



BELL CREEK

Logistics Center

4030 CRESCENT PARK DRIVE
RIVERVIEW, FL 33578



**550,000 SF SPEC
INDUSTRIAL DEVELOPMENT
COMING SOON TO EAST TAMPA**

EASTGROUP
PROPERTIES

CBRE



BUILDING 1	112,748 SF
BUILDING 2	112,783 SF
BUILDING 3	130,022 SF
BUILDING 4	88,896 SF
BUILDING 5	107,928 SF
TOTAL	552,377 SF

PARK OVERVIEW

Bell Creek Logistics Center is a brand-new, Class A, 5-building industrial park totaling over 550,000 SF, located in the heart of East Tampa at 4030 Crescent Park Drive in Riverview, FL. Phase 1, which includes two buildings totaling 225,531 SF, is scheduled for delivery Q1 2027.

- ◇ 5-buildings
- ◇ 552,377 total SF
- ◇ 32' clear height
- ◇ Rear-load
- ◇ ESFR sprinkler system
- ◇ Dock-high and ramp loading

PHASE 1

PHASE 2

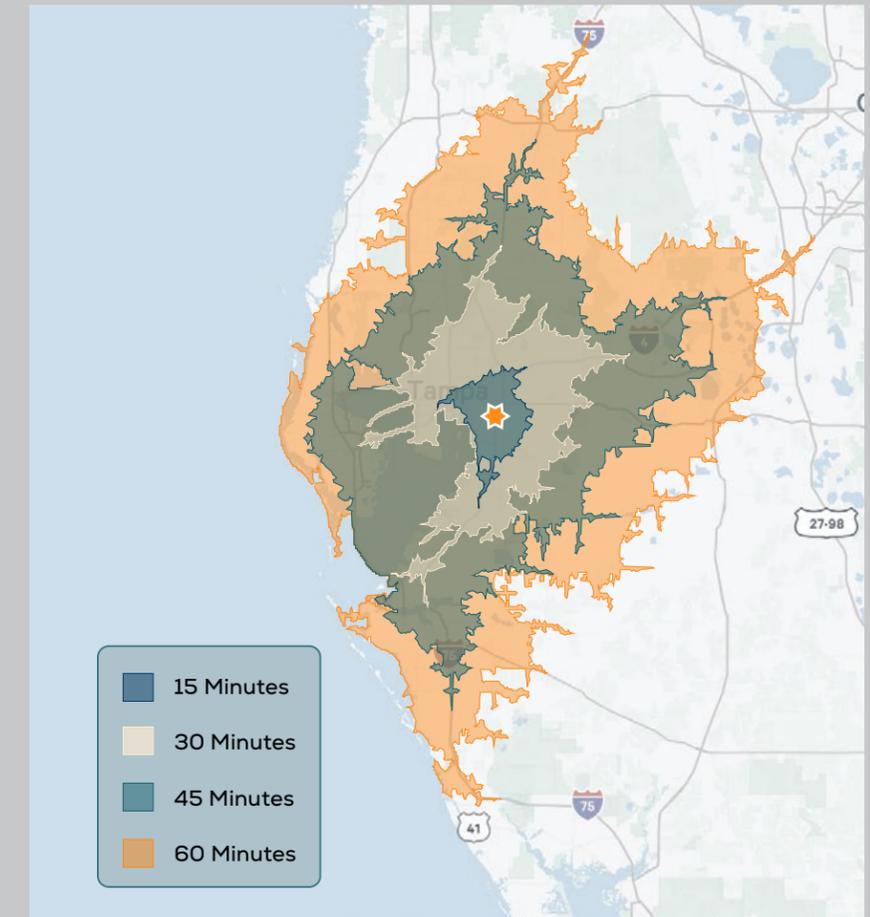
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5
Building Size	112,748 SF	112,783 SF	130,022 SF	88,896 SF	107,928 SF
Building Dimensions	594' (w) x 180' (d)	600' (w) x 180' (d)	690' (w) x 180' (d)	520' (w) x 160' (d)	508' (w) x 210' (d)
Column Spacing	54' (w) x 60' (d)	54' (w) x 50' (d), 60' speed bay			
Office Size	2,500 SF (2)				
Clear Height	32'	32'	32'	32'	32'
Loading	Rear-load	Rear-load	Rear-load	Rear-load	Rear-load
Dock-High Doors	28 (9' x 10')	28 (9' x 10')	36 (9' x 10')	22 (9' x 10')	22 (9' x 10')
Ramps	2 (12' x 14')				
Sprinklers	ESFR	ESFR	ESFR	ESFR	ESFR
Floor Thickness	7"	7"	7"	7"	7"
Power	800A, 480V, 3-phase (can be increased to 1,600A)				
Car Parking Spaces	139	124	133	96	112
Delivery	Q1 2027	Q1 2027	Proposed	Proposed	Proposed



LOCATION HIGHLIGHTS



Bell Creek Logistics located in the East Tampa Submarket offers unmatched connectivity with direct access to I-4, I-75, I-275, U.S Highway 301, and the Selmon Expressway ensuring seamless distribution and last-mile efficiency throughout Tampa Bay. Conveniently located among prominent corporate neighbors, Bell Creek offers easy access to various amenities, making it an ideal location for your business.



Drive Times

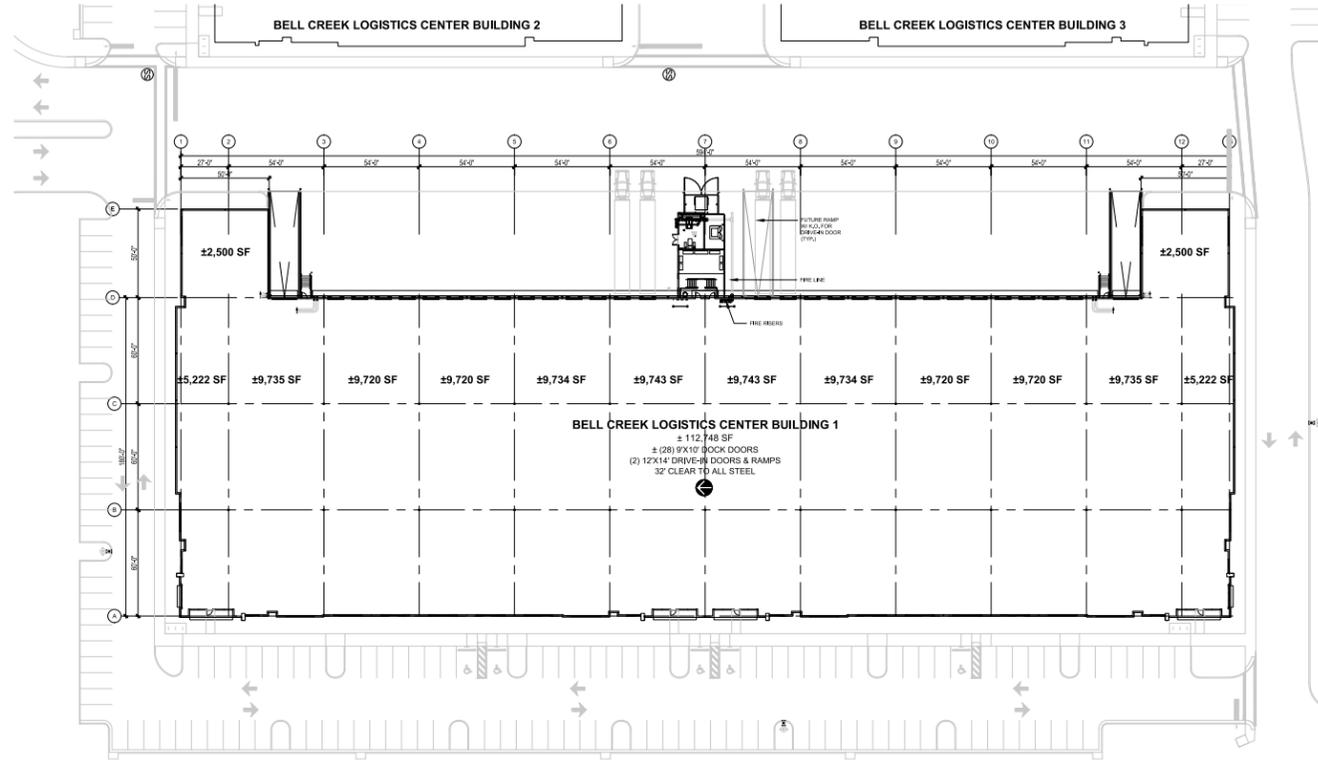
U.S. Highway 301	2 minutes
I-75	4 minutes
Selmon Expressway	5 minutes
I-4	11 minutes
Port of Tampa	12 minutes
Downtown Tampa	12 minutes
Tampa International Airport	16 minutes
I-275	16 minutes

Demographics

	15 Minutes	30 Minutes	45 Minutes	60 Minutes
Population	240,769	1,269,834	2,931,481	4,223,551
Businesses	12,675	52,792	116,221	168,812
Employees	141,287	575,600	1,207,111	1,707,384
Average HH Income	\$97,137	\$111,352	\$112,452	\$113,102

BUILDING 1

112,748 SF



BUILDING DIMENSIONS

594' (w) x 180' (d)

LOADING

Rear-load

FLOOR THICKNESS

7"

COLUMN SPACING

54' (w) x 60' (d)

DOCK-HIGH DOORS

28 (9' x 10')

POWER

800A, 480V,
3-phase*

OFFICE SIZE

2,500 SF (2)

RAMPS

2 (12' x 14')

CAR PARKING SPACES

139

CLEAR HEIGHT

32'

SPRINKLERS

ESFR

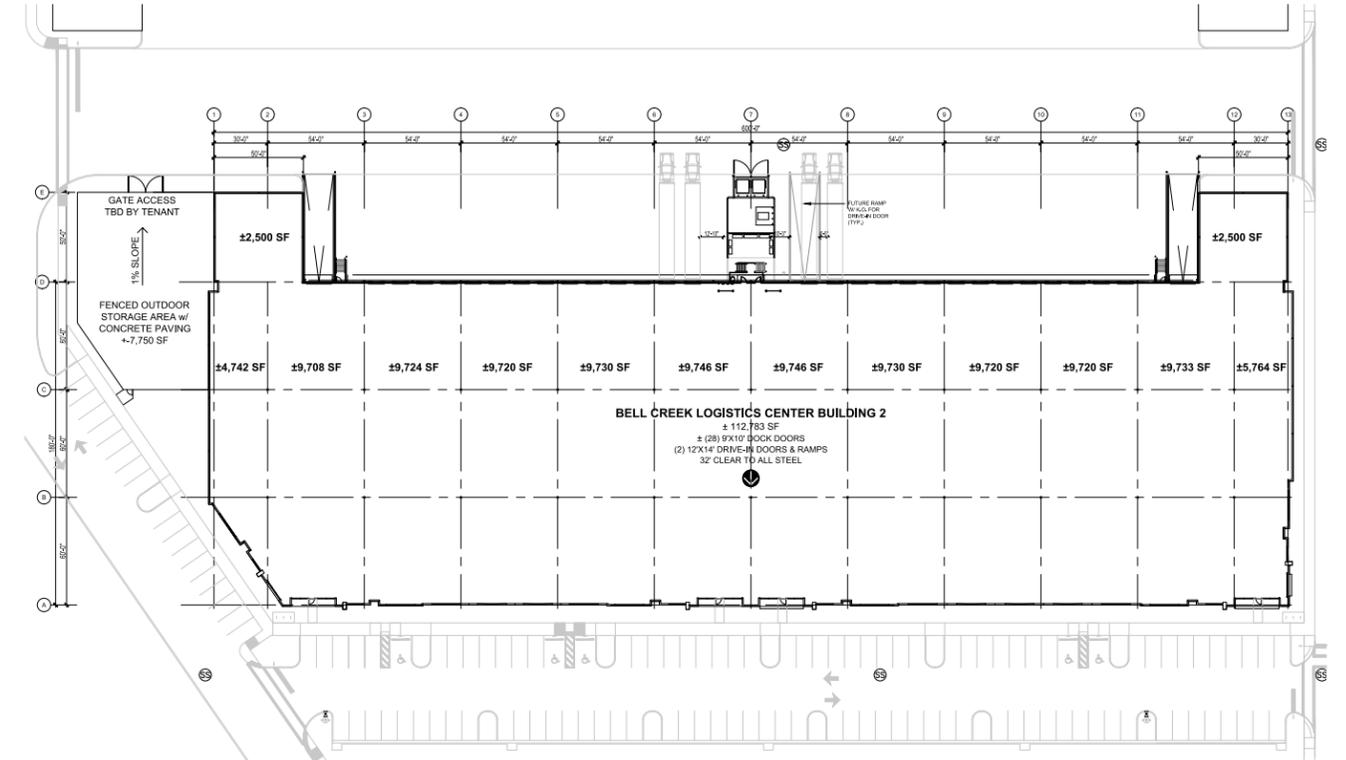
DELIVERY

Q1 2027

*Can be increased to 1,600A

BUILDING 2

112,783 SF



BUILDING DIMENSIONS

600' (w) x 180' (d)

LOADING

Rear-load

FLOOR THICKNESS

7"

COLUMN SPACING

54' (w) x 60' (d)

DOCK-HIGH DOORS

28 (9' x 10')

POWER

800A, 480V,
3-phase*

OFFICE SIZE

2,500 SF (2)

RAMPS

2 (12' x 14')

CAR PARKING SPACES

124

CLEAR HEIGHT

32'

SPRINKLERS

ESFR

DELIVERY

Q1 2027

*Can be increased to 1,600A



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EASTGROUP
PROPERTIES

CBRE

