

INDUSTRIAL DEVELOPMENT FOR LEASE

NORTH TAMPA 75

127,820 SF Available November 1, 2026



7594 Old Pasco Road, Wesley Chapel, FL 33544

CBRE | ROOKER

PARK OVERVIEW

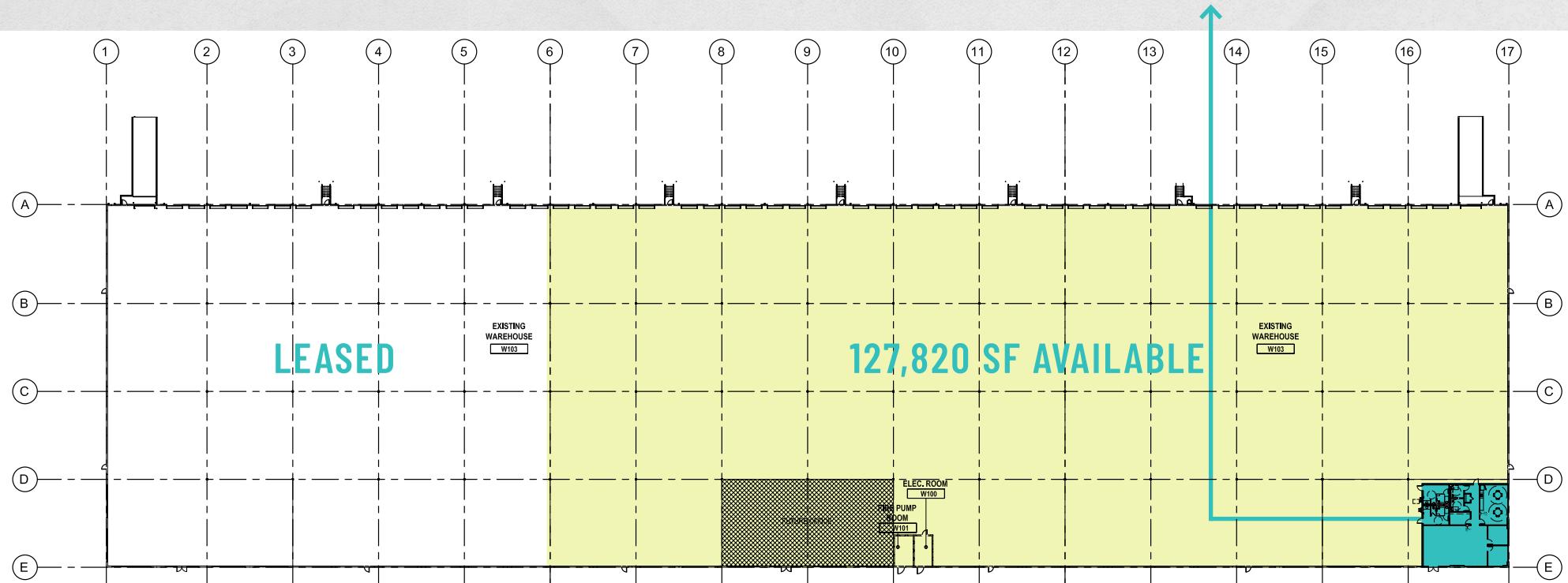
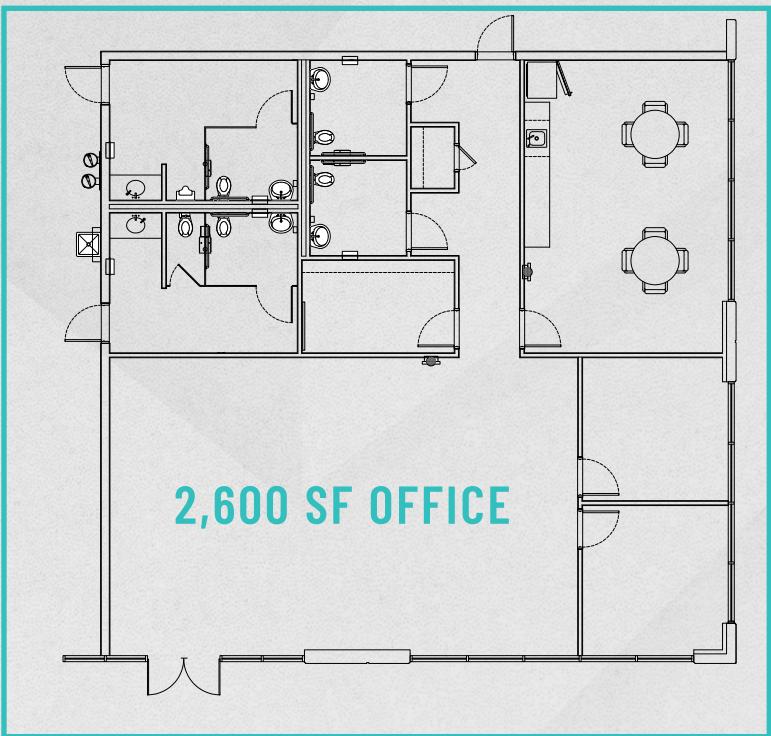
North Tampa 75 is a premier industrial business park situated in Pasco County, the **4th fastest-growing county in the United States** in 2023. This development features four **Class A** buildings totaling **857,780 square feet**, with **670,780 SF under construction**, set to be delivered in 2026. Its 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

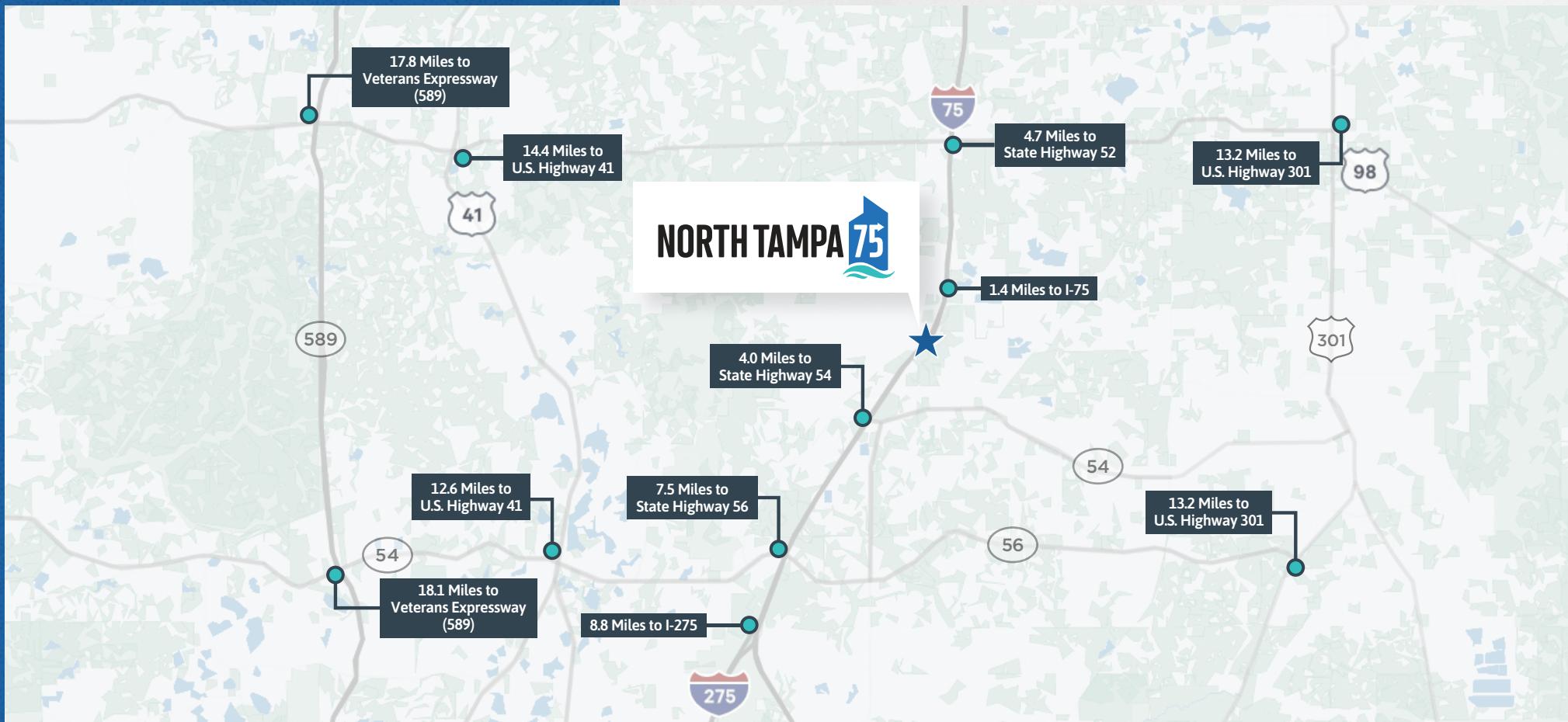


BUILDING 1

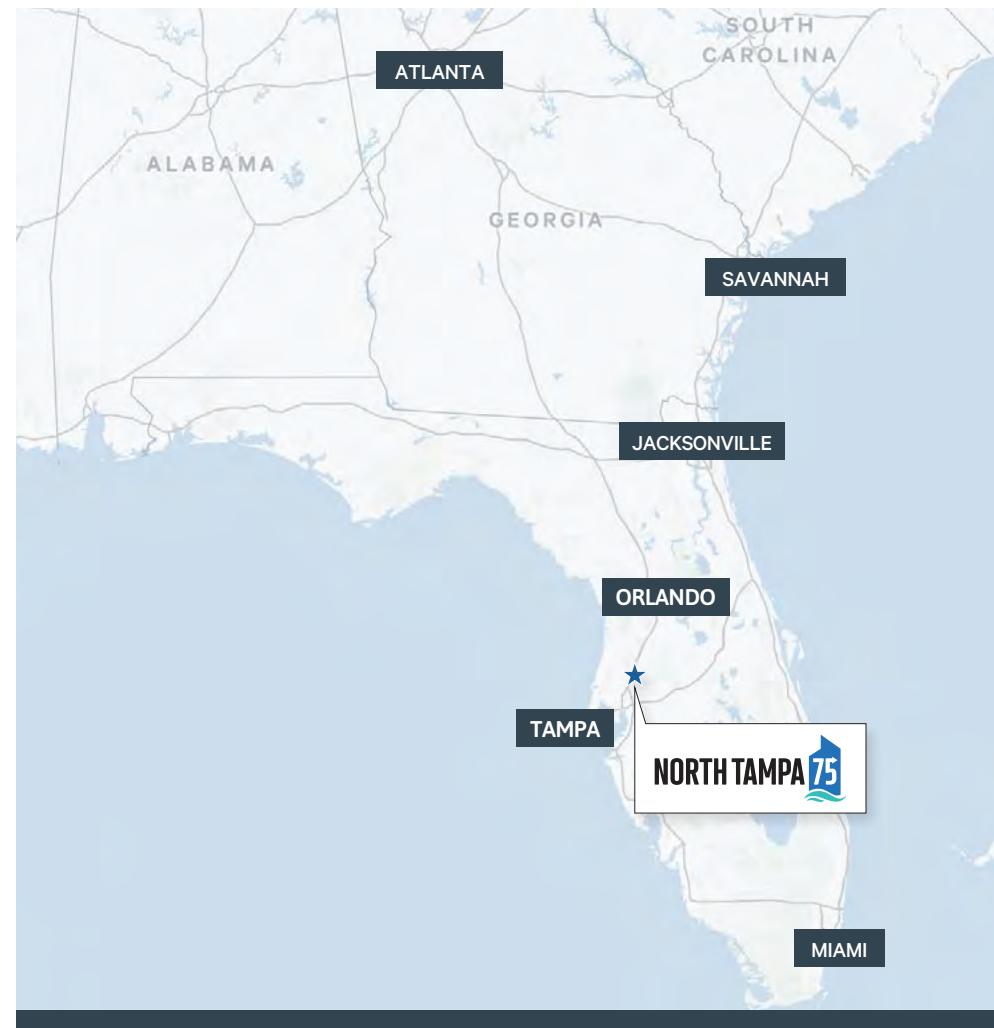
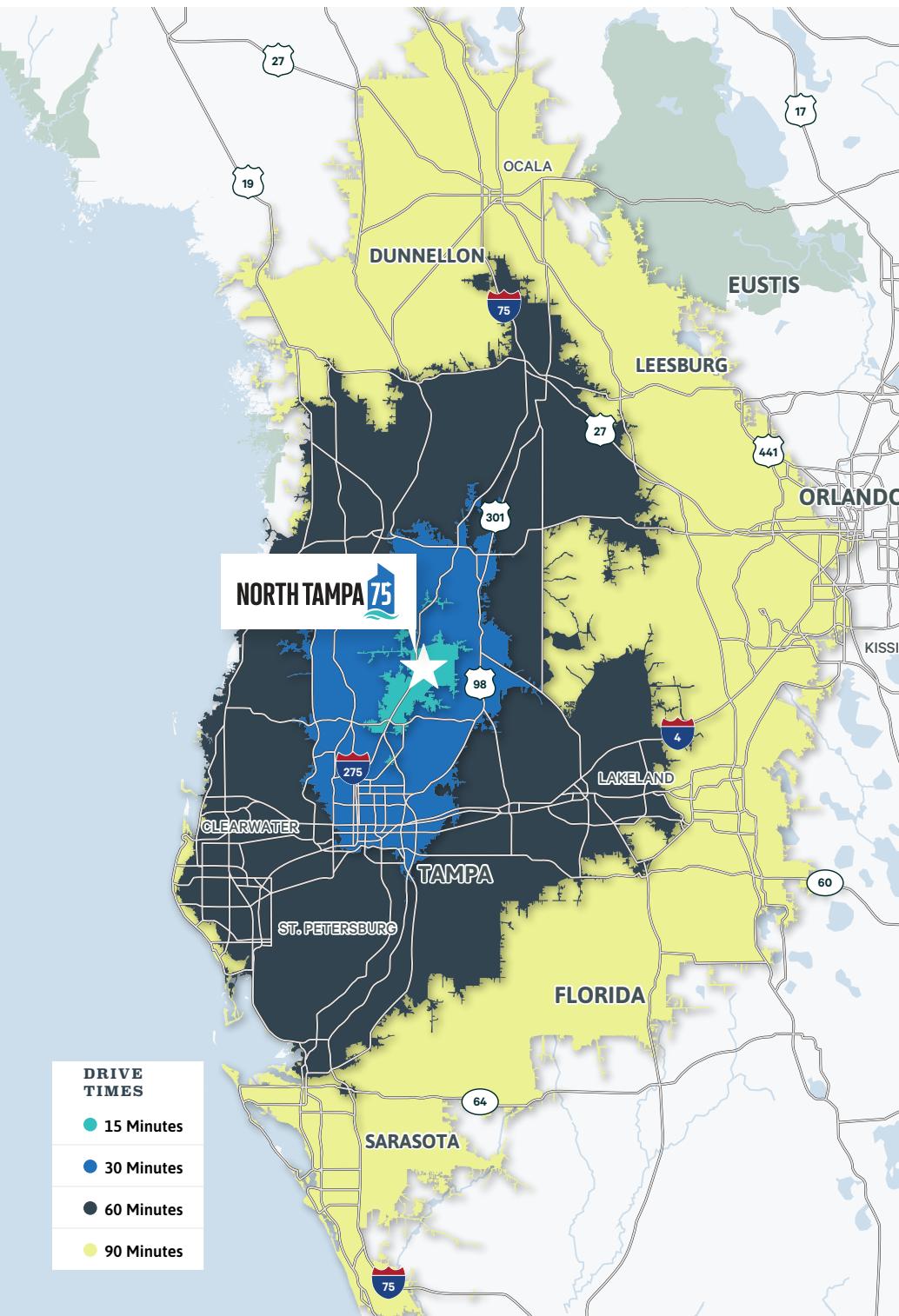
Available SF	127,820 SF	Clear Height	32'
Divisible	47,000 SF	Loading	Rear-load
Building Dimensions	220' x 850'	Dock-High Doors	37
Column Spacing	52' x 53'-4"	Drive-In Doors	1
Speed Bay	60'	Auto Parking Spaces	100
Office Size	2,600 SF	Trailer Parking Spaces	52



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 2024 Business	295,202 2024 Population	325,800 2029 Projected Population
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30 MILES

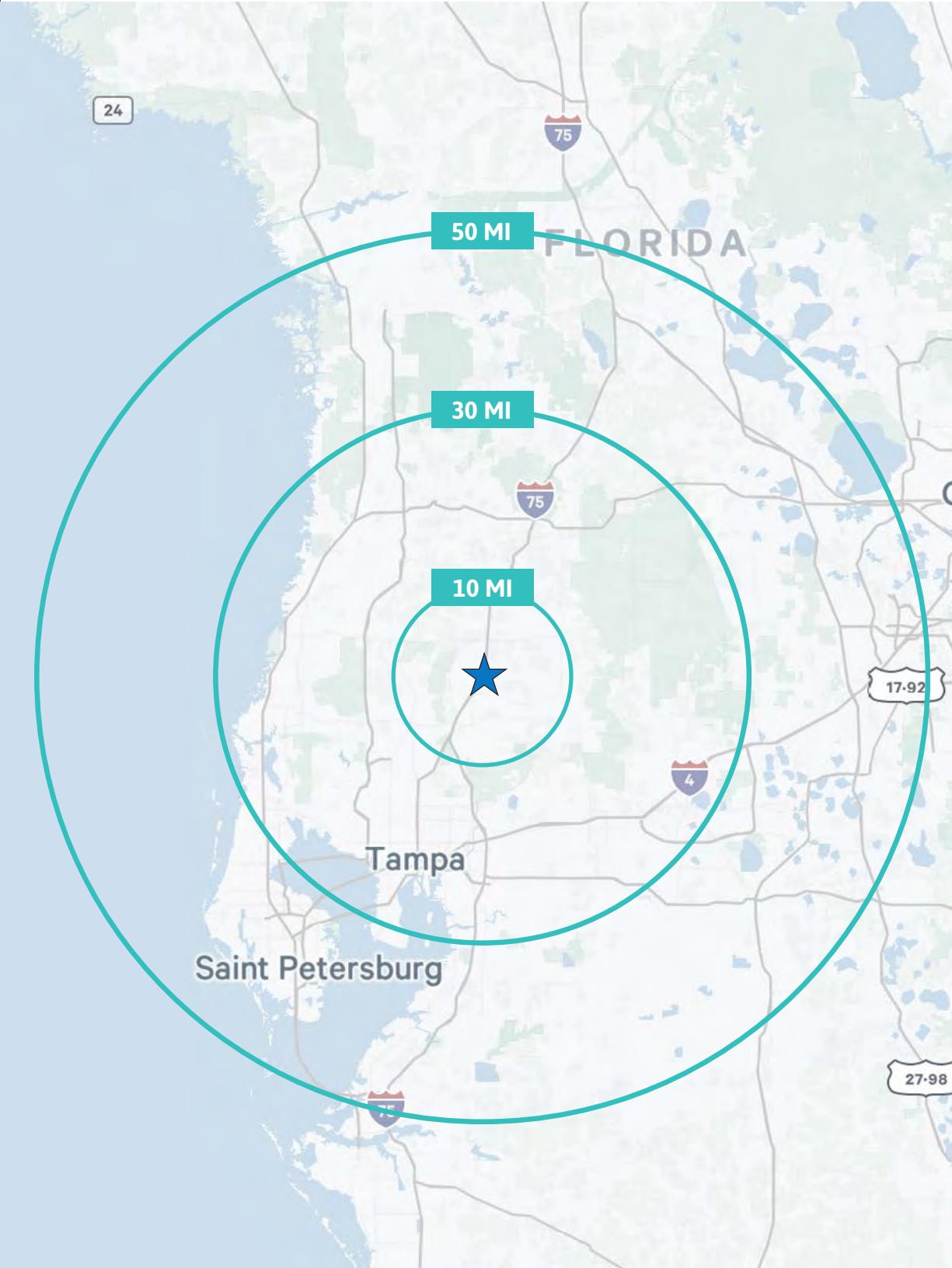
86,170 2024 Business	2,542,397 2024 Population	2,688,995 2029 Projected Population
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50 MILES

183,737 2024 Business	4,845,424 2024 Population	5,164,875 2029 Projected Population
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↑ **10,500+ EXPECTED JOB GROWTH
IN THE NEXT 10 YEARS**

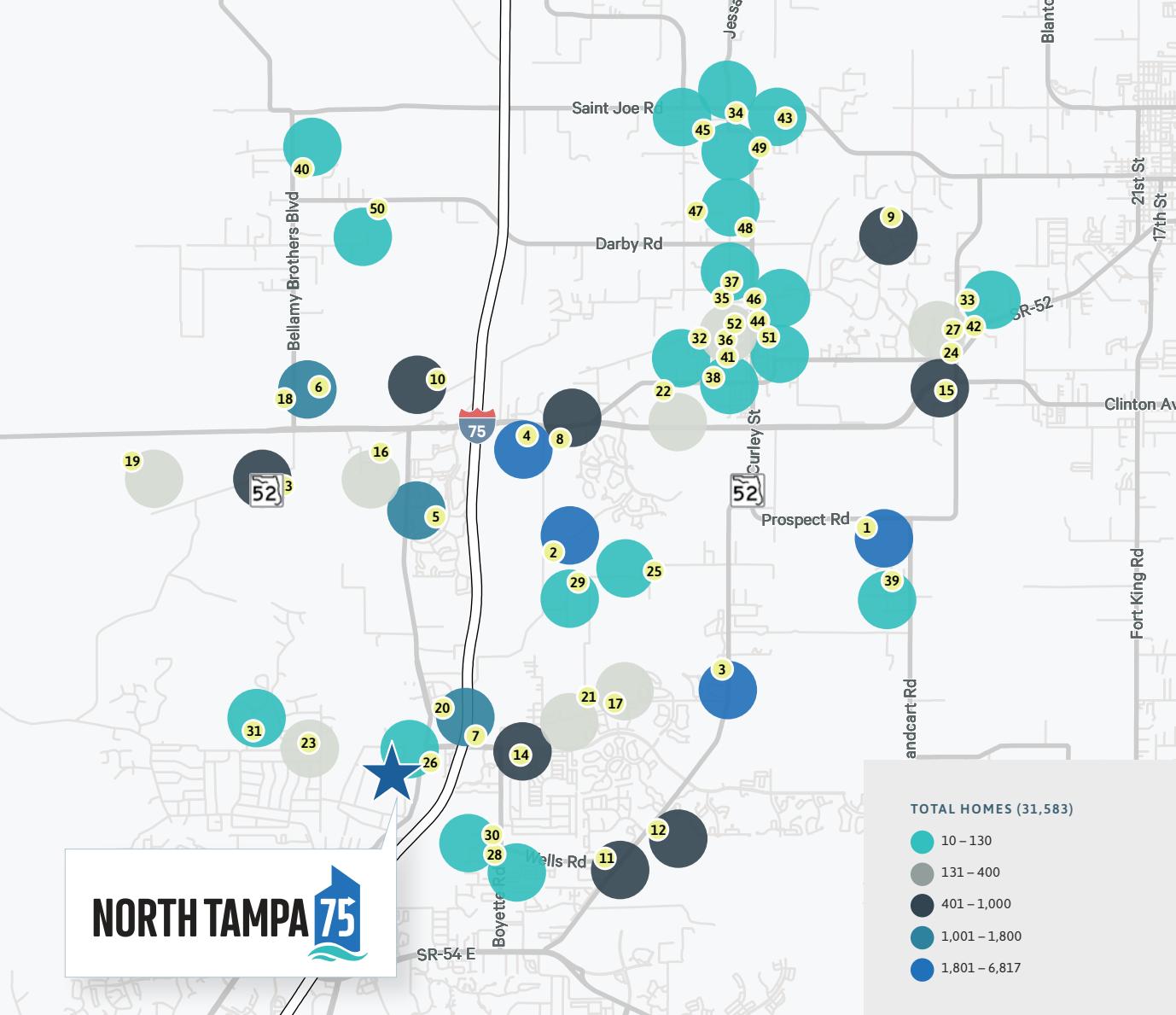
↑ **37% WORKFORCE INCREASE
OVER THE LAST 10 YEARS**





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 Gulf & 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. Storia	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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