



Economic Investment Program

E-ONE, INC. – PLANT 4 EXPANSION

2929 SW 57TH AVENUE, OCALA FL 34474



E-ONE / REV GROUP – VEHICLES FOR LIFE | FIRE APPARATUS, EMERGENCY VEHICLES & SPECIALTY TRANSPORT

E-ONE, INC.

A REV Group Company — Formerly Emergency One | Fire Apparatus Manufacturing

E-One proposes a comprehensive four-phase expansion of its Ocala manufacturing campus — adding over 80,000 sq. ft. of new production space, a new 4-bay test pit, expanded paint shop, and machining centers. Total capital investment of **\$27.55 million**, fully self-funded. Target occupancy: **February 2027**.

- ✓ CLOSE PROXIMITY TO OCALA INTERNATIONAL AIRPORT & LOGISTICS FACILITIES
- ✓ LOCATED WITHIN SW 60TH AVENUE INDUSTRIAL CORRIDOR
- ✓ 63 NEW FULL-TIME JOBS—AVG. SALARY \$63,886 | 42% WORKFORCE GROWTH
- ✓ 100 SELF-FUNDED—52 YEARS OCALA LEGACY EMPLOYER
- ✓ BOOSTS LADDER TRUCK PRODUCTION CAPACITY TO 150+ UNITS/YEAR
- ✓ NO ZONING CHANGES REQUIRED—M2 MEDIUM INDUSTRIAL (PARCEL 23320-005-016)

SITE AREA
51.56 ac
44 ac improved

NEW PRODUCTION SPACE
80,000+ SF
4 phases

TAXABLE VALUE
\$4.02M
current assessed

TAXES PAID 2011-2025
\$717K
current assessed

EXPANSION PHASES – BUILDING RENDERINGS

Phase 1 – 9,000 sqft Expansion 10/26 comp



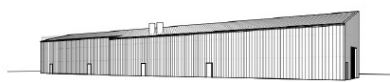
Phase 1 – 9,000 SF Expansion
Current building expansion | Oct 2026

Phase 2 – 59,000 sqft New Building 2/27 comp



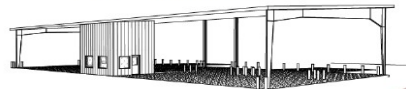
Phase 2 – 59,000 SF New Building
New manufacturing facility | Feb 2027

Phase 3 – 7,600 sqft Paint Shop Expansion 12/26 comp



Phase 3 – 7,600 SF Paint Shop
Paint shop expansion | Dec 2026

Phase 4 – 4 Bay Test Pit 2/27 comp

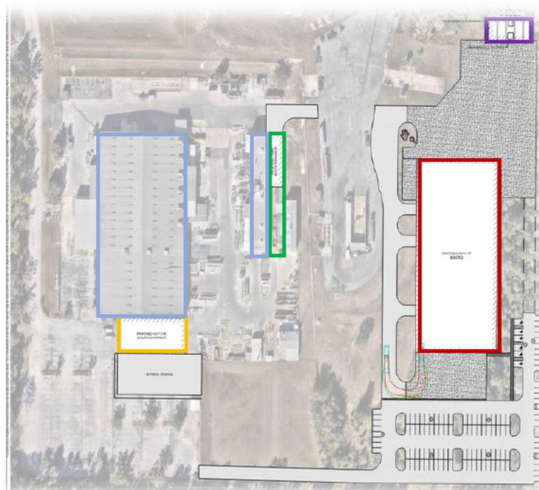


Phase 4 – 4-Bay Test Pit
NFFPA testing on each truck | Dec 2026

AERIAL SITE PLAN

SITE PLAN

- Current Plant 4 buildings
- Phase 1 – 9,000 sq.ft. expansion of current building
Boost production to 135 trucks/yr
- Phase 2 – 59,000 sq.ft. new building
Boost production to 150 trucks/yr
- Phase 3 – 6,700 sq.ft. expansion of paint shop
Required to handle increased volume
- Phase 4 – Test pit to conduct NFFPA testing on each truck



Assessed Value:

\$4,020,507

Ocala's Longest-Standing Fire Apparatus Manufacturer – 52 Years Strong

E-One (formerly Emergency One) has anchored Ocala's industrial base since 1974. A REV Group company, E-One produces fire apparatus, emergency vehicles, and specialty transport for customers nationwide. This expansion cements Ocala as the company's primary growth hub for the next generation of production.

COMPANY HISTORY IN OCALA

- 1974** Company founded in Ocala with approximately 25 employees.
- 1978** Opened first major production facility – 82,000 sq. ft. plant fronting Interstate 75.
- 1990** Expanded Ocala campus with 65,000 sq. ft. Welcome Center and production facility.
- 2024** Celebrated 50th anniversary with official proclamations from the City of Ocala and Marion County.
- 2026** Submits EIP application for Plant 4 expansion—\$27.55 M investment, 63 new jobs, target Feb 2027 occupancy.

CAPITAL INVESTMENT BREAKDOWN

New 59,000 SF manufacturing building	\$24,000,000
New paint booth	\$2,000,000
Machining Centers	\$800,000
Test Pit Systems	\$250,000
One additional ladder stand	\$500,000
9,000 SF facility expansion & 7,600 SF paint shop	Included / TBD
Total Estimated Investment	\$27,550,000

WORKFORCE IMPACT

CATEGORY	ENTRY	MID	UPPER	TOTAL
Existing FTE	78	14	58	150
New FTE	52	9	2	63
Post-Expansion Total	130	23	60	213

AVERAGE NEW SALARY
\$60,452
exceeds 115% MSA avg

NEW ANNUAL PAYROLL
\$3.80M
new jobs only

PROJECT START
May 1, 2026

TARGET OCCUPANCY
February 2027

EIP INCENTIVE REQUESTED – CITY OF OCALA

\$193,000

Project is 100% self-funded; incentive offsets initial build-out costs, workforce training, and operational scale-up. Wages exceed 115% of the Marion County MSA average — creating quality, family-sustaining employment for Ocala residents.

INCENTIVE PAYBACK PERIOD: 13 MONTHS
FIVE YEAR RETURN ON INVESTMENT (ROI): 186 PERCENT