



CENTRAL 75

FOR LEASE OR USER SALE 278,249 SF BUILDING

585 33RD STREET NE, RUSKIN FL 33570



PATTILLO
INDUSTRIAL REAL ESTATE

CBRE

BUILDING SPECS



TOTAL BUILDING AREA
±278,249 SF



DIMENSIONS
775' D X 338' L



OFFICE SF
±5,400 SF SPEC
REMAINDER TO SUIT



CONSTRUCTION
TILT-WALL



SPRINKLER SYSTEM
ESFR



ROOF
60 MIL TPO/R-30 INSULATION



LOADING
CROSS-DOCK



DOCK-HIGH DOORS
70 (9'X10')



DOCK PACKAGES

54 INCLUDING:
40,000 lb mechanical levelers, seals, shelters, trailer restraints, swing arm, lights & fans



DRIVE-IN DOORS
2 (12'X14')



COLUMN SPACING
51' 10" X 54' WITH 64' SPEED BAY



CLEAR HEIGHT
36'



ELECTRICAL
6,000 AMPS | 277/480 V | 3-PHASE
REMAINDER TO SUIT



TRUCK COURT

180' (SECURED) | 60' CONCRETE APRON
120' HEAVY DUTY ASPHALT



PARKING

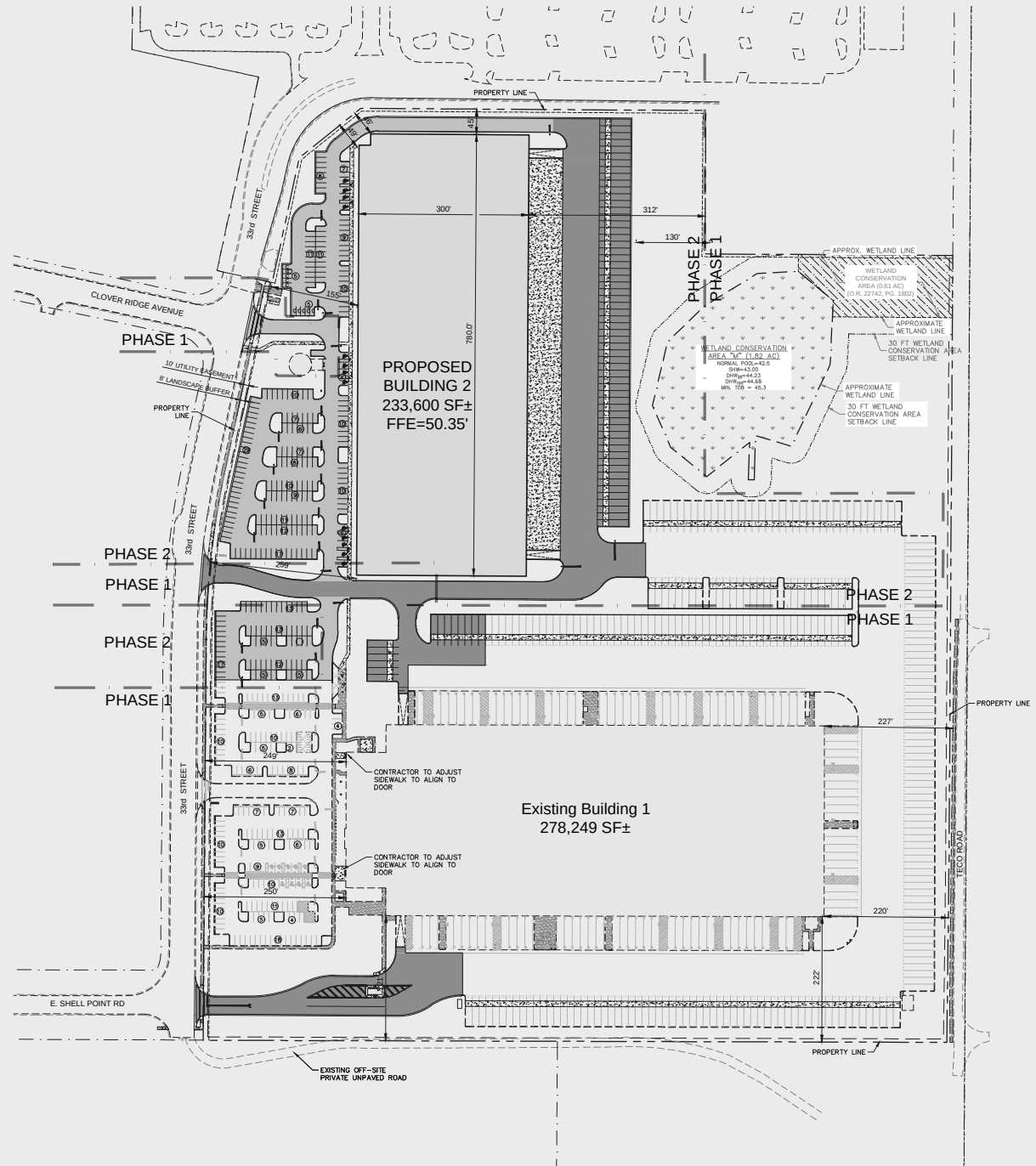
248 CAR SPACES | 16 MOTORCYCLE SPACES 9 HC SPACES



TRUCK PARKING

203 OFF-DOCK TRAILER SPACES (expandable)

SITE PLAN

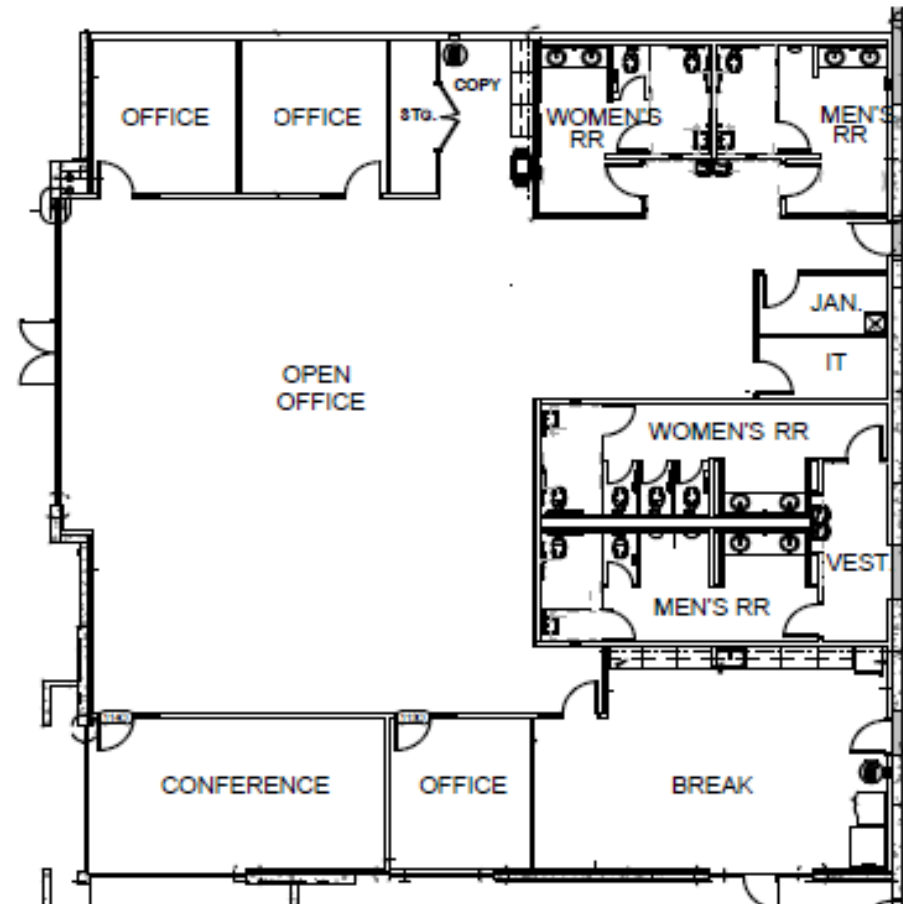


OFFICE PLAN



SPEC OFFICE
±5,400 SF
(REMAINDER TO SUIT)

OPEN OFFICE
3 PRIVATE OFFICES
BREAK ROOM
CONFERENCE ROOM



19TH AVE NE

19TH AVE NE

19th Ave NE

30TH ST NE

LAUREL
RIDGE AVE

CLOVER
RIDGE AVE

33RD ST NE

E. SHELL POINT RD

30TH ST SE

ge E COLLEGE AVE

INTERCHANGE

SUN CITY CENTER BLVD

75

75

674

Cypress Village Blvd





1.5 MILES



3.3 MILES



4.5 MILES



22.9 MILES

CSX INTERMODAL TAMPA

25.2 MILES

HOUSING ANALYSIS

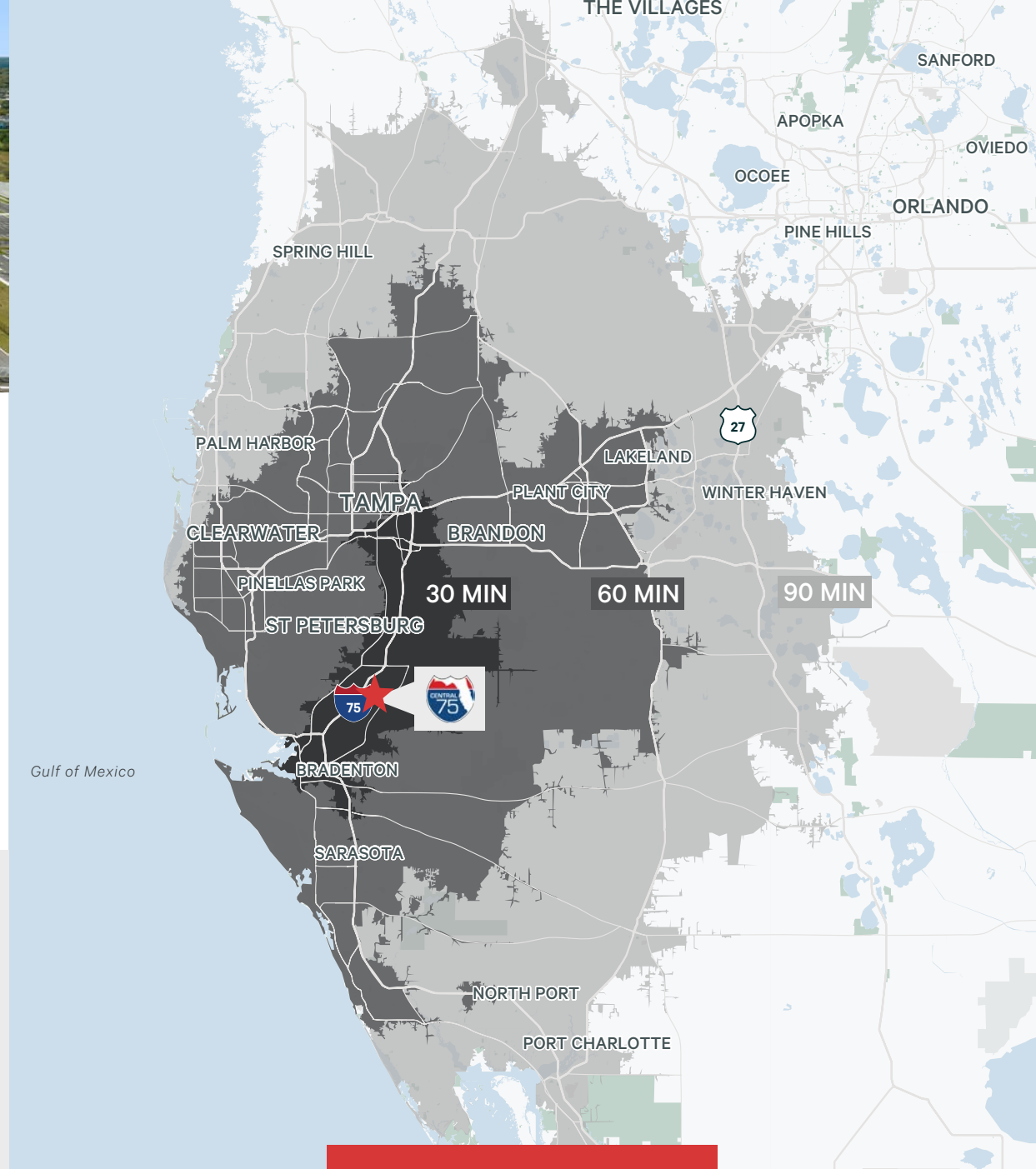


WITHIN 5 MILES OF THE SITE:

33,000 Built Out Homes

533 Homes Under Construction

6,300 Future Home Sites Identified



TOTAL POPULATION

● 30 MIN DRIVE 660,879 ● 60 MIN DRIVE 3,720,236 ● 90 MIN DRIVE 5,495,571

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RIAN SMITH, SIOR

Senior Vice President

+1 813 380 7388

rian.smith@cbre.com

SARAH DIETER

Associate

+1 813 273 8459

sarah.dieter@cbre.com

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