



1,200+ ACRE PORT, INDUSTRIAL AND ENERGY SITE  
FOR SALE

UNPARALLELED PAN-CARIBBEAN LOGISTICS  
OPPORTUNITY

ST. CROIX, US VIRGIN ISLANDS



CALABASH  
REAL ESTATE







## LAND

- + For sale in parcels or as a whole
- + 1,200+- fully remediated acres ready for development
- + Pad-ready and raw land sites available
- + Heavy industrial zoning
- + Adjacent to STX International Airport, main Melvin Evans Highway and public container berth
- + Existing ~22 acre Captain Morgan Distillery (Diageo) on long-term ground lease

## MARINE

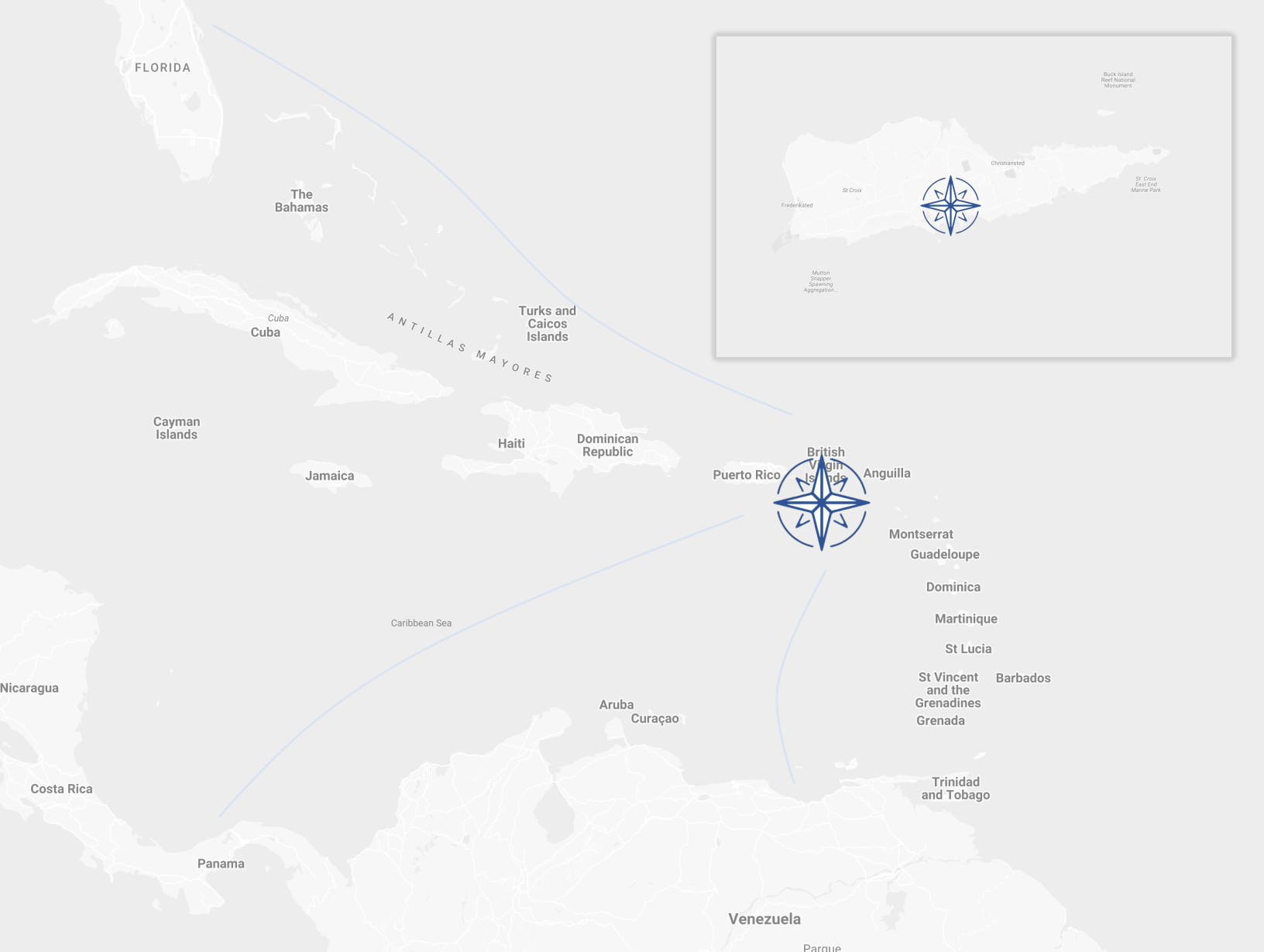
- + Two berths: 32' depth and 31' depth; suitable for bulk products and ro-ro
- + Adjacent to major international shipping lanes
- + Extraordinary hurricane resistant design
- + Property owned 1100' x 1800' turning basin and 7,000' x 300' channel with 35 foot working depth
- + Dredge material placement rights on-site
- + Adjacent to USVI owned Port St. Croix
  - + Deepwater Molasses Pier, Deepwater Container Berth

## INCENTIVES AND OPPORTUNITIES

- + Flexibility in transaction structures;
- + US laws and jurisdiction
- + Extensive in-place, active environmental and use permits
- + FTZ activation
- + Full exclusion from the Jones Act
- + USVI EDA incentives and EDC benefits available
  - + Enterprise Zone, Opportunity Zone qualification in progress
- + Extraordinary backbone internet infrastructure







EXCLUSIVELY LISTED BY



**CALABASH**  
REAL ESTATE



FOR INFORMATION CONTACT

Calabash Real Estate  
Honnie Edwards + 1 340 690 6616  
honnie@calabashrealtors.com

Ben Goldmann + 1 323 252 6672  
ben@calabashrealtors.com

John Alexander + 1 208 243 1071  
john@calabashrealtors.com

JLL  
Jim de Winter + 1 917 655 3324  
james.dewinter@jll.com

Jonathan Walk + 1 202 719 5890  
jonathan.walk@jll.com

The material contained in this document is confidential, furnished solely for the purpose of considering the acquisition of the St Croix Renaissance Park the "Property") described herein and is not to be used for any other purpose or made available to any other person without the express written consent of JLL and Calabash Real Estate. The material is based in part upon information obtained from the Seller and in part upon information obtained by JLL and Calabash Real Estate from sources it deems to be reliable.