



INDUSTRIAL TRUST

SOUTH SHORE CORPORATE PARK

BUILDING B 1075 30th St. NE | Ruskin, FL 33570

Discover South Shore Corporate Park, the premier industrial destination in East Tampa. Strategically located with excellent access to I-75, this first-generation warehouse space features up to $\pm 132,212$ SF in Building A, divisible to $\pm 33,000$ SF and $\pm 80,983$ SF in Building B, offering flexible leasing options for a variety of industrial uses.

With modern infrastructure, efficient layouts, and proximity to key transportation hubs like Port Tampa Bay and Tampa International Airport, South Shore Corporate Park provides the perfect space for businesses to thrive in one of Florida's most dynamic regions.

BUILDING B
 $\pm 80,983$ SF

MOVE-IN READY
 $\pm 2,000$ SF
SPEC OFFICE



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TAMPA BAY



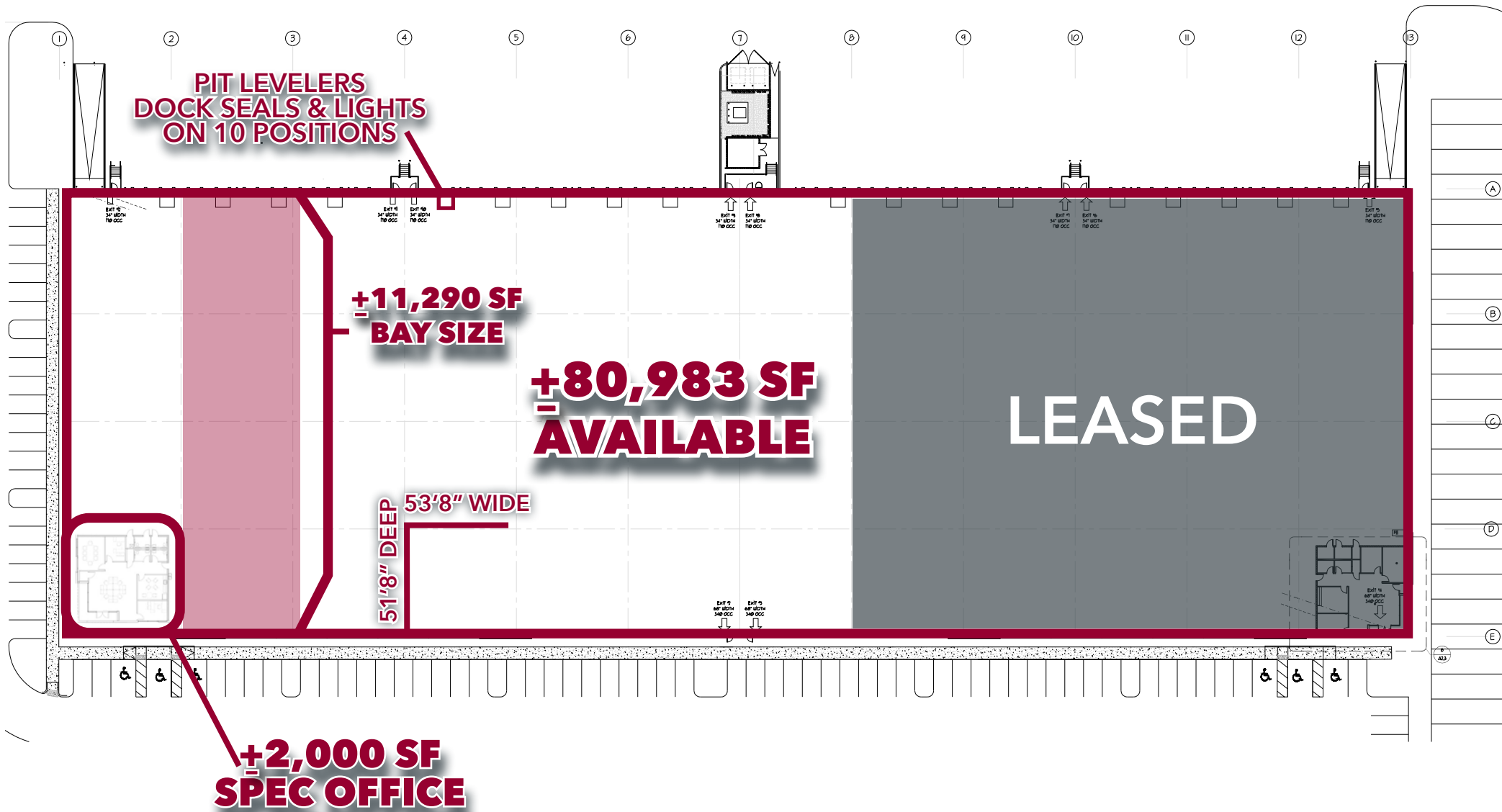
BUILDING B OVERVIEW

BUILDING SIZE	±138,673 SF
AVAILABLE NOW	±80,983 SF
OFFICE	±2,000 SF
CLEAR HEIGHT	32'
COLUMN SPACING	53'8" w x 51'8" d
SPEED BAY	60'
POWER	3-Phase, 900 Amps 277/480 Volts (existing)
WAREHOUSE LIGHTING	Motion-sensored LED averaging a 30FC

LOADING	Rear-Load 21 Dock-High 9' x 10' Doors 1 Drive-In Ramp, 12' x 14' Door
DOCK PACKAGES	Pit Levelers: 40,000 lb. hydraulic on 10 positions Seals: In-place on 10 positions Lights: In-place on 10 positions
PARKING	130' Truck Court Depth 106 Vehicle Spaces 32 Off-Dock Trailer Spaces

ADDRESS	1075 30th St. NE Ruskin, FL 33570
YEAR BUILT	2023
BUILDING DIMENSIONS	644'w x 215'd
DIVISIBLE	NOT DIVISIBLE
CONSTRUCTION	Tilt-Wall
SLAB THICKNESS	7" Reinforced Concrete, 4,000 PSI
FIRE SUPPRESSION	ESFR
ROOF	R-19
FLOOD ZONE	X

BUILDING B SITE PLAN

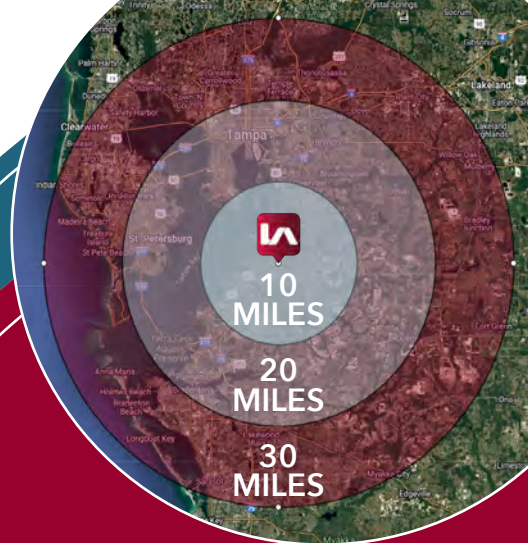


RUSKIN'S ADVANTAGE

The Ruskin and South Shore area of Florida has experienced significant industrial and economic development in recent years, driving growth and enhancing the region's prosperity. The establishment of new industrial parks, logistics hubs, and manufacturing facilities has created a wealth of employment opportunities, attracting a skilled workforce and fostering innovation. This development has also bolstered the local economy by increasing tax revenues, supporting infrastructure improvements, and encouraging small business growth. Key industries such as agriculture, technology, and green energy have thrived, leveraging the area's strategic location near major highways and ports. Moreover, these advancements have spurred investments in community resources, including education, housing, and recreational amenities, creating a positive feedback loop that enhances the quality of life for residents and positions Ruskin and South Shore as a vibrant hub for sustainable growth.

DEMOGRAPHICS

MILES	10	20	30
POPULATION	251,182	1,311,183	2,924,979
MEDIAN HH INCOME	\$89,348	\$88,197	\$83,732
LABOR FORCE	34,736	567,496	1,318,864
BLUE COLLAR LABOR FORCE	25%	22%	20%



MARKET INDICATORS



POPULATION GROWTH:

- 2025 projected population: 33,454
- 24.01% increase since 2020



LABOR FORCE:

- 66.8% of the population is of workforce age
- 19.85% of the workforce are in blue-collar roles



ECONOMIC OUTLOOK:

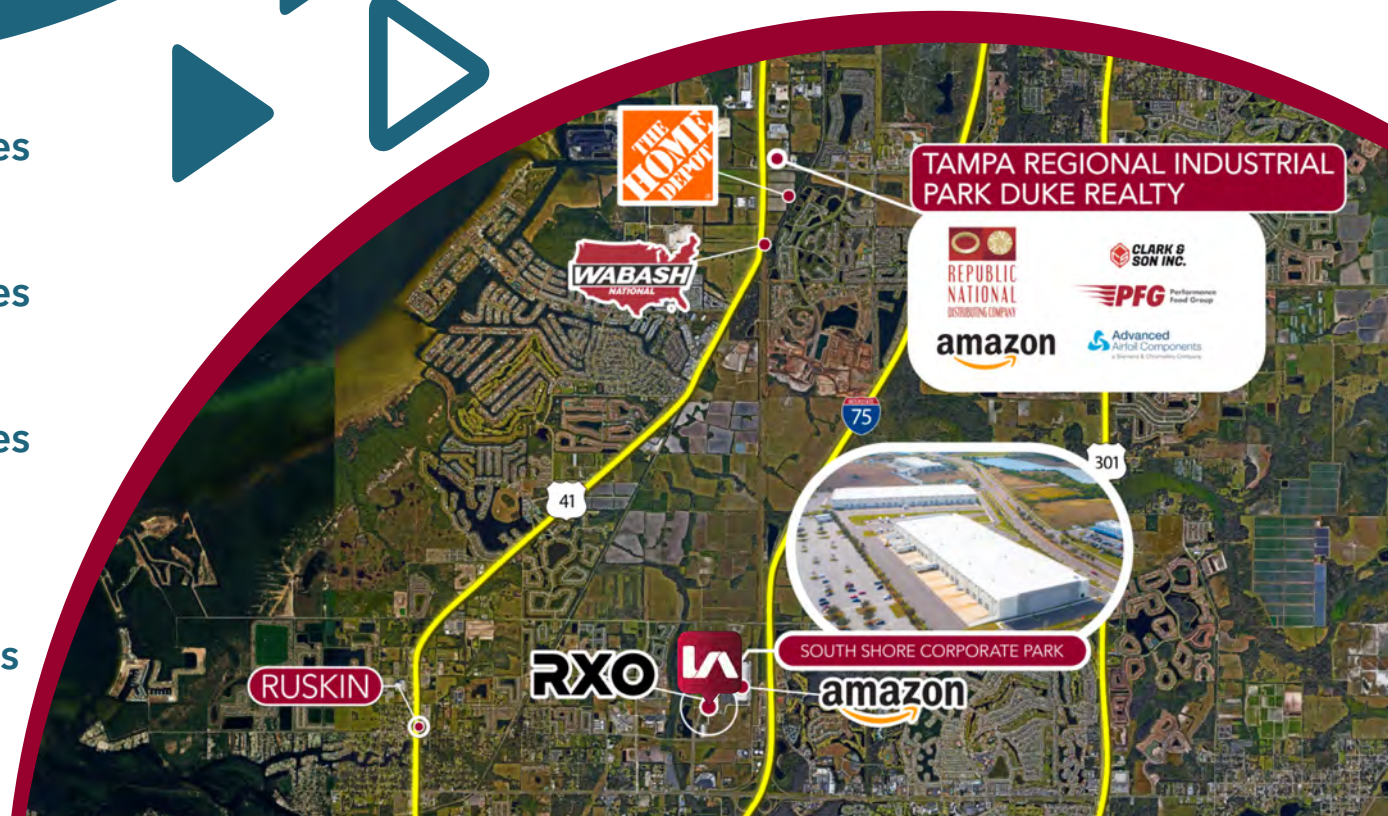
- Future job growth over the next decade is projected at 42.6%, surpassing the U.S. average of 33.5%



TRAVEL DISTANCES

 I-75	1.2 Miles
 US HWY 41	3.4 Miles
 US HWY 301	4.5 Miles
 Port Manatee	12.2 Miles
 I-275	13.4 Miles
 Selmon Expwy	16.8 Miles
 SR-60	18 Miles
 I-4	22 Miles

 Sarasota	23.6 Miles
 Port Tampa Bay	24 Miles
 CSX Intermodal	25.2 Miles
 Tampa	27 Miles
 Tampa Int'l Airport	35.4 Miles
 St. Petersburg	36 Miles
 Lakeland	60 Miles
 Orlando	110 Miles









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