



# STATEWIDE LOGISTICS CENTER



ONE SITE, MULTIPLE PATHWAYS.  
**READY NOW.**



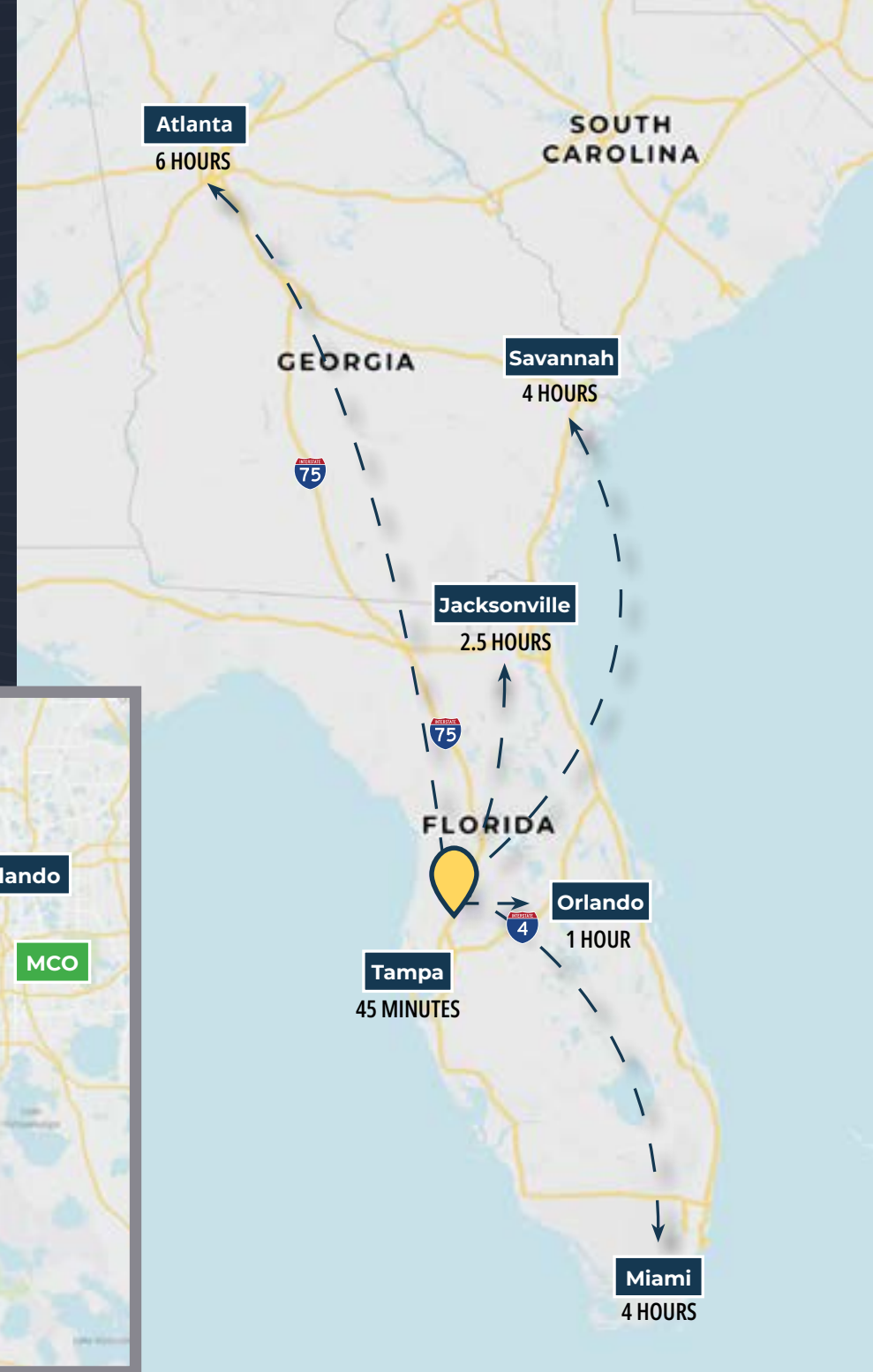
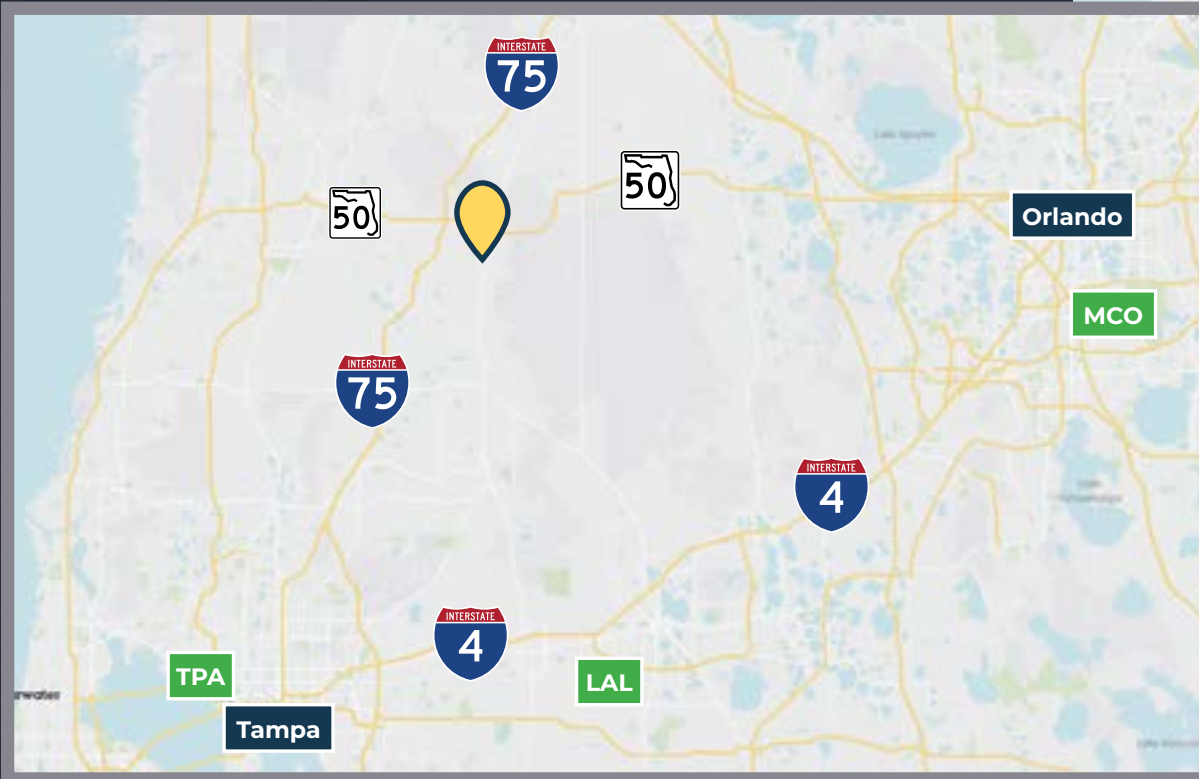
# STATEWIDE LOGISTICS CENTER

Rare flexibility in a high-growth Central Florida corridor. Offering **143 shovel-ready acres** just east of I-75 at State Road 50 in Brooksville, Florida and with entitlements up to 2.4 million SF, Statewide Logistics Center gives you the freedom to structure the property around your business strategy and growth. Same-day

distribution reaches Atlanta, Miami, Orlando, Tampa, and Jacksonville. Scale from **200,000 SF spaces to 1.4 million SF under one roof**. Choose **lease, build-to-suit, or land acquisition**. Secure strategic space in one of Florida's fastest-growing logistics corridors—on your terms.

# POSITIONED FOR SUCCESS: I-75 + SR-50

Located in Brooksville, Florida, Statewide Logistics Center offers unmatched access to Florida's largest consumer markets. With easy access to I-75 and State Road 50, the largest intersection on I-75 in the state, the site enables rapid fulfillment and same-day delivery to Tampa, Orlando, and beyond—ideal for scale and speed in regional distribution, ecommerce operations, and supply chain.



# MULTIPLE PATHWAYS

LAND ACQUISITION

LEASE

BUILD-TO-SUIT



## LAND ACQUISITION

Purchase the full 143-acre site or subdivide to suit your development goals. Entitlements complete, infrastructure in place, and pre-development risk eliminated. Start construction immediately with the freedom to build on your timeline and specifications—backed by county incentives that reduce project costs.



## LEASE

Speed to market with flexible terms from 200,000 to 1.4 million SF. Lease structures eliminate the capital commitment of ownership while providing custom configurations tailored to your operations. We build to your specifications, you move in ready to operate with expansion rights secured as your business grows.

# MULTIPLE PATHWAYS

LAND ACQUISITION

LEASE

BUILD-TO-SUIT

## BUILD-TO-SUIT

We design, build, and deliver facilities tailored to your specifications—single facility up to 1.4 million SF, multiple buildings from 200,000 SF, or phased development - on a sale or lease basis.

Conceptual plans are available to help craft your vision. You define operational requirements like clear heights, dock configurations, and power infrastructure.

We handle construction and deliver turnkey, ready for day-one operations.



*Conceptual Rendering*

# MULTIPLE PATHWAYS

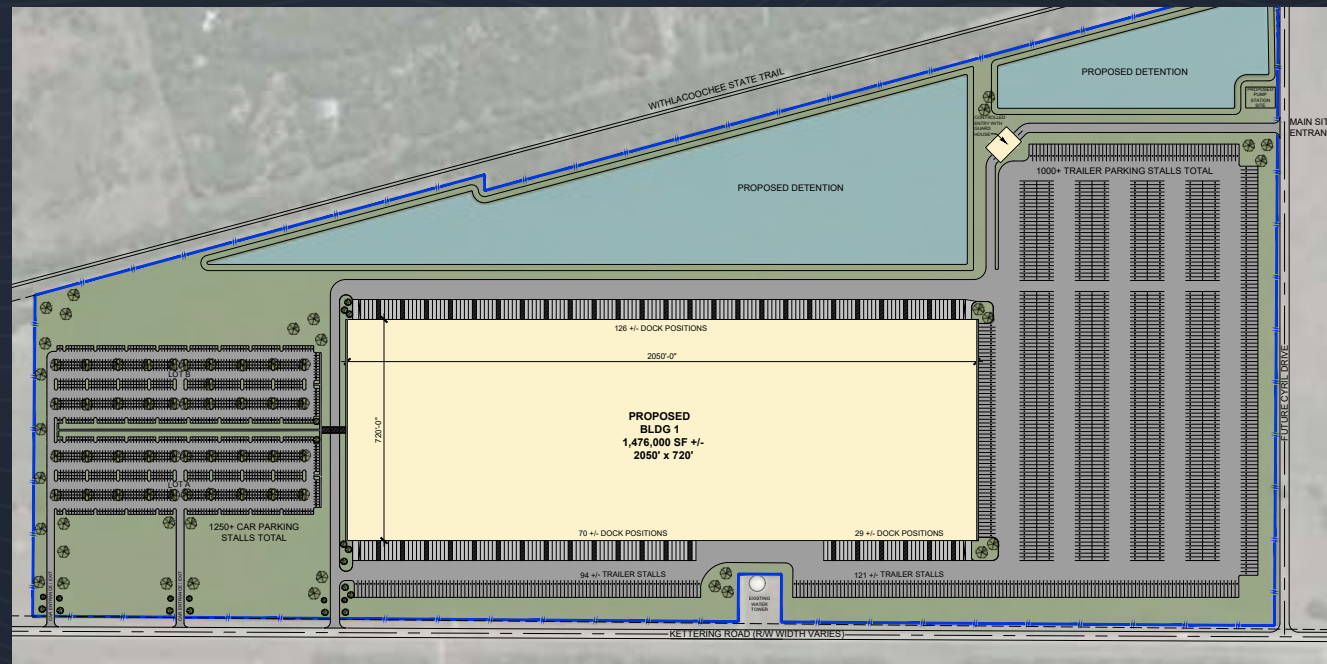
LAND ACQUISITION

LEASE

BUILD-TO-SUIT

## BUILD-TO-SUIT CONCEPT: ONE BUILDING - 1.4M SF

Building dimensions	2050' x 720'
Size (SF)	± 1,476,000
Dock-high positions	225
Drive-in ramps	4
Load type	Cross dock
Column spacing	54' x 50'
Speed bay	60'
Clear height	40'
Slab thickness	8"
Fire supression	ESFR
Truck court depth	185'
Auto parking	1,250
Trailer parking	1,215



[VIEW LARGER PLAN](#)

# MULTIPLE PATHWAYS

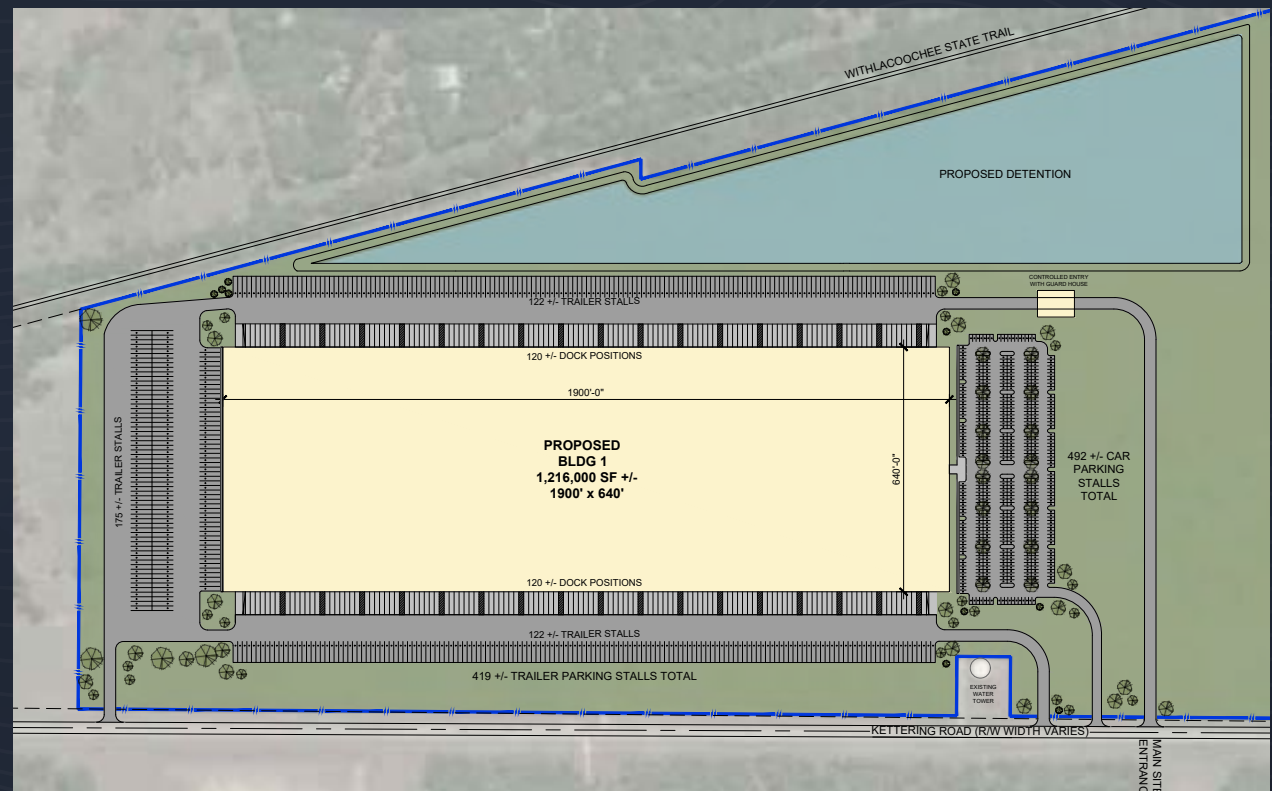
LAND ACQUISITION

LEASE

BUILD-TO-SUIT

## BUILD-TO-SUIT CONCEPT: ONE BUILDING - 1.2M SF

Building dimensions	1900' x 640'
Size (SF)	± 1,216,000 SF
Dock-high positions	240
Drive-in ramps	4
Load type	Cross dock
Column spacing	54' x 50'
Speed bay	60'
Clear height	40'
Slab thickness	8"
Fire supression	ESFR
Truck court depth	135' and 185'
Auto parking	492
Trailer parking	419



[VIEW LARGER PLAN](#)

# MULTIPLE PATHWAYS

LAND ACQUISITION

LEASE

BUILD-TO-SUIT

## BUILD-TO-SUIT CONCEPT: THREE BUILDINGS



Buildings stats on following page

[VIEW LARGER PLAN](#)

# MULTIPLE PATHWAYS

LAND ACQUISITION

LEASE

BUILD-TO-SUIT

## BUILD-TO-SUIT CONCEPT: THREE BUILDINGS

	Building <b>1</b>	Building <b>2</b>	Building <b>3</b>
Building dimensions	1763' x 590'	936' x 486'	1195' x 536'
Size (SF)	± 1,040,746	± 454,895	± 641,055
Dock-high positions	214	105	133
Drive-in ramps	4	4	4
Load type	Cross dock	Cross dock	Cross dock
Column spacing	52' x 54'	52' x 54'	52' x 54'
Speed bay	60'	60'	60'
Clear height	40'	36'	36'
Slab thickness	8"	7"	7"
Fire supression	ESFR	ESFR	ESFR
Truck court depth	190'	185'	190'
Auto parking	496	185	356
Trailer parking	273	223	173

# STRATEGIC INCENTIVES: TAXES & DEVELOPMENT

Hernando County offers performance-based incentive programs that reduce upfront costs and accelerate development timelines. Designed to attract industrial, logistics, and manufacturing users, these incentives can deliver substantial tax savings and speed-to-market advantages.

- Up to 100% property tax rebates for qualifying projects
- Fast-tracked permitting through the EPIC Program
- Grants tied to job creation, wages, and capital investment
- Additional benefits for projects paying above-average wages





**STATEWIDE  
LOGISTICS CENTER**

**LEARN MORE AT**  
[statewidelogisticscenter.com](http://statewidelogisticscenter.com)

**If you would like to discuss further,  
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## **Owned By:**



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