



3600 CAUSEWAY BLVD. | TAMPA, FL 33619

COMING SOON  
BRAND NEW INDUSTRIAL  
BUILDING TOTALING UP TO

**246,943 SF**

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COMMERCIAL REAL ESTATE SERVICES

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# THE GATEWAY OF THE EAST TAMPA MARKET

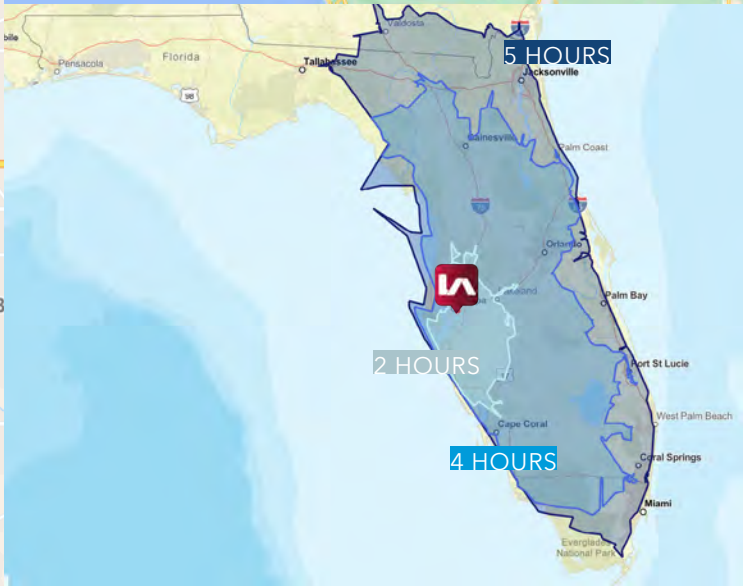
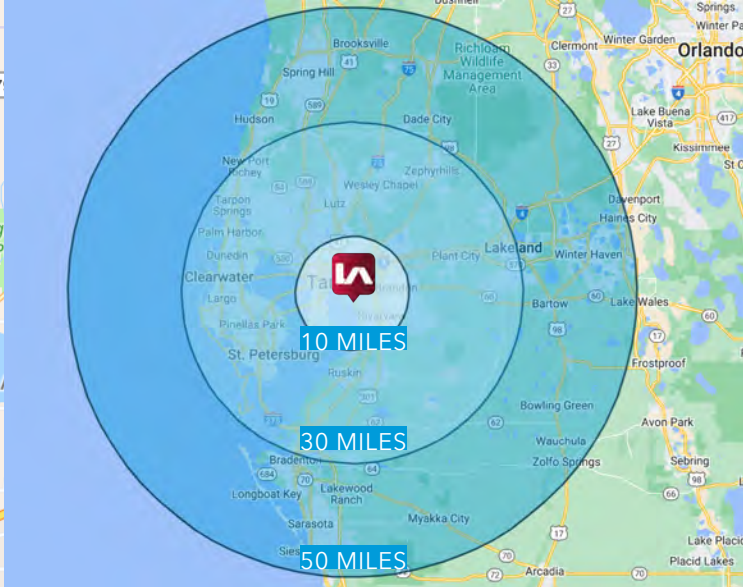
Causeway Distribution Center is a master-planned industrial park sitting less than 3 miles from the entrance of the Port of Tampa.

The park will host 2 Class-A buildings totaling up to 326,743 SF with 24 dock-high doors (knockout panels are available allowing for upto 60 doors), grade-level loading, 6" dock aprons, ESRF sprinkler system, 50' x 52' columnspacing with 60' speed bays, 7" unreinforced SOG, 45 mil TPO or EPDM roof, 1.5 FAR, 2-story building and parking options as well as excellent visibility on Causeway Blvd.

## BUILDING SPECIFICATIONS & SITE PLAN

SIZE	OFFICE	LOADING	CLEAR HEIGHT	PARKING	POWER
246,943 SF Cross-dock	BTS	24 Dock-high doors 4 Ramps	36'	211 car 51 trailer	3000A 480/277 3-phase 4-wire service





# DEMOGRAPHICS

MILEAGE	POPULATION	HOUSEHOLD INCOME	TOTAL WORKFORCE	INDUSTRY WORKFORCE
10 MILES	747,981	\$61,115	395,187	19.1%
30 MILES	3,251,189	\$67,534	1,637,406	18.3%
50 MILES	4,538,454	\$65,380	2,186,089	19.4%

# DRIVE TIMES

PORT OF TAMPA	1 MILE	U.S. HWY. 301	4 MILES	I-275	6 MILES
U.S. HWY. 41	1 MILE	SELMON EXPRESSWAY	5 MILES	VETERAN'S EXPRESSWAY	12 MILES
I-4	4 MILES	I-75	5 MILES	TAMPA INT'L AIRPORT	14 MILES



TAMPA CBD

PORT OF TAMPA

79,800 SF

246,943 SF

CAUSEWAY BOULEVARD

DEVELOPED BY:



VISIT OUR WEBSITE



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