

PARK 52

LOGISTICS



FIVE-BUILDING INDUSTRIAL PROJECT UNDER DEVELOPMENT

11600 TRADE PARK WAY | SAN ANTONIO, FL 33576



PHASE I | Q1 2026 DELIVERY | 3 BUILDINGS TOTALING 297,703 SF

UNDER DEVELOPMENT

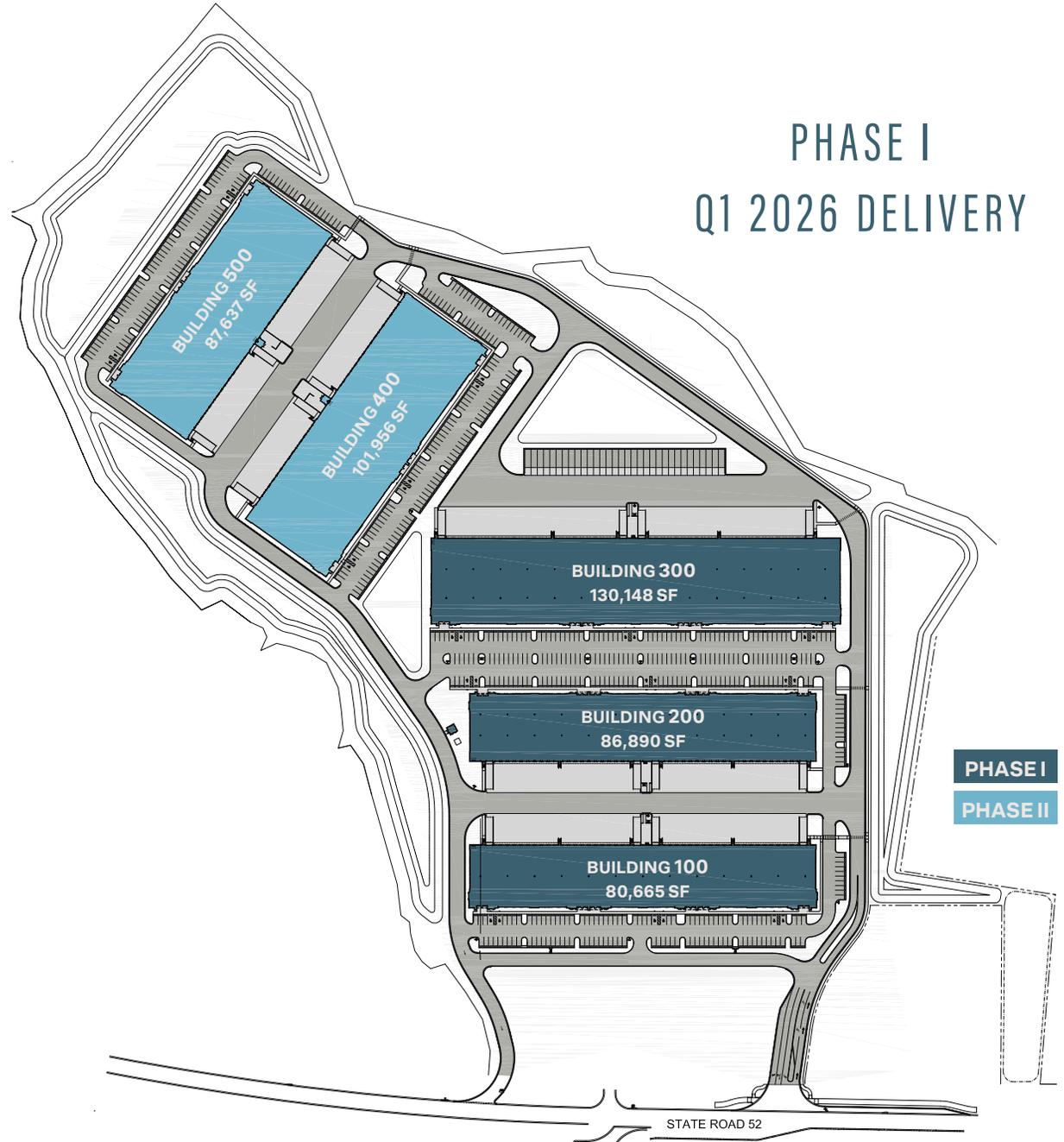
FIVE-BUILDING INDUSTRIAL PROJECT

CBRE is excited to introduce Park 52 Logistics, a cutting-edge business park featuring five speculative industrial buildings spanning over 480,000 SF.

Located in Pasco County, just northeast of Tampa, Park 52 Logistics boasts a prime location situated just 1 mile from Interstate 75 in San Antonio, off State Road 52. This strategic position places the facility at the epicenter of a rapidly developing corridor, poised to welcome a 1.4 million SF e-commerce fulfillment center, a 50,000 SF robotics sorting center that recently started site work, and a lagoon community boasting over 5,000 planned homes.

Park 52 Logistics, where efficiency meets excellence, offers a comprehensive solution for businesses in need of prime industrial space. Whether you're involved in manufacturing, logistics, distribution, or warehousing, Park 52 Logistics provides the ideal environment for success.

Discover unparalleled efficiency, flexibility, and scalability as you elevate your operations to new heights within these state-of-the-art facilities.



BUILDING 100

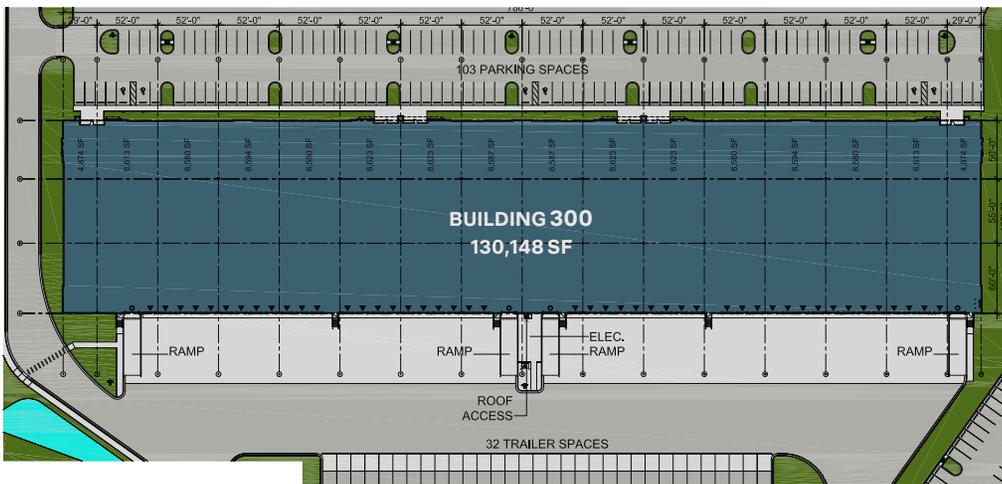
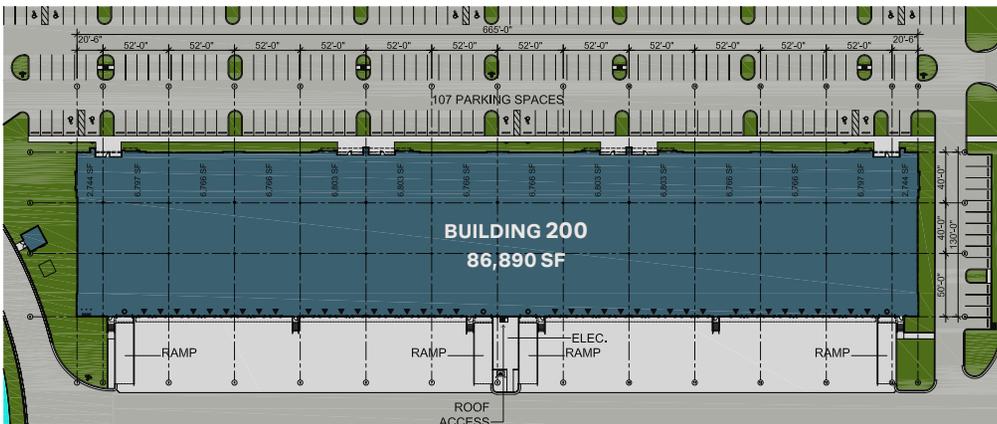
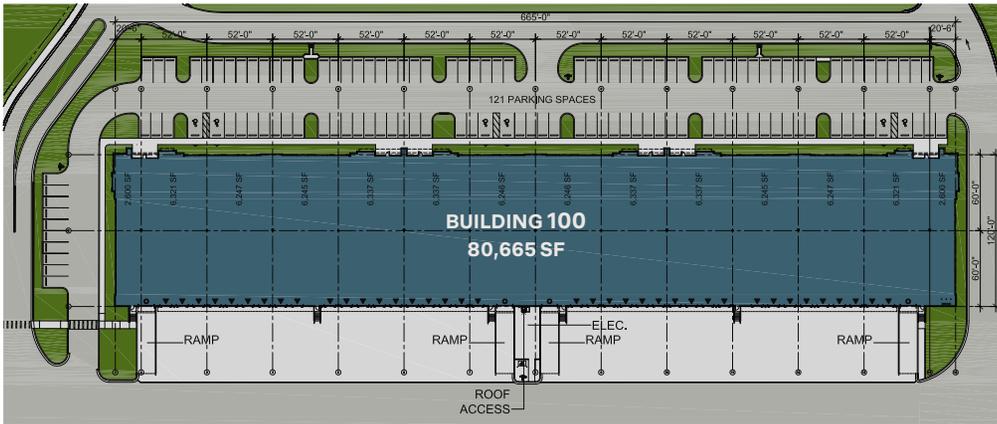
- + Total SF: 80,665 SF
- + Clear height: 24'
- + Building dimensions: 120' D x 665' W
- + Column spacing: 60' D x 52' W
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto parking spaces: 121

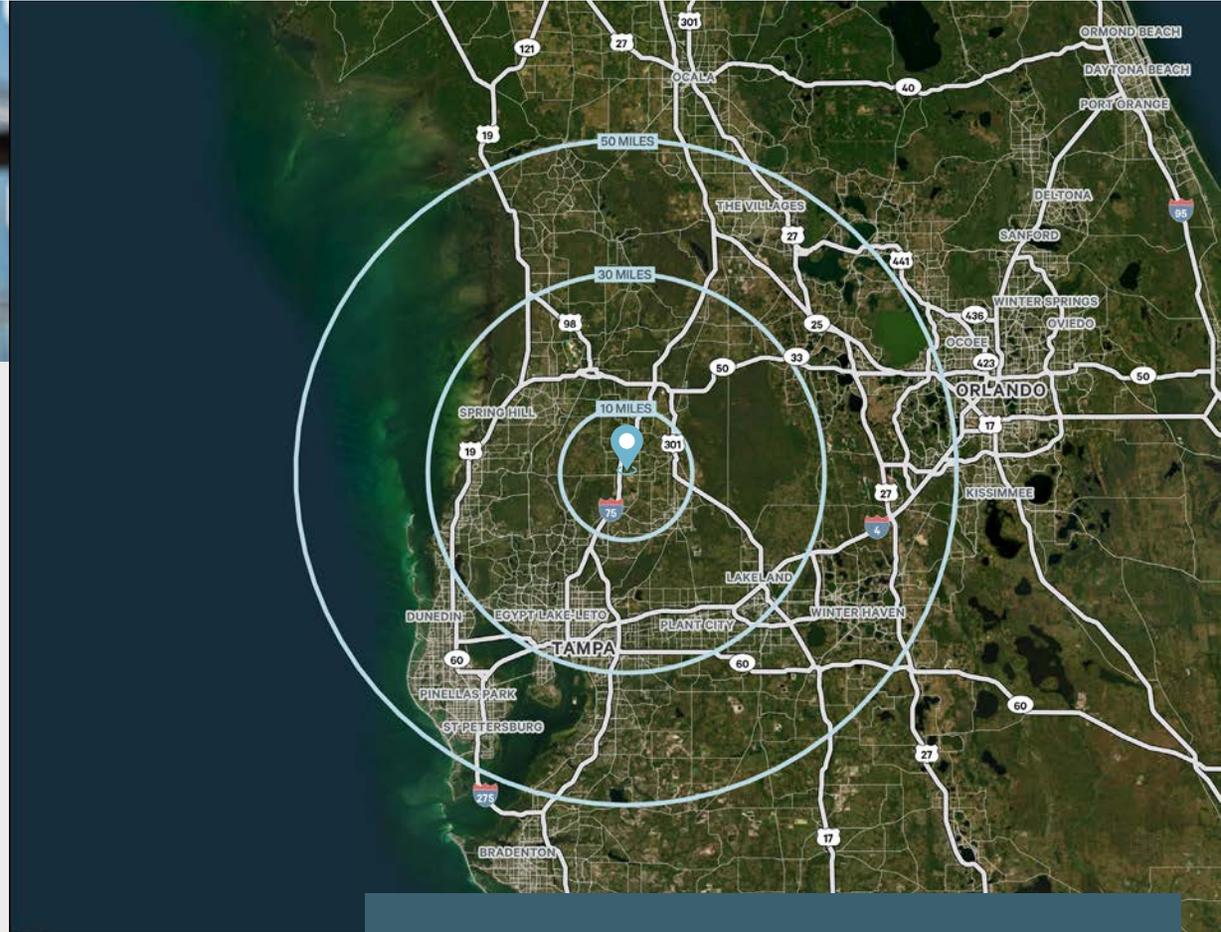
BUILDING 200

- + Total SF: 86,890 SF
- + Clear height: 24'
- + Building dimensions: 130' D x 665' W
- + Column spacing: 40' D x 52' W, 50' speed bay
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto parking spaces: 107

BUILDING 300

- + Total SF: 130,148 SF
- + Clear height: 30'
- + Building dimensions: 165' D x 786' W
- + Column spacing: 55' D x 52' W, 60' speed bay
- + Dock-high doors: 46
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto spaces: 103
- + Trailer spaces: 32





DEMOGRAPHICS

- + People aged 25-64 make up 78.6% of the labor force
- + 7.4% Average annual increase to Pasco County GDP over the last 10 years (2.3% is the United States annual increase)

↑ 10,500+ EXPECTED JOB GROWTH IN THE NEXT 10 YEARS

↑ 37% WORKFORCE INCREASE OVER THE LAST 10 YEARS.

3.4 MIL

TOTAL MSA POPULATION

626,875

TOTAL PASCO POPULATION

328,932

TOTAL PASCO WORKFORCE

10 MILES

4,560
2024 Business

183,061
2024 Population

208,268
2029 Projected Population

30 MILES

89,371
2024 Business

2,194,644
2024 Population

2,334,758
2029 Projected Population

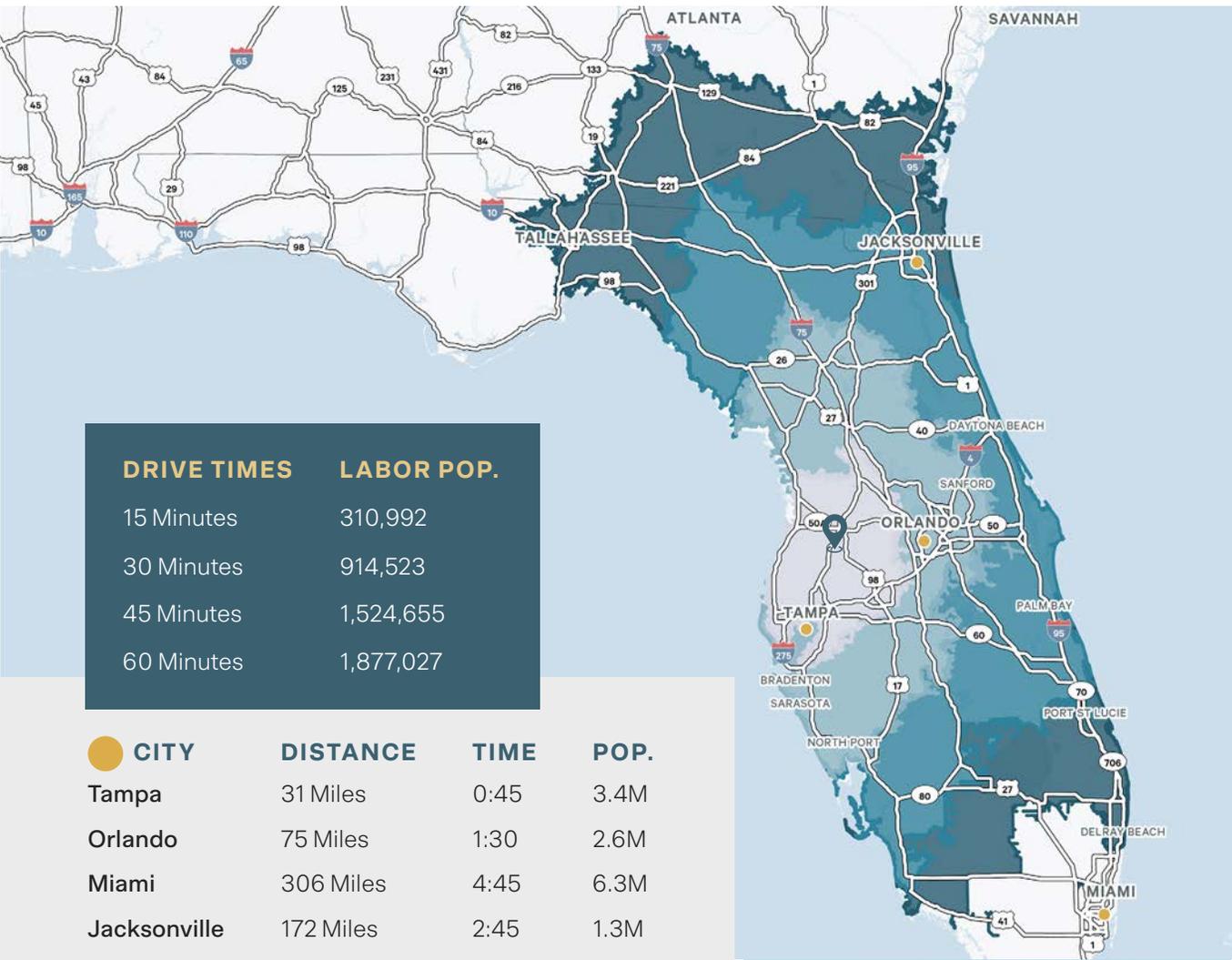
50 MILES

190,494
2024 Business

5,005,265
2024 Population

5,321,921
2029 Projected Population

LOCATION OVERVIEW

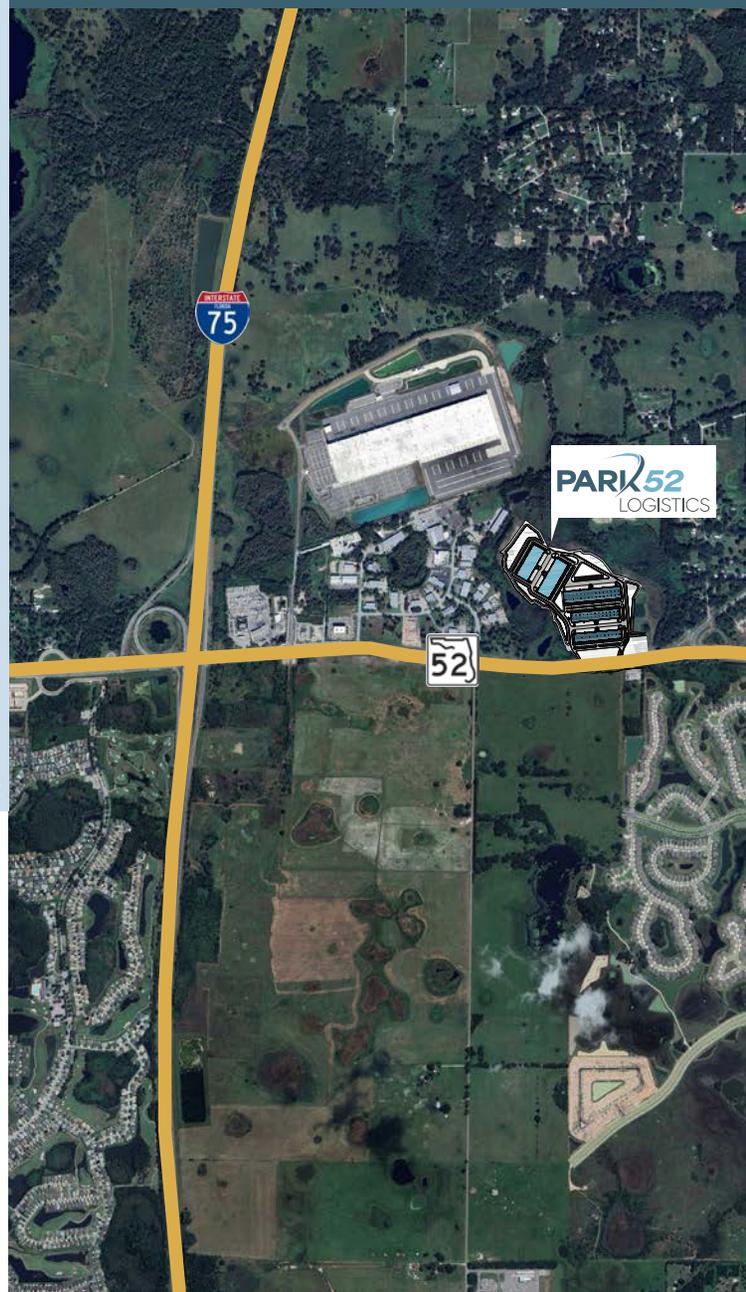


DRIVE TIMES	LABOR POP.
15 Minutes	310,992
30 Minutes	914,523
45 Minutes	1,524,655
60 Minutes	1,877,027

CITY	DISTANCE	TIME	POP.
Tampa	31 Miles	0:45	3.4M
Orlando	75 Miles	1:30	2.6M
Miami	306 Miles	4:45	6.3M
Jacksonville	172 Miles	2:45	1.3M
Atlanta	429 Miles	6:00	6.3M
Savannah	308 Miles	4:45	339K

DRIVE TIMES	2023 POP.	2028 POP.
1 Hour	3,947,908	4,172,670
2 Hours	9,535,571	10,132,358
3 Hours	14,071,230	14,946,742
4 Hours	17,408,481	18,384,425

Pasco's population grew almost 9% from 2020 to 2023.



PASCO COUNTY HOUSING GROWTH

- 1 Villages of Pasadena Hills
- 2 Mirada
- 3 Epperson
- 4 DoubleBranch
- 5 Tampa Bay Gulf & Country Club
- 6 Hillcrest Preserve
- 7 Wildcat Groves
- 8 Abbey Crossings
- 9 Lake Jovita Golf & Country Club
- 10 KD52
- 11 Bridgewater
- 12 Watergrass
- 13 The Cedars
- 14 Palm Cove
- 15 Grande Oaks
- 16 Mango Hills
- 17 Towns at Woodsdale
- 18 Hillcrest West
- 19 RD Ranch
- 20 Park Meadows
- 21 Aprile
- 22 Villas At Connected City
- 23 Homesteads of Saddlewood
- 24 Storia
- 25 Stonehill
- 26 Sanctuary Ridge
- 27 Hilltop Vistas
- 28 Boyette Oaks
- 29 Tall Timbers
- 30 Chapel Chase
- 31 Westwood Estates
- 32 Oak Glen
- 33 Happy Hill
- 34 Oakley Groves
- 35 Carmela
- 36 Woodridge
- 37 Summerfield
- 38 Pinewood Manor
- 39 Farmington Hills
- 40 Austin Woods
- 41 Palm Ridge Estates
- 42 Timber Run
- 43 Old St Joe
- 44 Al Mar Acres
- 45 Crimson Estates
- 46 Meadows of San Antonio
- 47 Rusty Creek
- 48 Kumquat Landing
- 49 Drake Estates
- 50 Darby Estates
- 51 Heaven
- 52 Ridge



1,607

TOTAL PREPARED LOTS

938

TOTAL UNDER CONSTRUCTION

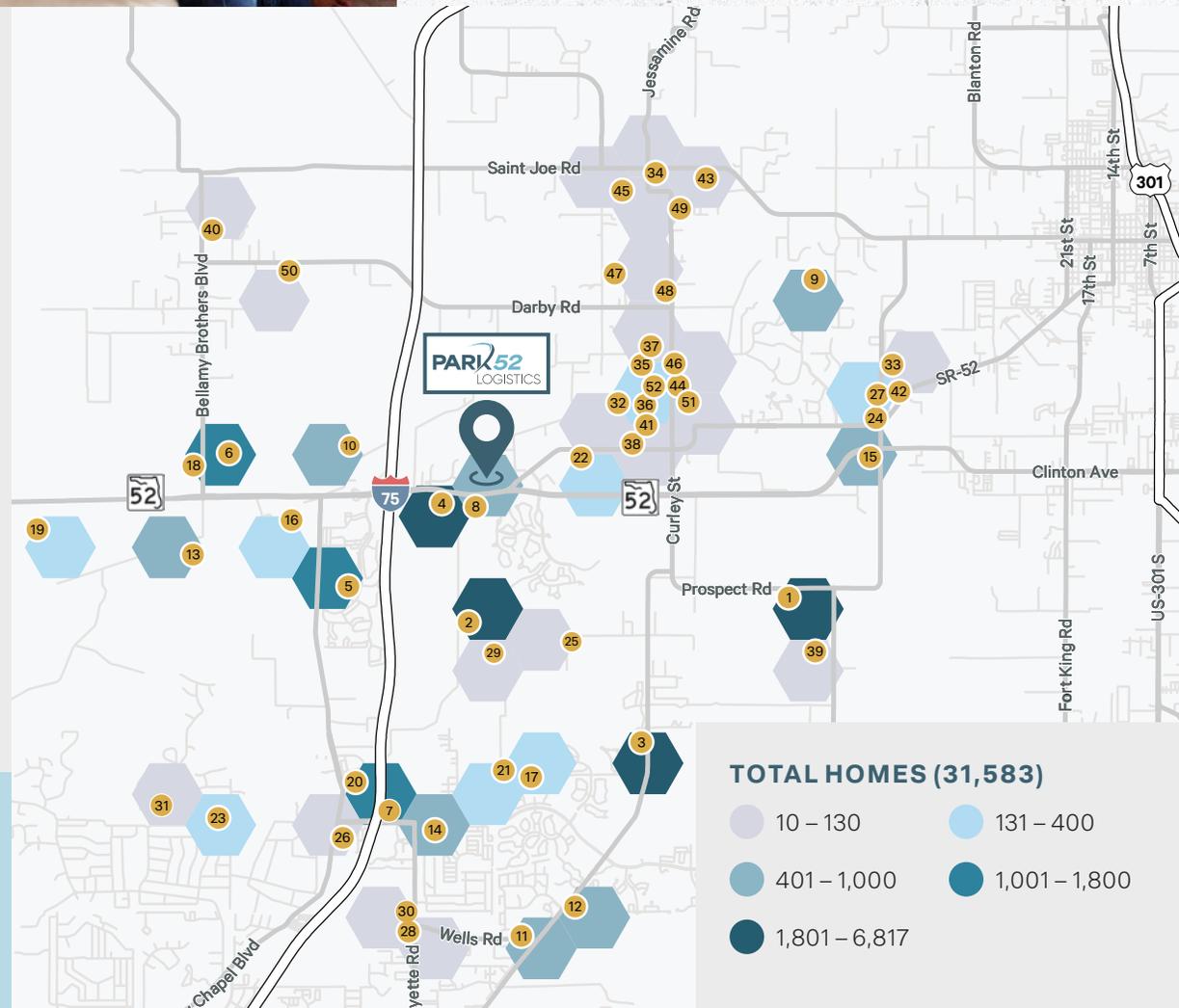
76

TOTAL FINISHED AND VACANT

9,660

TOTAL OCCUPIED

19,272 TOTAL FUTURE LOTS





**NEARBY
AMENITIES**

18.1M
REACHING OVER 18.1M
CONSUMERS WITHIN
A 4-HOUR DRIVE

210,000
SKILLED PROFESSIONALS
ALONG THE 1-75 CORRIDOR

PARK 52

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CBRE



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