



# FIVE-BUILDING INDUSTRIAL PROJECT UNDER DEVELOPMENT

11600 TRADE PARK WAY | SAN ANTONIO, FL 33576



PHASE I | Q1 2026 DELIVERY | 3 BUILDINGS TOTALING 297,703 SF



# UNDER DEVELOPMENT

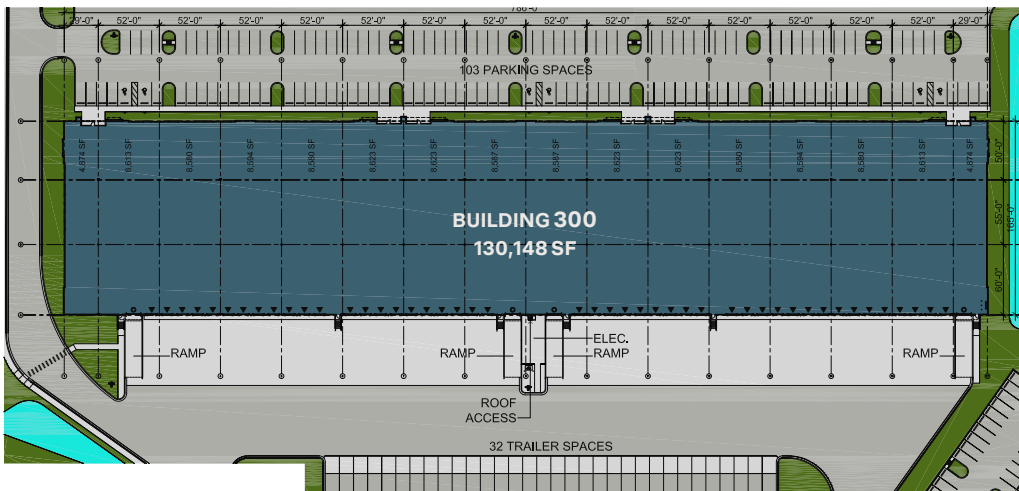
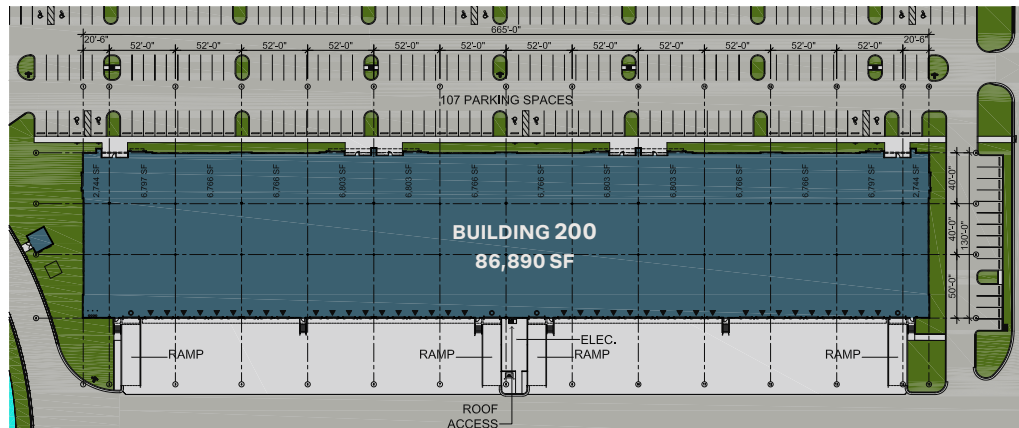
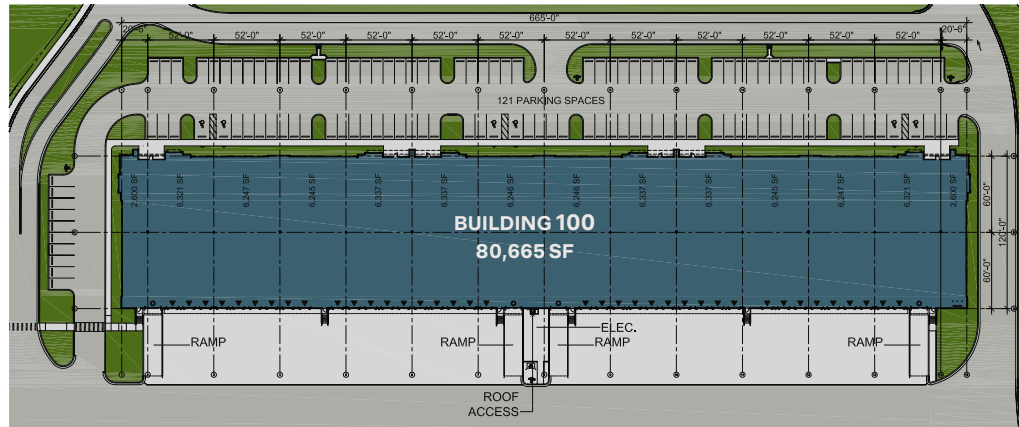
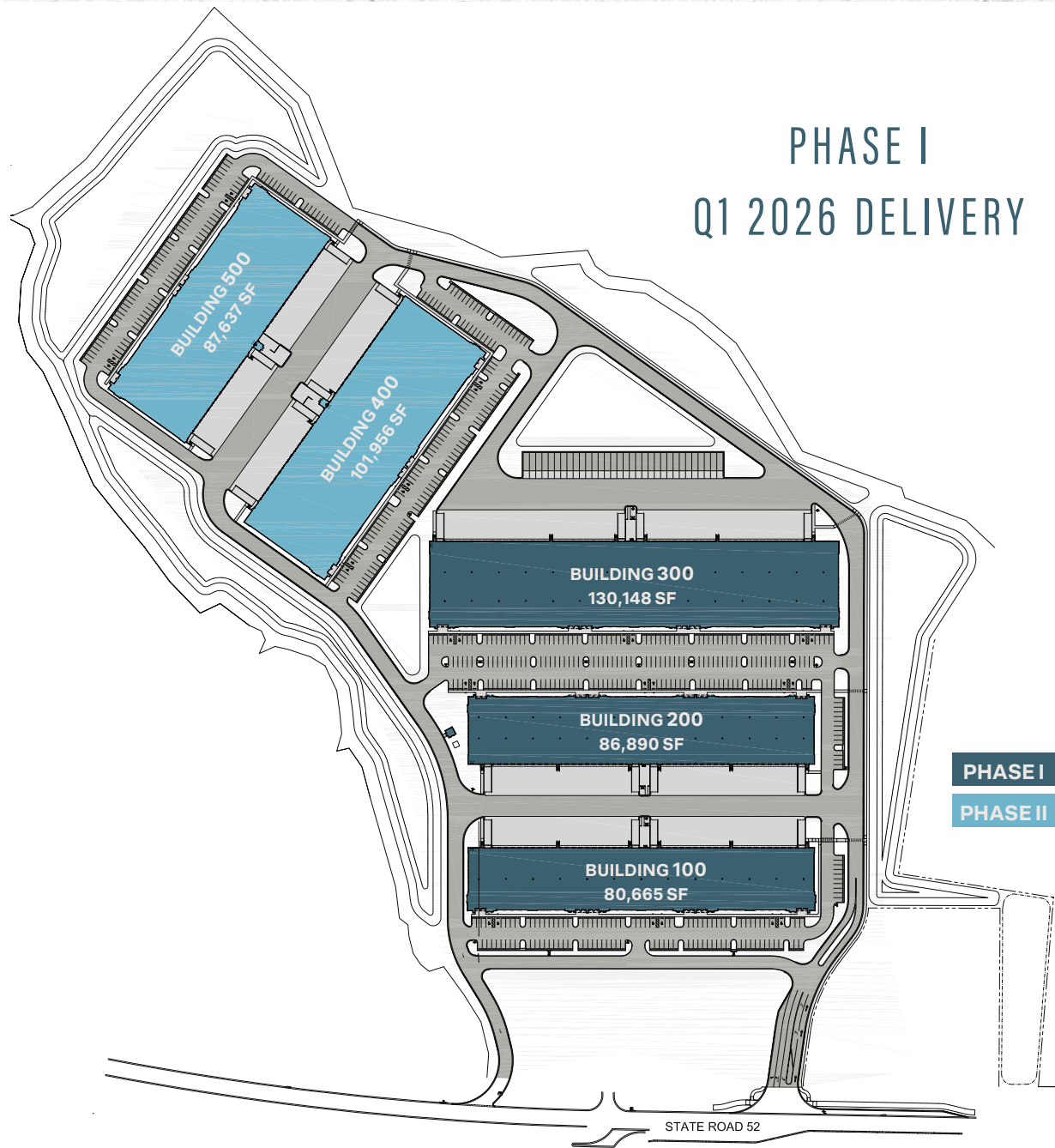
## FIVE-BUILDING INDUSTRIAL PROJECT

CBRE is excited to introduce Park 52 Logistics, a cutting-edge business park featuring five speculative industrial buildings spanning over 480,000 SF.

Located in Pasco County, just northeast of Tampa, Park 52 Logistics boasts a prime location situated just 1 mile from Interstate 75 in San Antonio, off State Road 52. This strategic position places the facility at the epicenter of a rapidly developing corridor, poised to welcome a 1.4 million SF e-commerce fulfillment center, a 50,000 SF robotics sorting center that recently started site work, and a lagoon community boasting over 5,000 planned homes.

Park 52 Logistics, where efficiency meets excellence, offers a comprehensive solution for businesses in need of prime industrial space. Whether you're involved in manufacturing, logistics, distribution, or warehousing, Park 52 Logistics provides the ideal environment for success.

Discover unparalleled efficiency, flexibility, and scalability as you elevate your operations to new heights within these state-of-the-art facilities.



### BUILDING 100

- + Total SF: 80,665 SF
- + Clear height: 24'
- + Building dimensions: 120' D x 665' W
- + Column spacing: 60' D x 52' W
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Auto parking spaces: 121

### BUILDING 200

- + Total SF: 86,890 SF
- + Clear height: 24'
- + Building dimensions: 130' D x 665' W
- + Column spacing: 40' D x 52' W, 50' speed bay
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Auto parking spaces: 107

### BUILDING 300

- + Total SF: 130,148 SF
- + Clear height: 30'
- + Building dimensions: 165' D x 786' W
- + Column spacing: 55' D x 52' W, 60' speed bay
- + Dock-high doors: 46
- + Drive-in doors: 4
- + Auto spaces: 103
- + Trailer spaces: 32



# DEMOGRAPHICS

- + People aged 25-64 make up **78.6%** of the labor force
- + **7.4%** Average annual increase to Pasco County GDP over the last 10 years (2.3% is the United States annual increase)

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

 **37% WORKFORCE INCREASE OVER THE LAST 10 YEARS.**

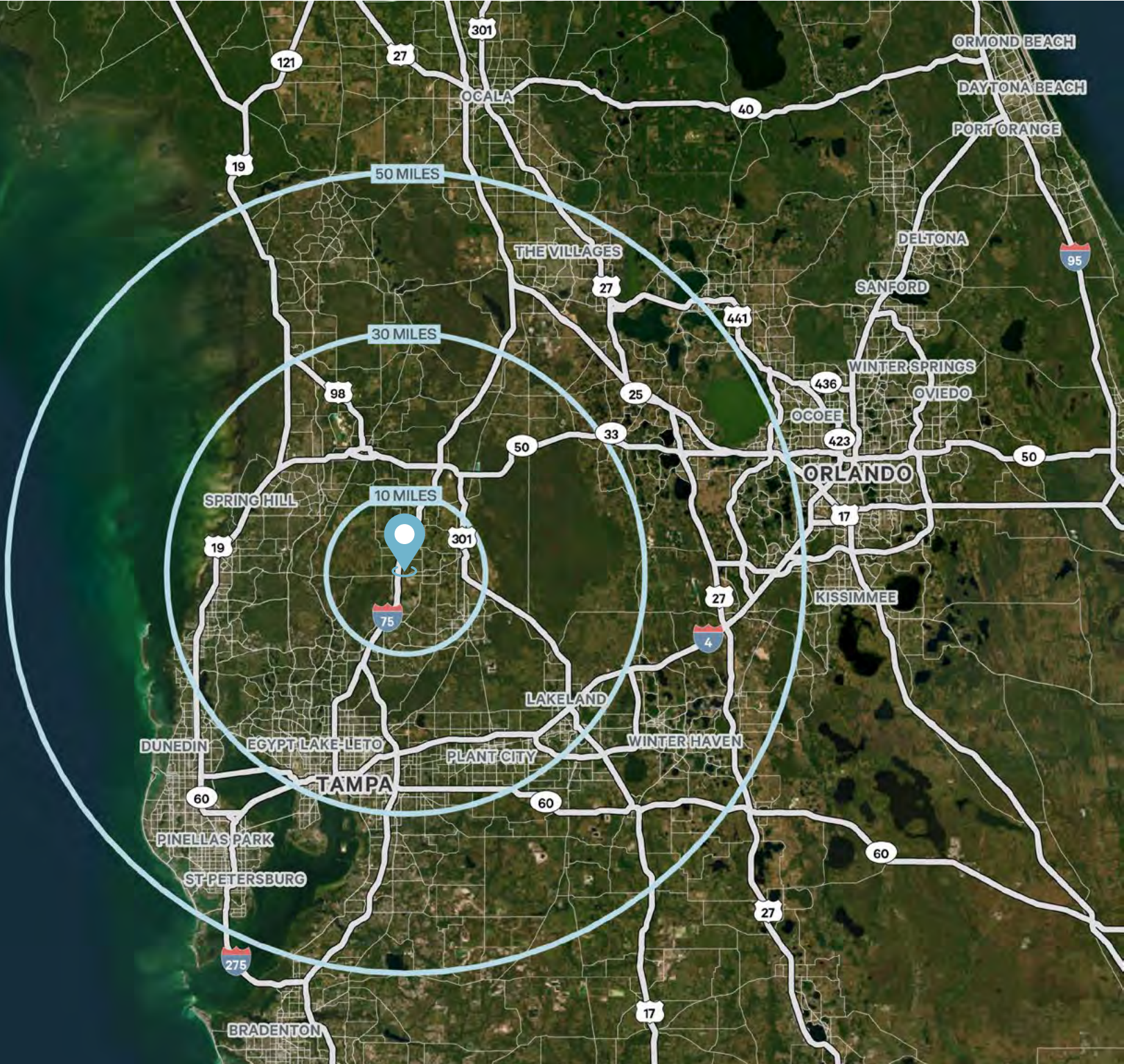
**3.4 MIL**  
TOTAL MSA POPULATION

**626,875**  
TOTAL PASCO POPULATION

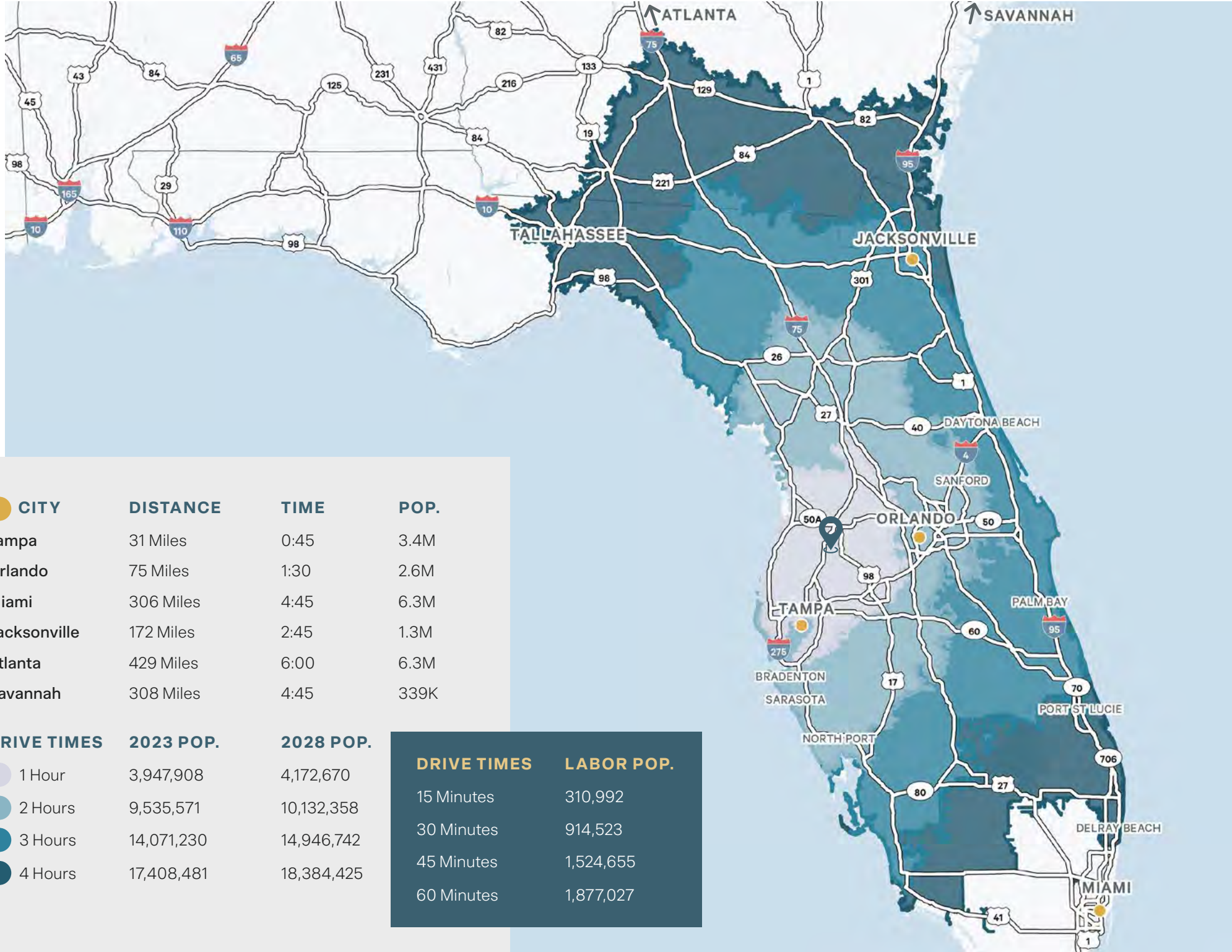
**328,932**  
TOTAL PASCO WORKFORCE



10 MILES	30 MILES	50 MILES
4,560 2024 Business	89,371 2024 Business	190,494 2024 Business
183,061 2024 Population	2,194,644 2024 Population	5,005,265 2024 Population
208,268 2029 Projected Population	2,334,758 2029 Projected Population	5,321,921 2029 Projected Population

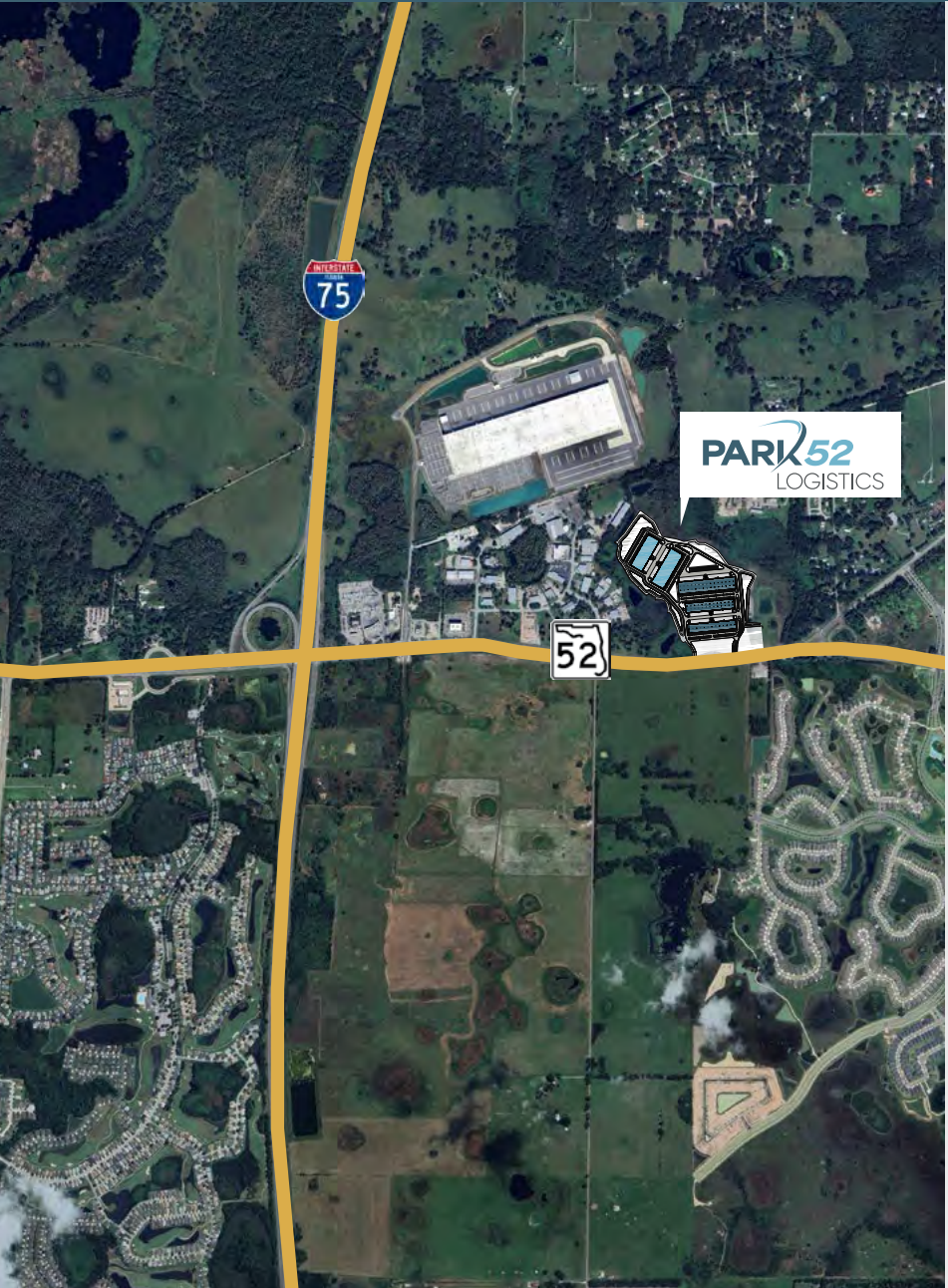






# LOCATION OVERVIEW

Pasco's population grew almost 9% from 2020 to 2023.



Park 52 Logistics boasts a prime location at the convergence of SR 52 and I-75, providing businesses in the vicinity with strategic advantages. This intersection offers exceptional transportation links and visibility, drawing a diverse range of enterprises. Situated near major urban hubs like Tampa and the Tampa Bay area, the region benefits from its proximity to bustling centers.

The junction of State Road 52 and Interstate 75 acts as a gateway to Pasco County, facilitating seamless access to neighboring cities, neighborhoods, and industrial zones. With interstate connectivity, businesses here enjoy convenient access to other parts of Florida and beyond, including key markets, airports, and seaports.

San Antonio itself fosters a dynamic and expanding community, creating an ideal environment for business growth. With a blend of residential, commercial, and industrial areas, the locale offers a varied customer base and opportunities for business collaborations. The surrounding natural landscapes and recreational amenities attract both residents and visitors, enhancing prospects for retail, hospitality, and entertainment ventures.

Furthermore, Pasco County has experienced consistent population growth and economic advancement, adding to the business potential in this region. Supported by proactive local governance and incentives to attract new enterprises, the area provides a conducive atmosphere for entrepreneurial initiatives.

In essence, Park 52 Logistics presents an enviable location for businesses, offering superior transportation connectivity, access to major markets, a flourishing community, and governmental backing for economic expansion. This locale holds immense promise for businesses across diverse sectors, from retail and hospitality to industrial and commercial endeavors.





# #1

Florida is Ranked #1 in the Nation for attracting and developing a skilled workforce

US News and World Report



## BUSINESS CLIMATE

- + 0% state personal income tax.
- + Florida's corporate income taxes are 5.5%, less a \$50,000 exemption, and S-corporations are exempt from corporate income tax.
- + Florida has no inventory tax on raw materials, work in progress, or finished goods in inventory.
- + Total ad valorem millage rate in Pasco County is 13.0279 with no state-level ad valorem tax on buildings or land.
- + Florida is the 3rd most populous state in the U.S. and has the 4th best tax climate in the U.S



Our award-winning workforceCONNECTpasco.com platform allows employers to find programs that produce talent that will thrive in their industries, and explore resources that can help their business stand out to top candidates. It also allows job seekers the opportunity to discover and explore various career pathways in a diverse economy of fast-growing industries.

### PASCO COUNTY BUSINESS INCENTIVES

- + Pasco County Job Creation Incentive Funding Program
- + No Mobility Fees (FKA Impact Fees) for targeted industries
- + Workforce Training Incentives:
  - + Quick Response Training Program (QRT)
  - + Incumbent Worker Training Program (IWT)
  - + Employed Worker Training

### FLORIDA BUSINESS INCENTIVES

- + Capital Investment Tax Credit (CITC)
- + Florida High Impact Performance Incentive (HIPI)
- + Research and Development Tax Credit
- + Sales & Use Tax Exemptions:
  - + R&D Equipment (Predominant Use)
  - + Semiconductor, Defense, and Space Technology Production Equipment
  - + Manufacturing Machinery and Equipment and Subsequent Labor, Parts, and Materials Used to Repair Equipment
  - + Electricity Used in The Manufacturing Process
  - + Clean Energy
  - + Aircraft Expenditures
  - + Spacecraft Expenditures





19,272

TOTAL FUTURE  
LOTS

## PASCO COUNTY HOUSING GROWTH

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

1,607

TOTAL PREPARED  
LOTS

938

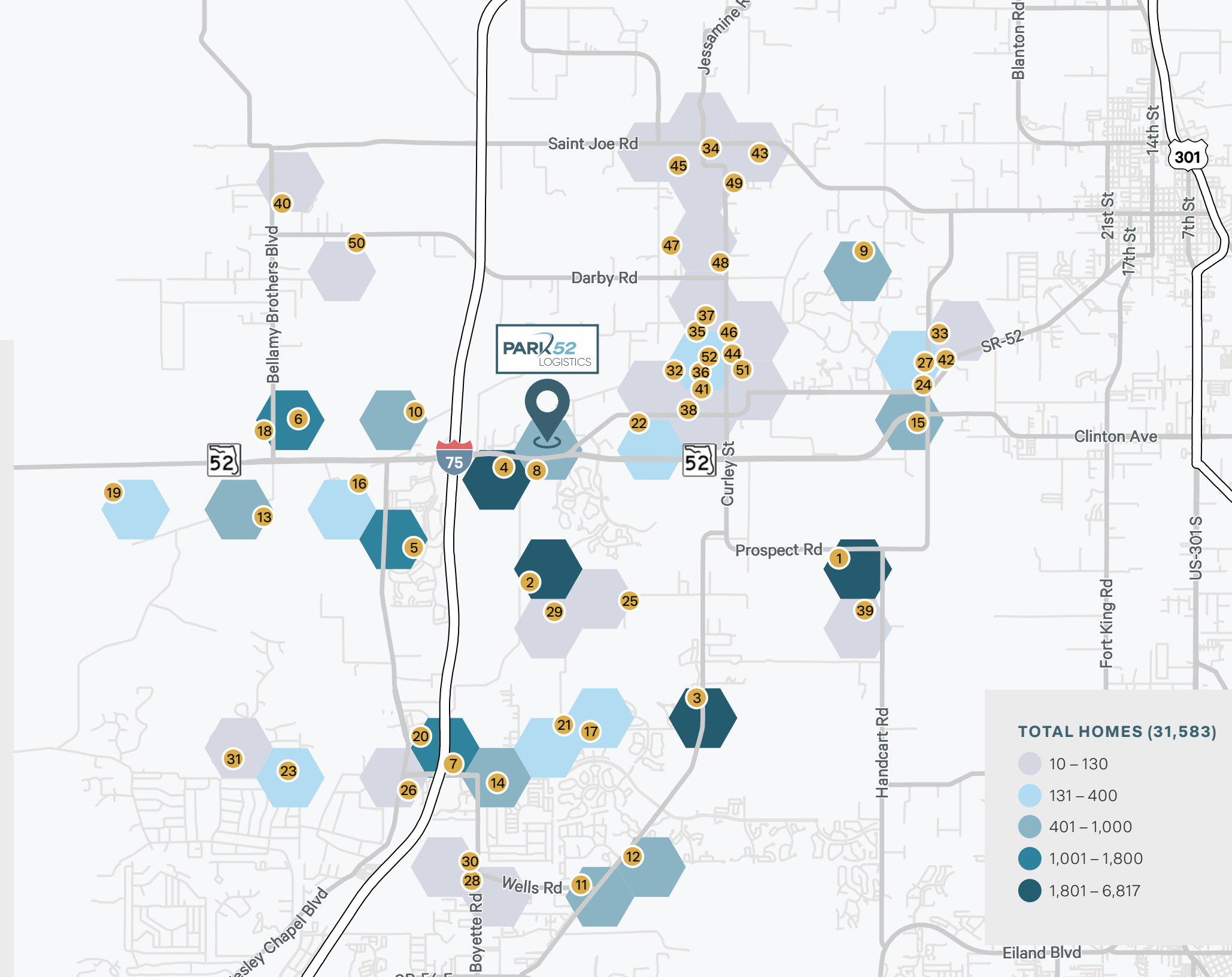
TOTAL UNDER  
CONSTRUCTION

76

TOTAL FINISHED  
AND VACANT

9,660

TOTAL OCCUPIED







# NEARBY AMENITIES

Strategically situated off SR 52 and I-75, this location offers unparalleled access to a dynamic commercial landscape. With a reach extending to over **18.1 million** consumers and servicing more than 740,000 businesses within a 4-hour drive, this area serves as a gateway to expansive market opportunities. Situated in Pasco County, a **top-five** County in the U.S. for 2023 net migration and boasting 3-year population growth of 12%, this site is central to a **quickly growing corridor**. Supported by a robust workforce of 210,000 skilled professionals along the I-75 corridor, companies operating in this region benefit from an ecosystem primed for success. Whether it's scaling operations or spearheading sustainable housing initiatives, enterprises in this area are empowered to realize their goals amidst a thriving economic landscape.

**18.1M**  
REACHING OVER 18.1M  
CONSUMERS WITHIN A  
4-HOUR DRIVE

**210,000**  
SKILLED PROFESSIONALS  
ALONG THE I-75 CORRIDOR





# PARK 52

## LOGISTICS

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# CBRE



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