2D. INTERMODAL CARGO TRANSFER WAREHOUSE (± 45,000 SQ FT)
- 2E. FLEXIBLE SPACE (± 5,500 SQ FT)
- 2F. MAKER'S SPACE (± 15,000 SQ FT)
- 2G. MARITIME RESEARCH AND DEVELOPMENT CENTER (± 32,000 SQ FT)
- 2H. VENUE SPACE (± 12,500 SQ FT)
- 2J. INNER HARBOR & MARSH DREDGE OVERLOOK

**ELEMENT 3: INFRASTRUCTURE
IMPROVEMENTS TO SUPPORT ELEMENTS 1-2**

- 3A. UTILITY RESILIENCY / UNDERGROUNDING
- 3B. PORT TRAFFIC IMPROVEMENTS SUPPORTING THE PORT VISION PLAN
- 3C. ON-PORT RAIL RESILIENCY AND EFFICIENCY ENHANCEMENTS



Vision 2022 Plan

ELEMENT 2: MARITIME CENTER OF EXCELLENCE, LIGHT MANUFACTURING COMPLEX, MAKER'S SPACE

2A. MULTI-TENANT BOAT LAUNCH FACILITY FOR SMALL BOAT TESTING AND DEVELOPMENT

2B. BOAT MANUFACTURING COMPLEX

2C. MARINE INDUSTRY TRAINING AND MANUFACTURING COMPLEX, SAILING CENTER OF EXCELLENCE (± 100,000 SQ FT)

2D. INTERMODAL CARGO TRANSFER WAREHOUSE (± 45,000 SQ FT)

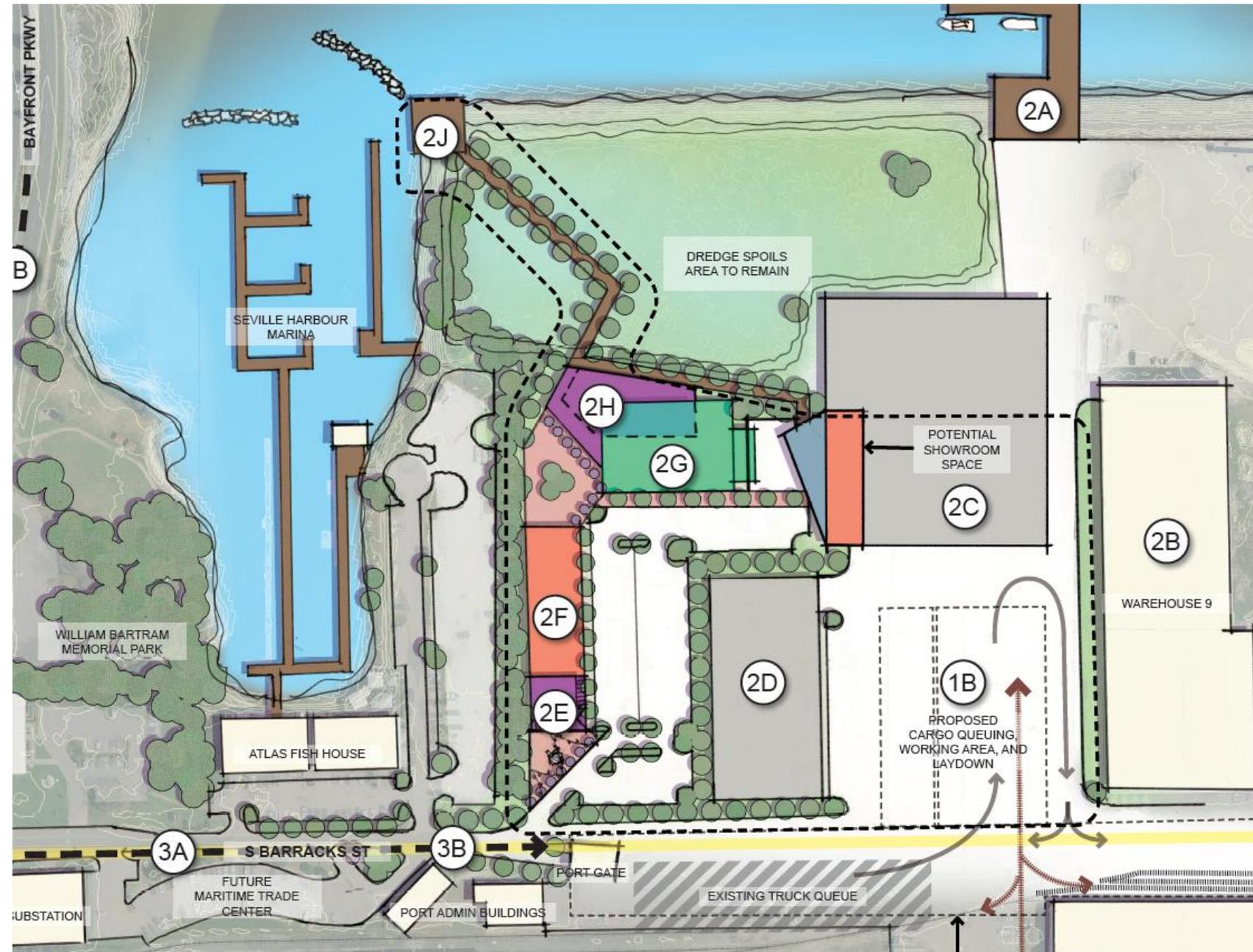
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2G. MARITIME RESEARCH AND DEVELOPMENT CENTER (±32,000 SQ FT)

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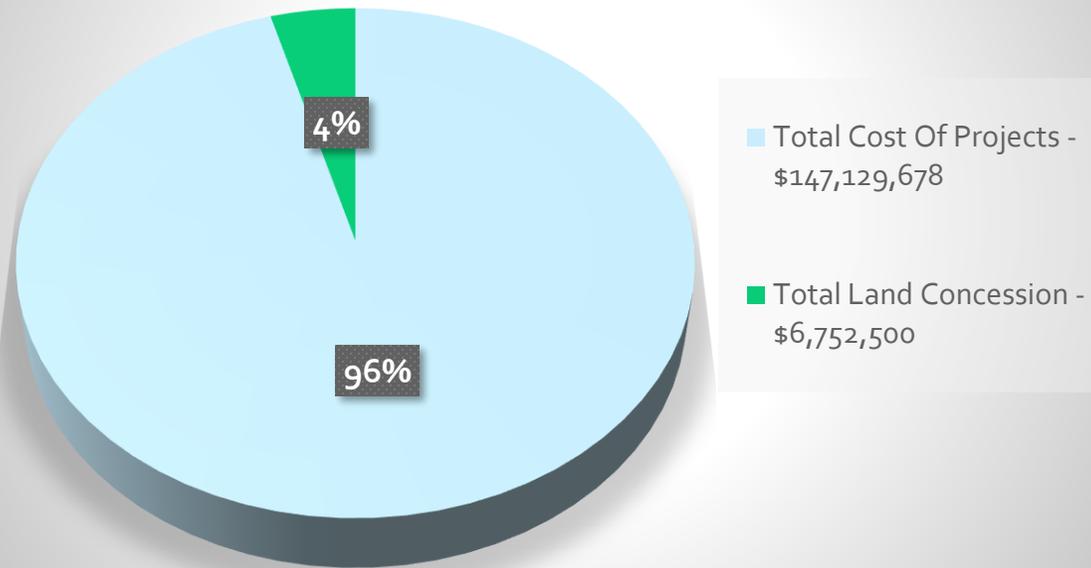




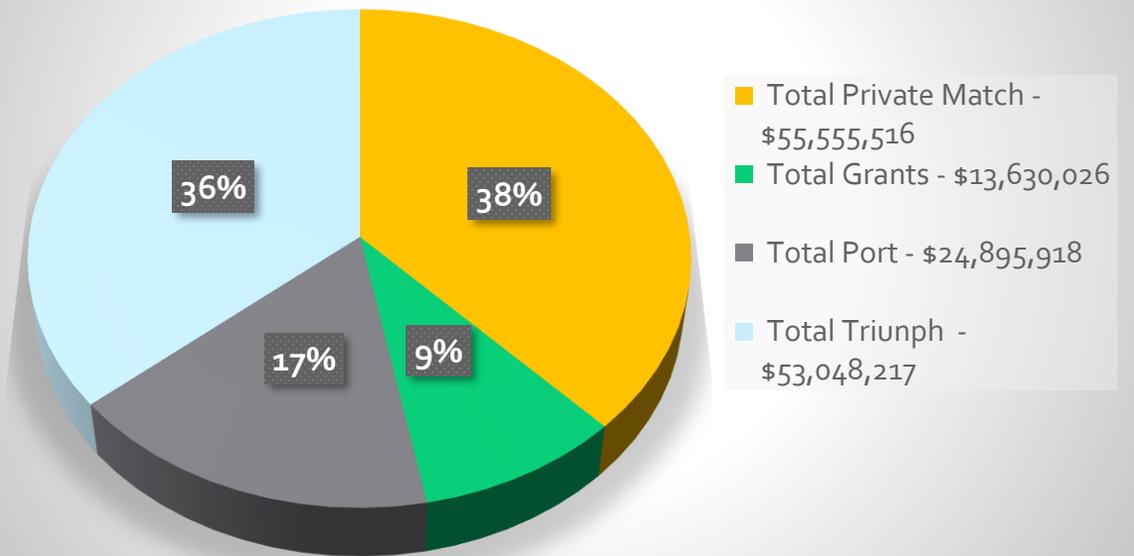


PORTSIDE PLAN – ESTIMATED PROJECT VALUE & PRIVATE/PORT/TRIUMPH PARTICIPATION AMOUNTS

Total Overall Project Value -
\$153,882,178



Funding Breakdown –
\$147,129,678





THE PORT OF PENSACOLA

PENSACOLA BAY,
30 MILES LONG & 4 1/2 MILES WIDE
ENTIRELY LAND-LOCKED AND WITH
GOOD ANCHORAGE.



SEA
MOR
E on

 THE PORT OF
PENSACOLA
Social
[portofpensacola.com]