

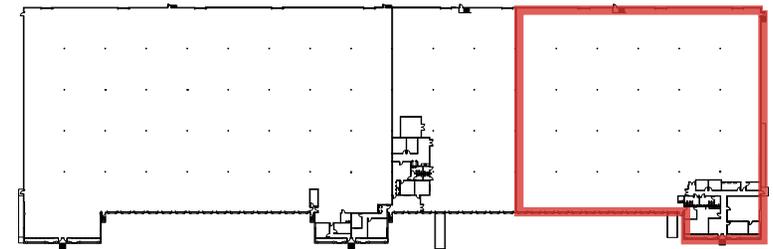
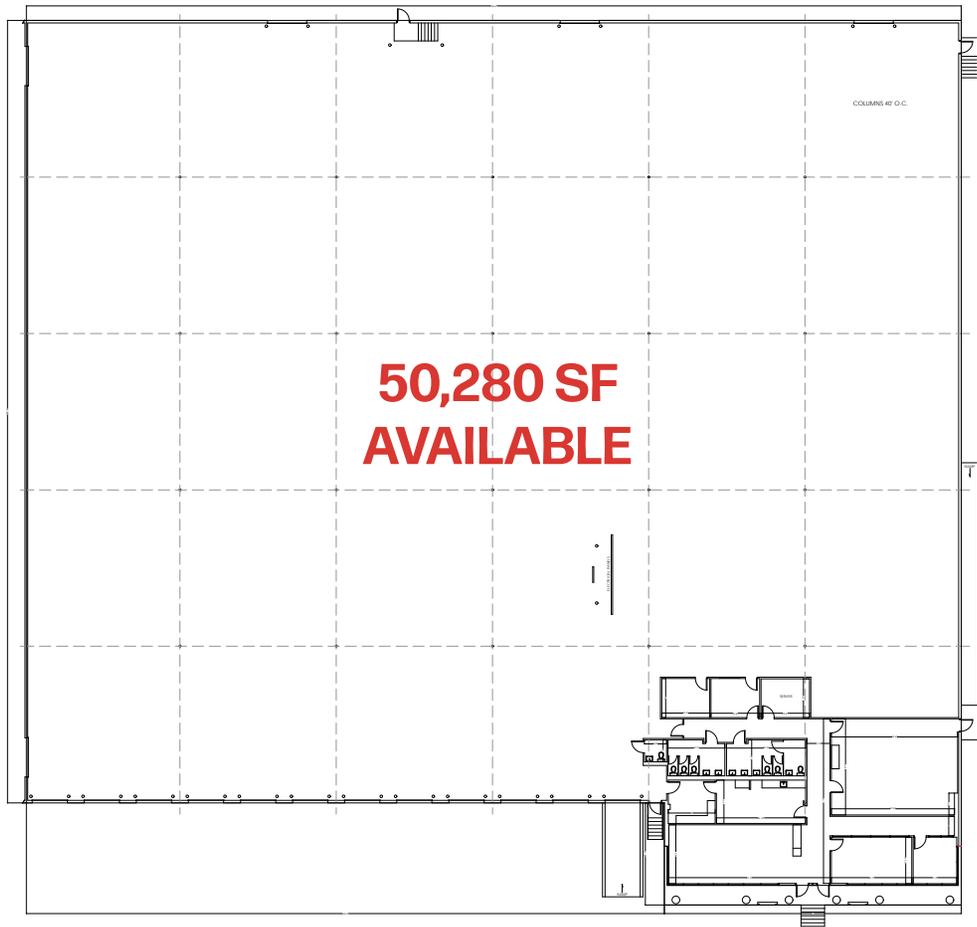
1206 N US HIGHWAY 301, SUITE A, TAMPA, FL 33619



MEADOWCREEK - BLDG A

50,280 SF Available for Lease

CBRE



PROPERTY HIGHLIGHTS

- 50,280 SF
- 3,612 SF
- 24' clear height
- 11 dock-high doors
- 10 pit levelers
- 1 ramp
- 3-phase power
- 0.75/1,000 SF employee parking spaces
- Tilt-wall construction

CORPORATE NEIGHBORS



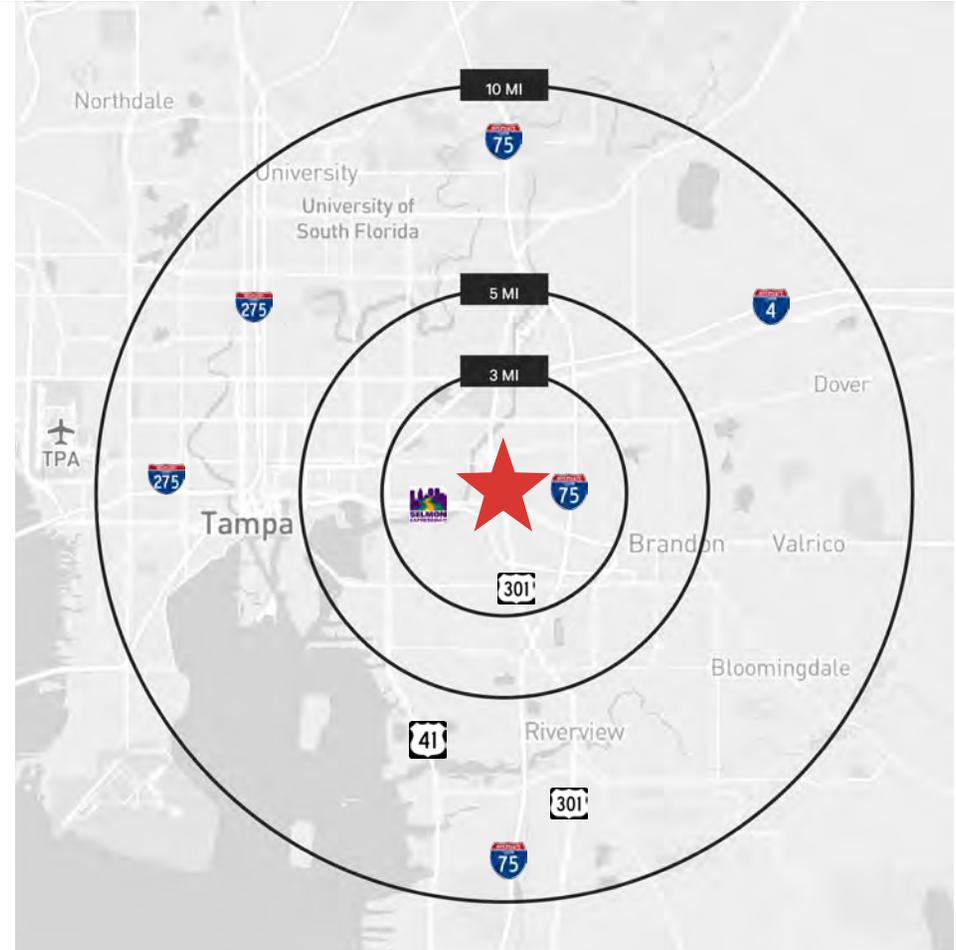


LOCATION HIGHLIGHTS

- Located in East Tampa with frontage on U.S. Highway 301
- Close proximity to the Port of Tampa and Port Manatee
- Convenient access to local amenities
- AADT: 45,500
- Excellent accessibility to:
 - Interstate 4
 - Interstate 75
 - State Road 60
 - Selmon Expressway (618)

DRIVE TIMES

U.S. Highway 301	>1 minute
State Road 60	2 minutes
Selmon Expressway (618)	4 minutes
Interstate 75	4 minutes
Interstate 4	5 minutes
Interstate 275	10 minutes
Downtown Tampa	12 minutes
Port of Tampa	12 minutes
Tampa International Airport	16 minutes
Port Manatee	40 minutes



DEMOGRAPHICS (2025)

	3 MILES	5 MILES	10 MILES
Population	61,851	194,091	790,935
Employees	50,870	112,071	395,865
Businesses	3,647	9,474	35,904

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