CLEARWATER
LOGISTICS CENTER

13141 34th Street North, Clearwater, FL 33762

±32,000 – 151,636 SF
Leasing Opportunities

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LBALogistics

DENSELY POPULATED & CENTRALIZED INFILL PINELLAS LOCATION

Approximately 2 Miles

To I-275 for Distribution Efforts

967,797

Population in Pinellas County

3,536

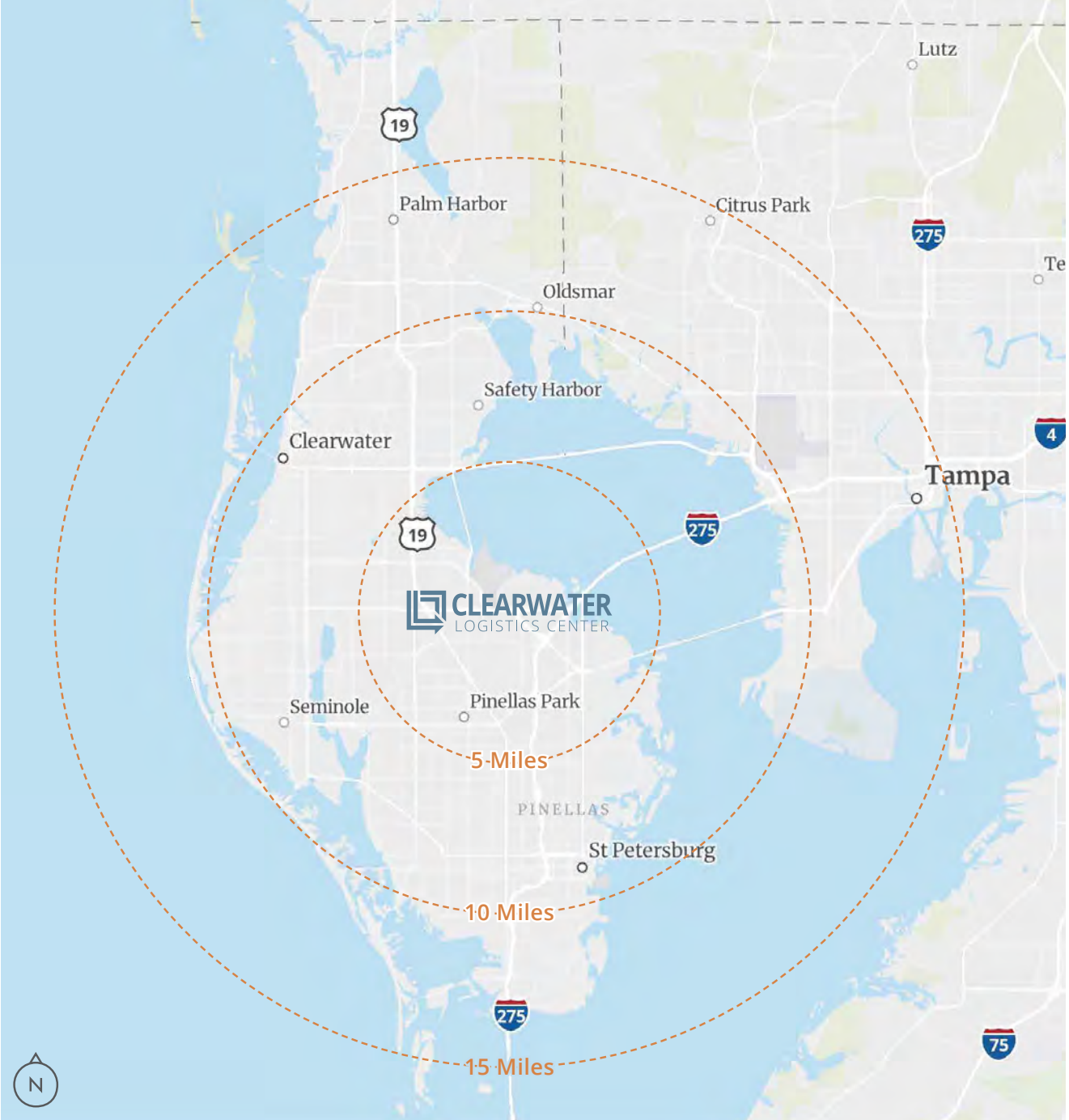
People Per Square Mile in Pinellas County

1,319,773

Population Within 15 Miles

3,356,667

Population In Greater Tampa Bay



SITE PLAN

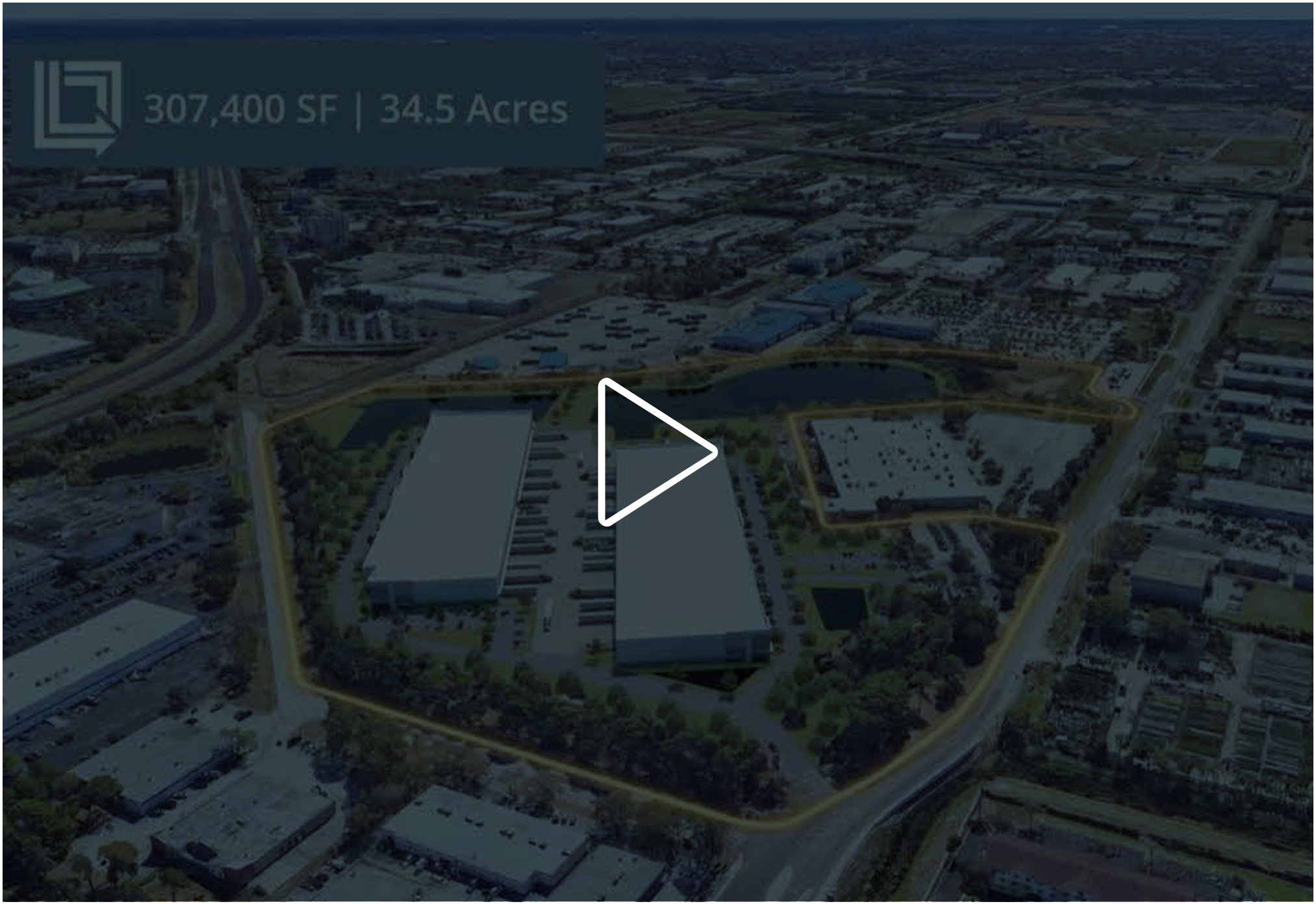
308,941 SF
Between Two Rear-Load Buildings

Available Now

32'
Clear Height

±32,000-151,636 SF
Leasing Opportunities

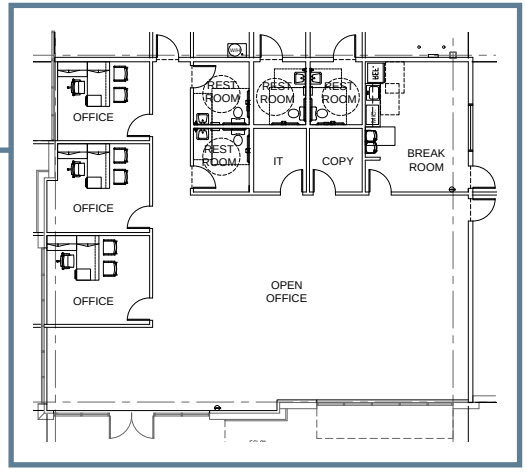
VIEW PROPERTY VIDEO



PROPERTY PHOTOS

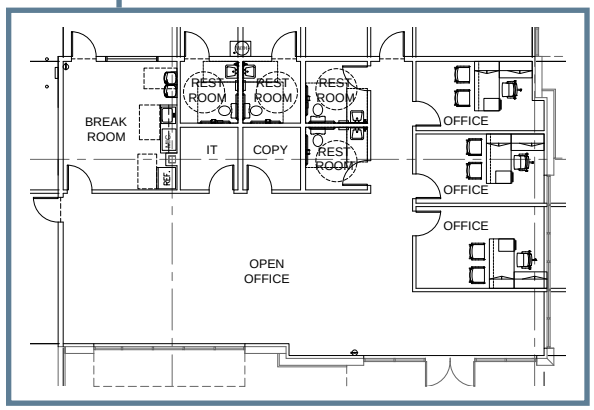
BUILDING A

Building Size:	151,636 SF
Minimum Divisible:	± 32,000 SF
Availabilty:	Now
Office:	2,760 SF
Warehouse Lighting:	LED
Dock-High Positions:	43 doors (9′ x 10′)
Drive-In Ramps:	2 ramps (12′ x 14′ door)
Power:	3-phase, 1,600 amps, 277/480 volts (heavy power available please inquire)
Load Type:	Rear-Load
Construction:	Tilt-Wall
Building Dimensions:	755′ (w) x 200′ (d)
Column Spacing:	54′ (w) x 46′8″ (d)
Speed Bay:	60′
Clear Height:	32′
Slab Thickness:	7″ reinforced conrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60-mil TPO with LLTR R-10 insulation
Truck Court Depth:	180′ shared
Auto Parking:	126 spaces (0.83/1,000 SF ratio)
Trailer Parking:	10 spaces
Zoning:	X



BUILDING B

Building Size:	157,305 SF
Available Size:	115,906 SF
Minimum Divisible:	± 32,000 SF
Availabilty:	Now
Office:	2,183 SF
Warehouse Lighting:	LED
Dock-High Positions:	49 doors (9′ x 10′)
Drive-In Ramps:	2 ramps (12′ x 14′ door)
Power:	3-phase, 1,600 amps, 277/480 volts (heavy power available please inquire)
Load Type:	Rear-Load
Construction:	Tilt-Wall
Building Dimensions:	790′ (w) x 200′ (d)
Column Spacing:	54′ (w) x 46′8″ (d)
Speed Bay:	60′
Clear Height:	32′
Slab Thickness:	7″ reinforced conrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60-mil TPO with LLTR R-10 insulation
Truck Court Depth:	180′ shared
Auto Parking:	171 spaces (1.09/1,000 SF ratio)
Zoning:	X



SURROUNDING, NOTABLE INDUSTRIAL OCCUPIERS

WHY CLEARWATER LOGISTICS CENTER?

Situated on 34.5 acres, Clearwater Logistics Center is **strategically located in the heart of the most densely populated County in the entire state of Florida,** with almost one million people living on the Pinellas peninsula.

Pinellas County is a 274-square mile peninsula bordered by the Gulf of Mexico and Tampa Bay with a few core arteries connecting the county to the MSA. Clearwater Logistics Center sits in the heart of the Gateway Industrial submarket with proximity to Interstate-275 ("I-275"), the major elevated highway running through Pinellas County to connect to the major neighboring Counties, Hillsborough (1,552,366 population) and Manatee (444,143 population). It's exceptional connectivity to the residents of Tampa Bay has driven the mid-Pinellas direct vacancy rates to 2.7% (as of Q2 2024). Recognizing the tremendous occupier demand for additional industrial space, LBA Logistics will be delivering two state-of-the-art warehouse facilities in Q1 of 2025.

The Project

Address:	13141 34th St N, Clearwater, FL 33762
Total Project Size:	308,941 SF
# of Buildings:	Two rear-load warehouses
Estimated Delivery:	Q1 2025

LOCATION OVERVIEW

Key Infrastructure

St. Pete-Clearwater International Airport	1.8 miles
Tampa International Airport	12.4 miles
Port Tampa Bay	16.3 miles
CSX Intermodal Tampa	20.4 miles
Lakeland Linder International Airport	46.0 miles
CSX Intermodal Winter Haven	70.4 miles

2023 Demographics

	15 Minutes	30 Minutes	45 Minutes
Total Population	280,867	1,491,870	2,669,226
2028 Projected Population	283,925	1,514,378	2,768,027
Total Households	132,332	666,269	1,119,411
Median Age	44.6	44.4	42.3
Median Household Income	$65,176	$70,936	$73,612
Bachelor's Degree or Higher	23.82%	25.15%	26.44%

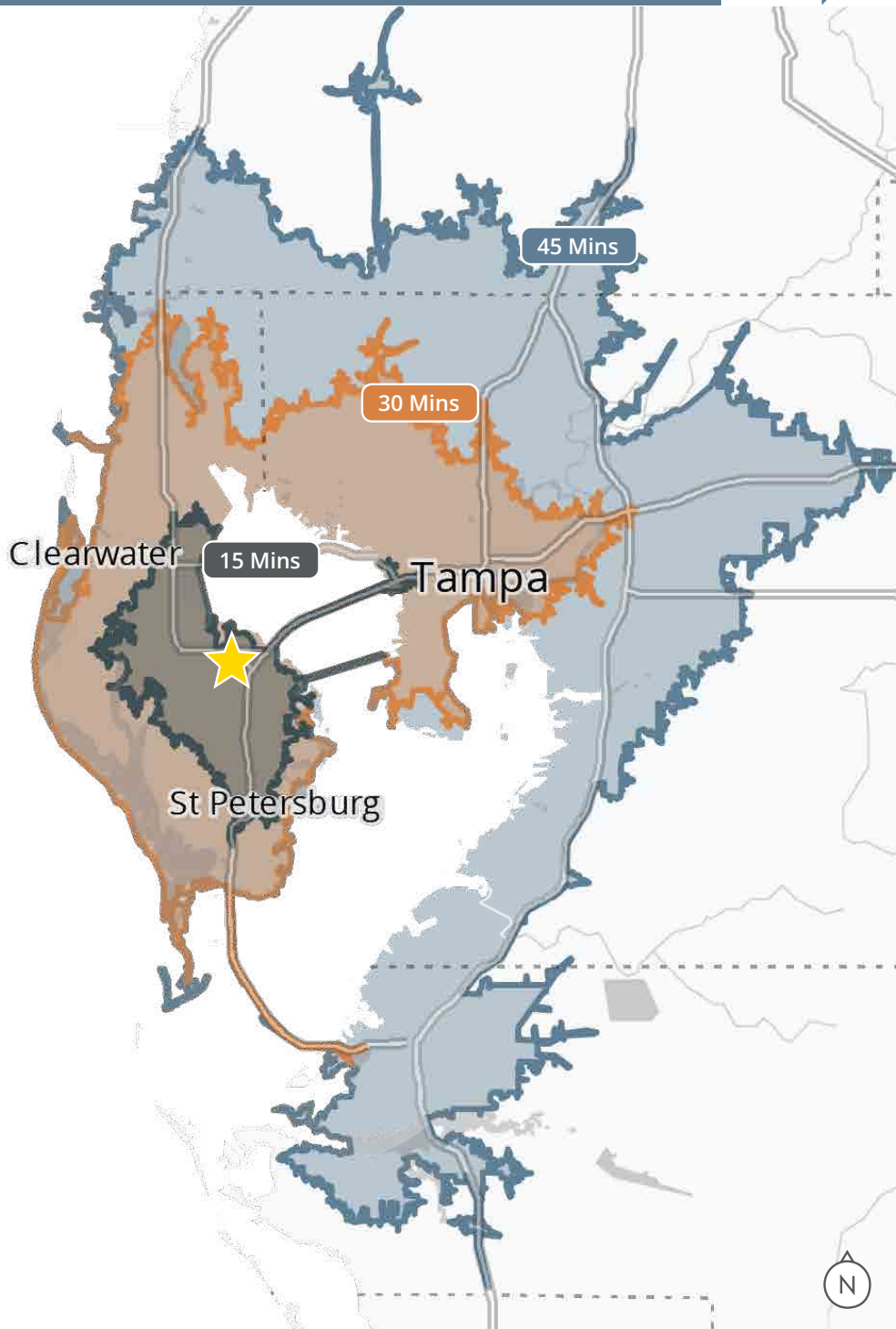
11 miles to St. Petersburg

15 miles to Tampa

34 miles to Bradenton

98 miles to Orlando

Source: Esri, Esri-Data Axle, U.S. Census



INFRASTRUCTURE IMPROVEMENTS UNDERWAY

Gateway Expressway Project

As the most densely populated county in the state of Florida, Pinellas County began the $595M Gateway Expressway Project in 2017 which will provide better connectivity throughout the county by creating two new elevated tollways between US Highway 19 and I-275, as well as the Bayside Bridge and I-275. The project component along I-275 includes the design and construction of one tolled express lane in each direction (one northbound and one southbound) from south of Gandy Boulevard to north of 4th Street North. The new express lanes are in addition to existing general purpose (non-tolled) lanes.

SR 690 will be a new 4-lane tolled expressway connection from US 19 to west of I-275. The tolling will be “static,” meaning the cost will remain the same at all hours. SR 686A will be a new 4 lane elevated tolled (static) expressway from the Bayside Bridge (CR 611) to just west of I-275. Completion is slated for Q2 2023.

Howard Frankland Bridge

Florida Department of Transportation (FDOT) is rebuilding the existing northbound bridge, which was originally constructed in 1959, and adding capacity to alleviate traffic congestion.

As one of the primary connectors between Hillsborough and Pinellas County, the Howard Frankland Bridge (I-275) is undergoing a $865M redesign, which will expand the south-bound bridge to allow for eight lanes. Completion is slated for Q4 2025.

New design benefits include:

- Improvement of incident management in emergency responses
- Hurricane evacuation plans to utilize all lanes
- Improved operations of Express Bus Service
- Includes a bicycle/pedestrian trail
- Future light rail designs
- Additional express lanes

WHY TAMPA BAY?

Fast Growing, Next Generation Metro

- 18th largest metro in the U.S.
- One of America's Fastest-Growing Cities (Forbes)
- Tampa is the third placed city in the U.S. when it comes to net daily migration (U.S. Census)
- Nearly 150 people move to Tampa each day (U.S. Census)
- Florida's millennial population growing 11 to 13% faster than the U.S. as a whole (U.S. Census)
- Tampa is #3 on the list of U.S. cities where people want to move

Strong State and Local Economy

- Tampa has more high-growth companies per capita than New York City (Inc.)
- Unemployment rate remains low (3.3% in FL)
- Florida's economy hit $1 trillion for the first time in 2018 and continues to grow
- Florida ranks 4th amongst the states with the highest number of millionaires
- Top 10 market of focus for real estate investors (PwC and ULI)
- 20 major corporate headquarters including The Mosaic Company, Bloomin' Brands, Raymond James Financial, Jabil, Publix and Sykes Enterprises

Recruiting Diverse Talent is Easier

- 80+ colleges, universities and technical schools in the region
- An average of 75% of graduates end up staying in Florida - a majority within the Tampa MSA
- 92,000+ veterans in local workforce
- Diverse population –20% bilingual
- 3rd lowest labor cost metro in the U.S.
- Millennials are the second largest labor base in Florida
- Tampa has 6th most minority business owners in the U.S.

Pro-Business Climate

- Zero personal income tax; low corporate income tax
- Right to Work state
- #1 best cities for women to start a business (Business.org)
- Ranked among the 50 best places in America for starting a business (Inc.)
- #4 most attractive metro areas for corporate relocations and expansions (Site Selection)
- Stable, pro-business elected leadership to further fuel economic growth across the area

Convenient Global Connectivity

- Tampa International Airport ranked among top 5 best U.S. airports (Conde Nast)
- 250+ daily flights; 80+ nonstop routes to major U.S. cities and global destinations such as Frankfurt, Amsterdam, London and Panama City
- Port Tampa Bay is Florida's largest and most diversified seaport
- Closest deepwater port to Panama Canal
- Major interstate access and CSX rail lines to reach 33 million consumers within 8 hour drive
- Conveniently located on the prime I-4 warehouse, distribution and logistics corridor

Drivers of Migration/ Quality of Life

- Cost of living consistently below national average
- Most Livable City in America (US Conference of Mayors)
- Four professional sports teams and MLB spring training
- Year-round outdoor activities
- 35 miles of best beaches in America within 30-minute drive
- Well-established and growing culinary and craft beer scene
- #1 market for first-time home buyers (Zillow)
- Diverse and affordable housing options include waterfront, urban, suburban, and rural communities

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