

INDUSTRIAL DEVELOPMENT FOR LEASE

NORTH TAMPA  75



 7500 Old Pasco Road, Wesley Chapel, FL 33544

CBRE |  ROOKER

PARK OVERVIEW

North Tampa 75 is a premier industrial business park situated in Pasco County, the **4th fastest-growing county in the United States** in 2023. This development features four **Class A** buildings totaling **857,780 square feet**, with **670,780 SF under construction**, set to be delivered in 2026. It's prime **I-75 frontage** provides unparalleled visibility and ease of access for businesses. With its modern construction and strategic location, North Tampa 75 presents a unique opportunity for companies looking to thrive in a rapidly expanding market.

- Rear-load
- 32' - 36' clear height
- ESFR sprinkler system
- LED lighting

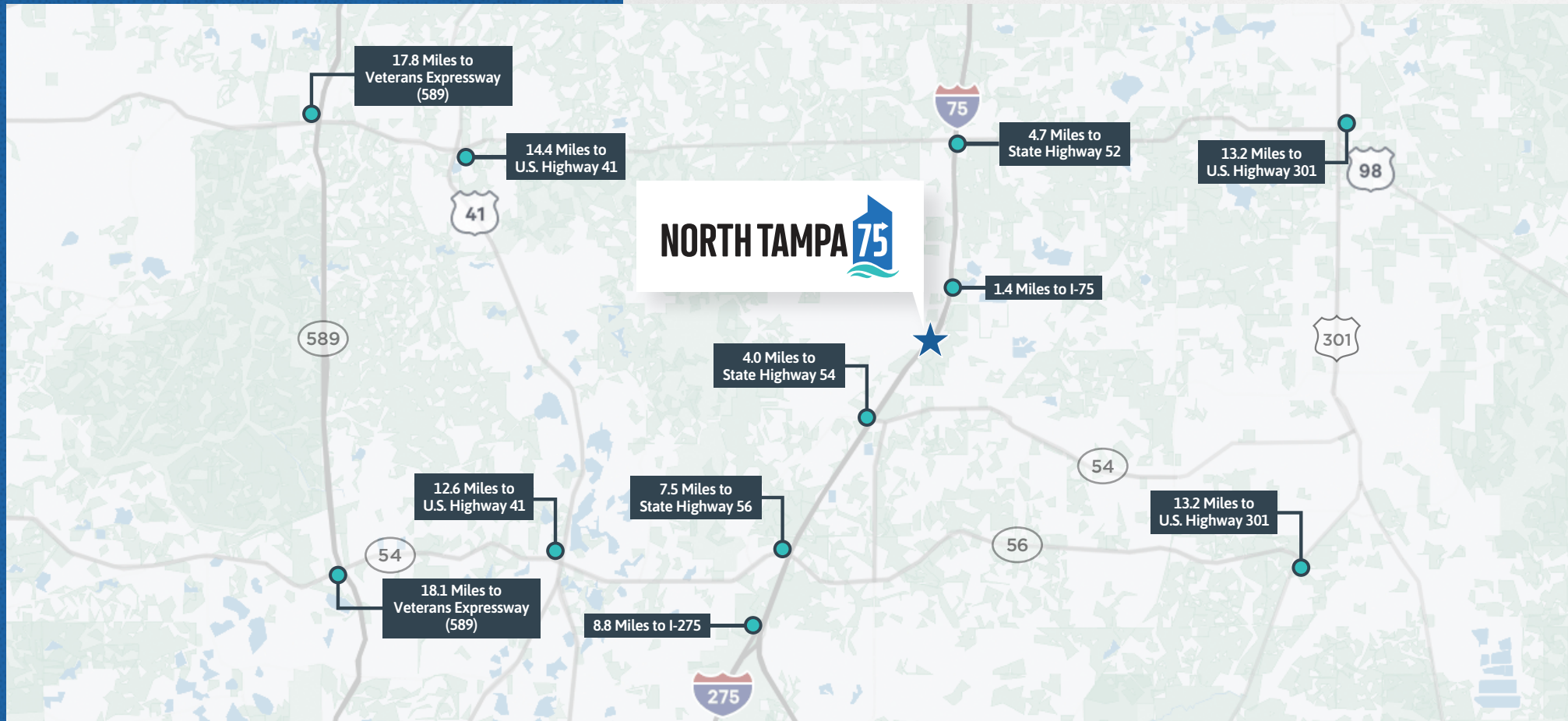


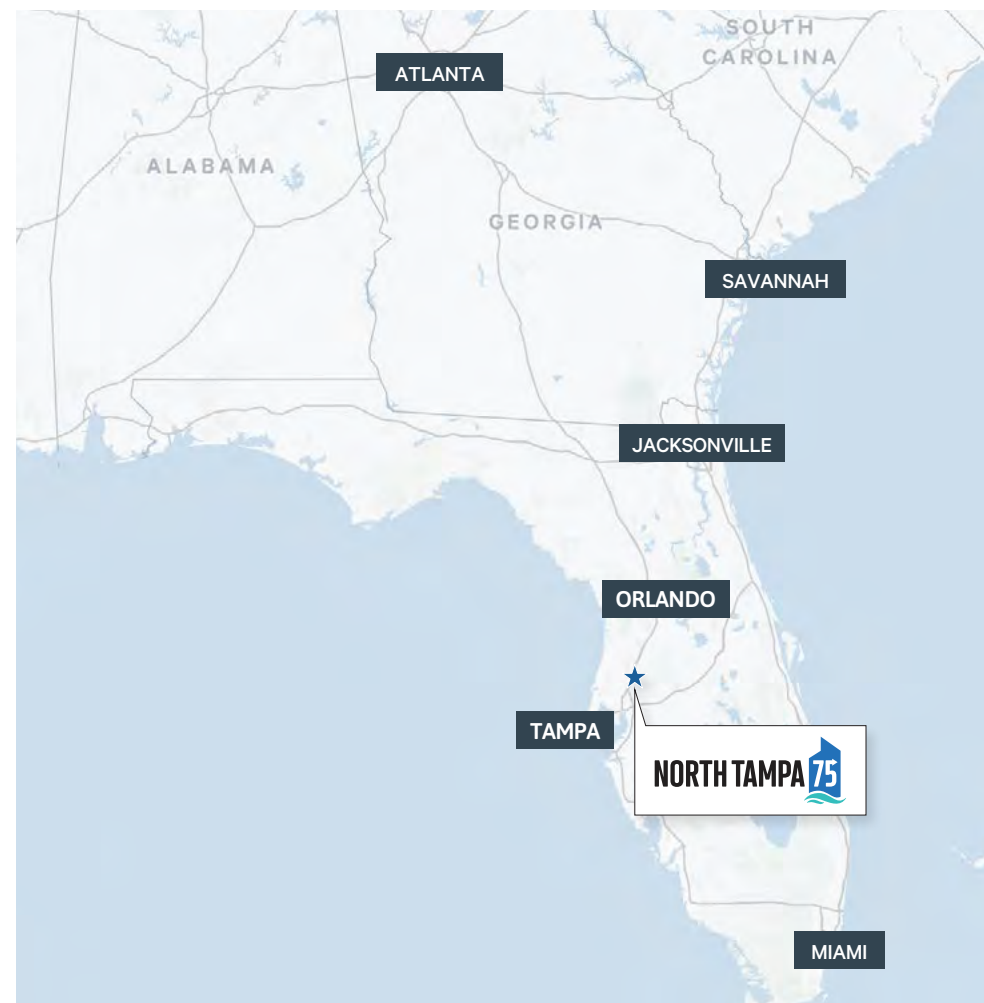
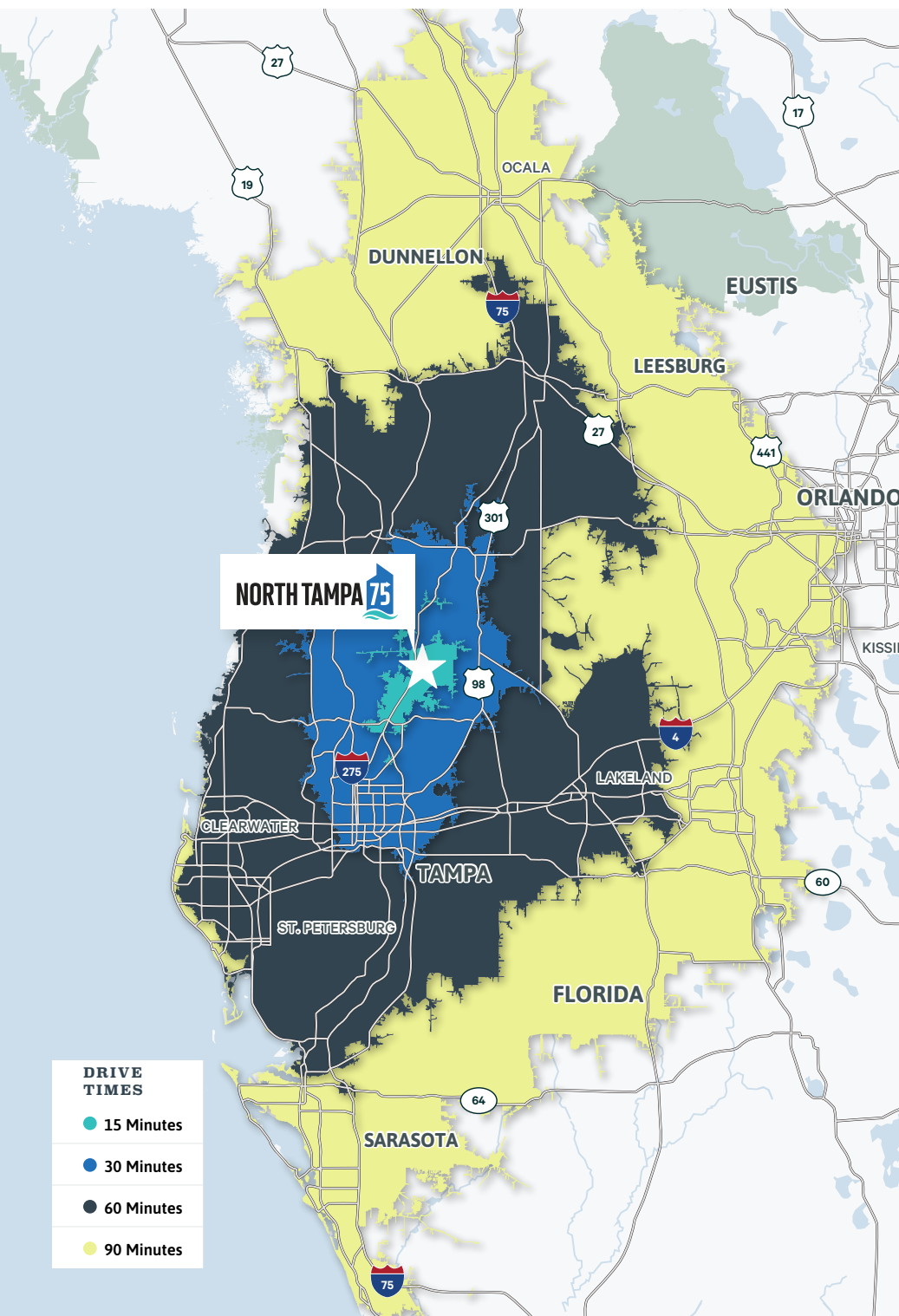
BUILDING 2			
Building Size	301,600 SF	Drive-In Doors	2 (12'x14')
Building Dimensions	1,160' W x 260' D	Auto Parking Spaces	193
Column Spacing	52' W x 50' D	Trailer Parking Spaces	97
Speed Bay	60'	Slab	6" non-reinforced 4,000 PSI
Clear Height	36'	Roof	R20, 15-year warranty
Office Size	2,500 SF	Sprinkler System	ESFR
Loading	Rear-load	Power	2,500A, 480V, 3-phase
Dock-High Doors	75 (9'x10')	Lighting	LED



LOCATION

	15 MINS	30 MINS	60 MINS	90 MINS
2024 Businesses	4,977	53,397	163,870	263,726
2024 Employees	44,923	546,054	1,578,533	2,565,552
2024 Population	123,571	1,160,709	4,082,624	6,704,521
2029 Population	135,677	1,240,437	4,305,228	7,145,241
2020-2024 Annual Population Growth Rate	3.50%	1.94%	1.55%	1.87%





CITY	DISTANCE	TIME
Tampa	25.9 miles	26 minutes
Orlando	78 miles	1 hour 25 minutes
Jacksonville	174 miles	2 hours 30 minutes
Miami	301 miles	4 hours
Savannah	312 miles	4 hours 30 minutes
Atlanta	432 miles	5 hours 50 minutes

DEMOGRAPHICS

10 MILES

8,033	295,202	325,800
2024 Business	2024 Population	2029 Projected Population

30 MILES

86,170	2,542,397	2,688,995
2024 Business	2024 Population	2029 Projected Population

50 MILES

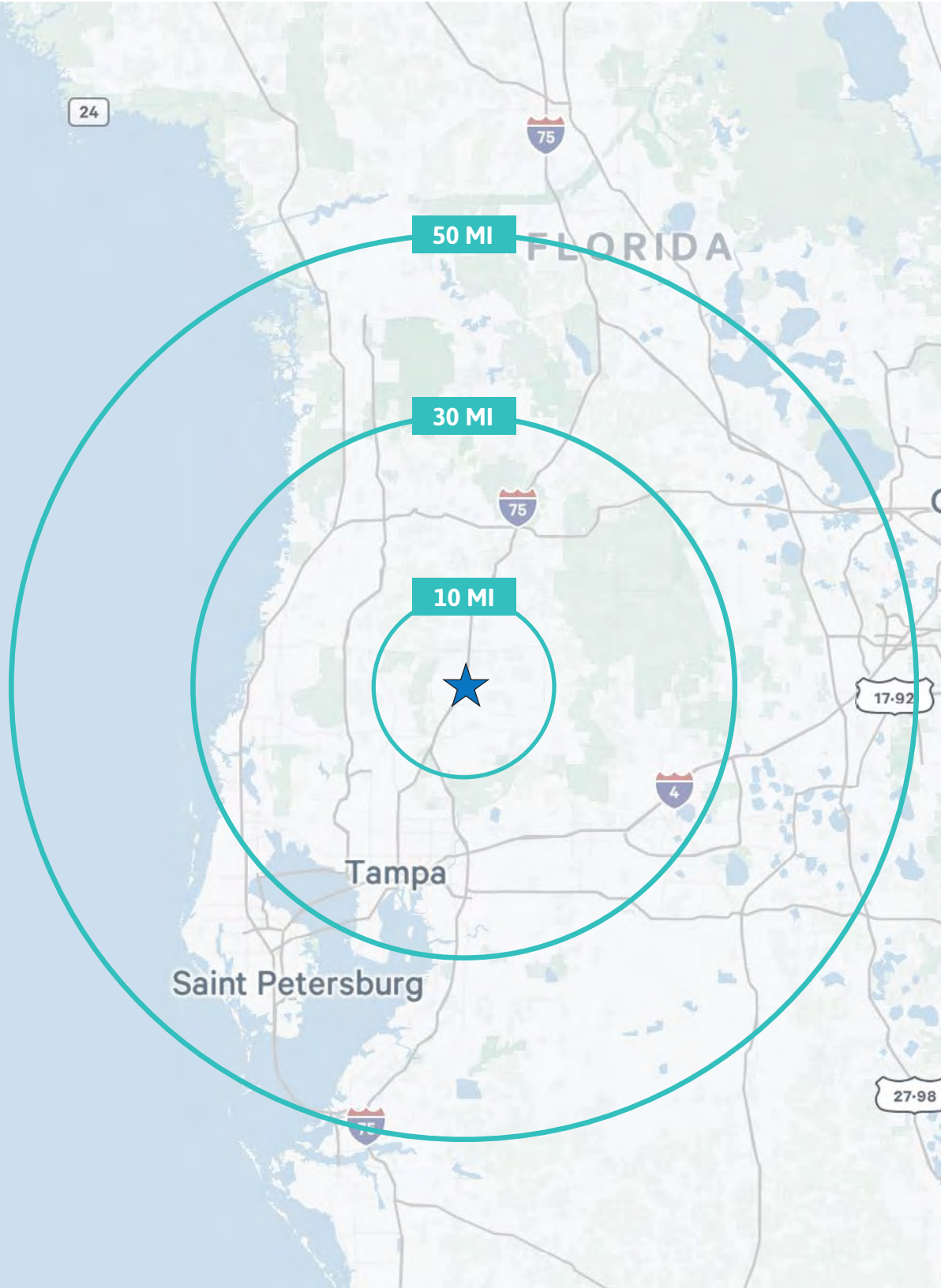
183,737	4,845,424	5,164,875
2024 Business	2024 Population	2029 Projected Population



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



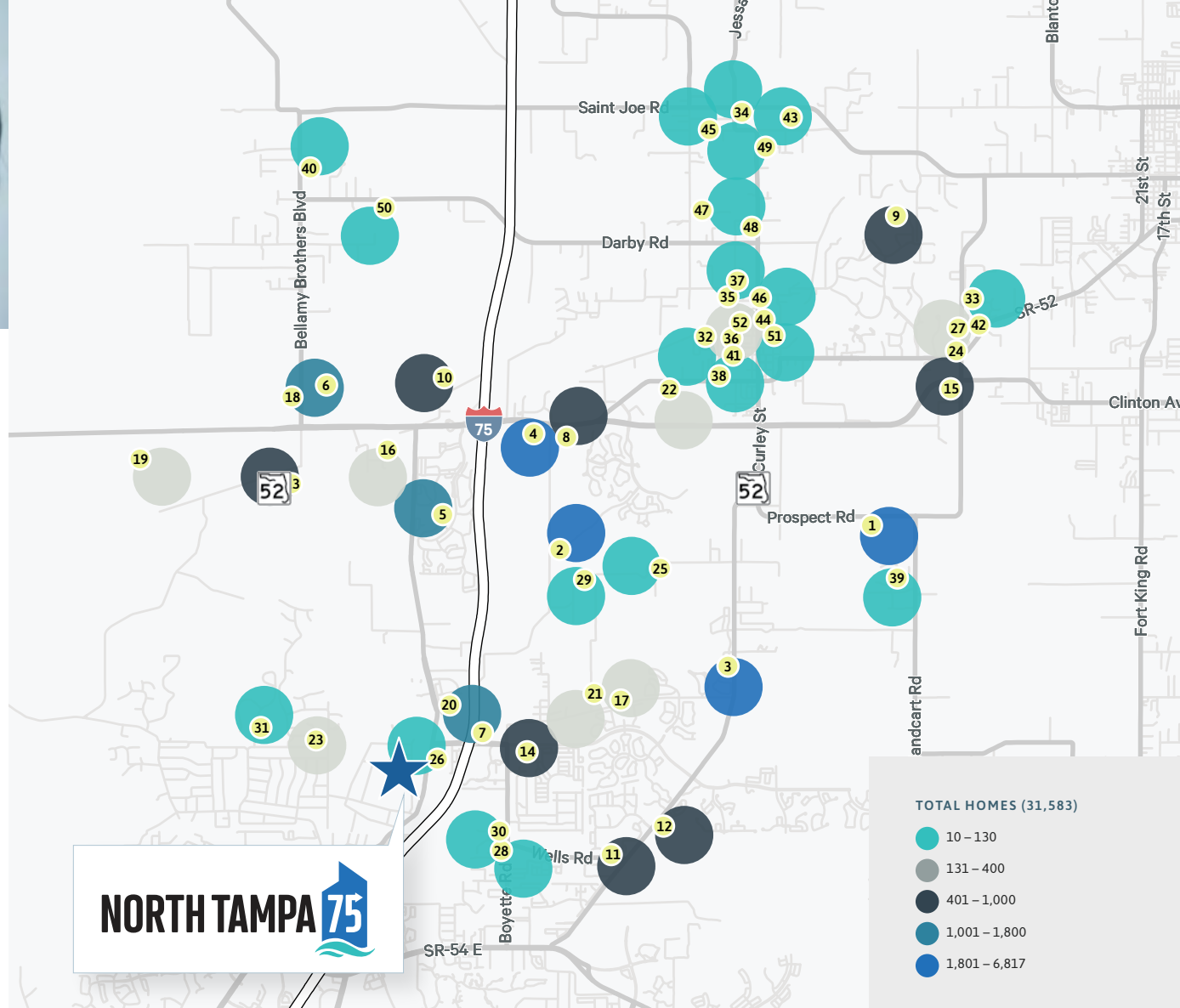
37% WORKFORCE INCREASE
OVER THE LAST 10 YEARS





PASCO COUNTY HOUSING GROWTH

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



19,272
TOTAL
FUTURE LOTS

1,607
TOTAL PREPARED LOTS

938
TOTAL UNDER CONSTRUCTION

76
TOTAL FINISHED AND VACANT

9,660
TOTAL OCCUPIED



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