

# CAUSEWAY LOGISTICS CENTER



 CUSHMAN &  
WAKEFIELD

 CBRE  
REAL ESTATE

3600 CAUSEWAY BLVD  
TAMPA, FL

# KEY ADVANTAGES

## OF CAUSEWAY LOGISTICS CENTER



STRATEGIC  
LOCATION



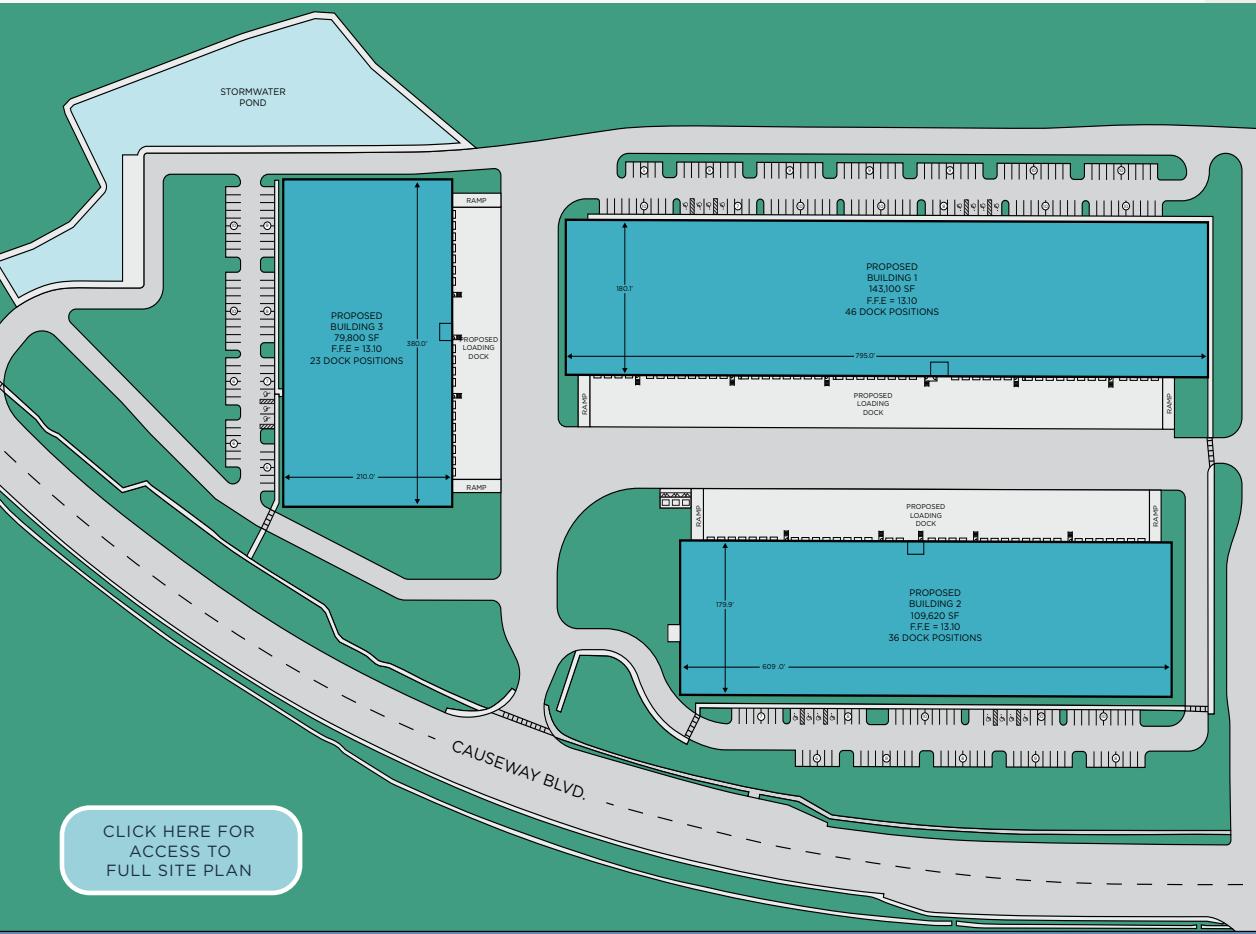
CLASS A  
FACILITIES



BUSINESS  
FRIENDLY

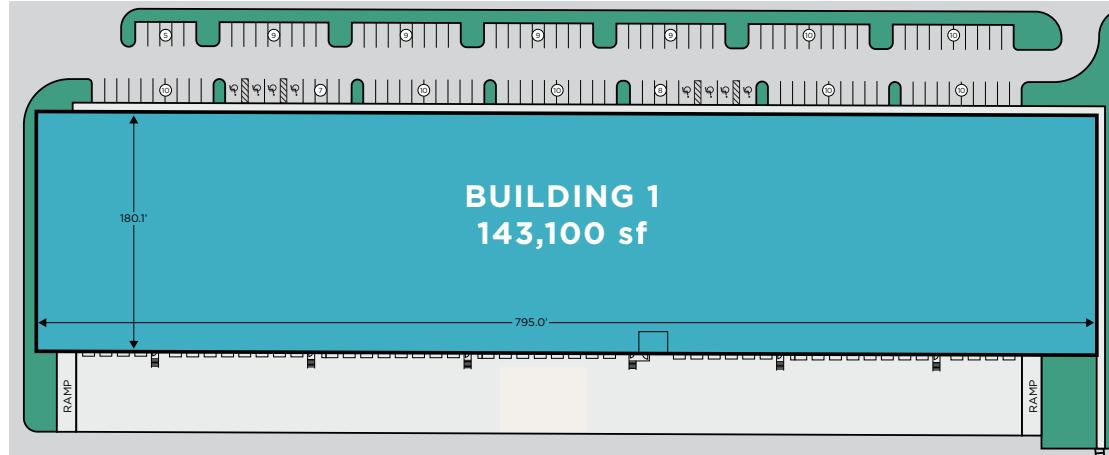


QUALITY, AFFORDABLE  
WORKFORCE



## PROJECT OVERVIEW

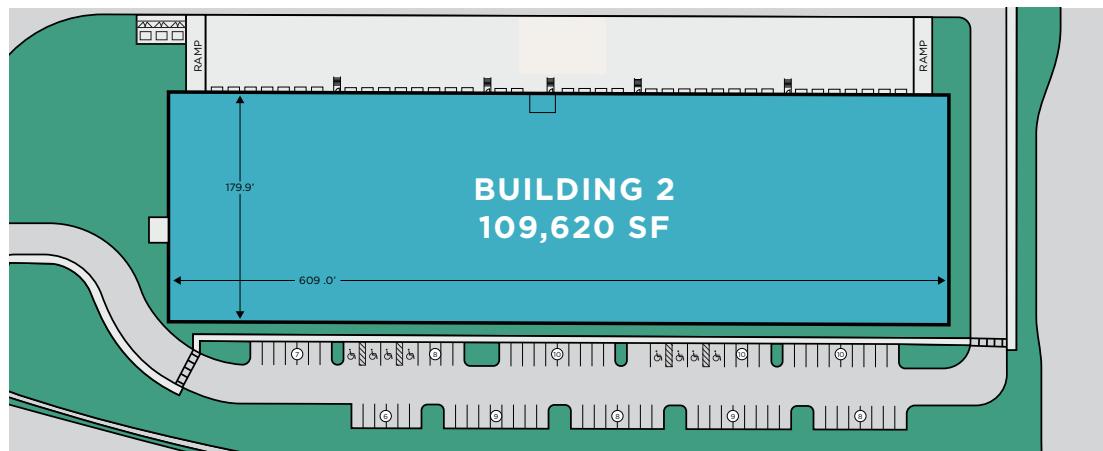
<b>TOTAL SF</b>	332,520 SF
<b>BUILDINGS</b>	3
<b>SITE SIZE</b>	40.26 AC
<b>CLEAR HEIGHT</b>	32'
<b>AUTO PARKING</b>	274 SPACES
<b>POWER</b>	3-PHASE, 480V/277
<b>SLAB</b>	6" SLAB AT 4,000 PSI
<b>ROOF</b>	R-19, 60 Mil TPO
<b>LIGHTING</b>	LED
<b>SPRINKLERS</b>	ESFR
<b>ACCESS</b>	3 POINTS OF INGRESS/EGRESS



### BUILDING 1

<b>TOTAL SF</b>	143,100 SF
<b>BUILDING DIMENSIONS</b>	795' x 180'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	46 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 2,000 AMPS
<b>AUTO PARKING</b>	126 SPACES

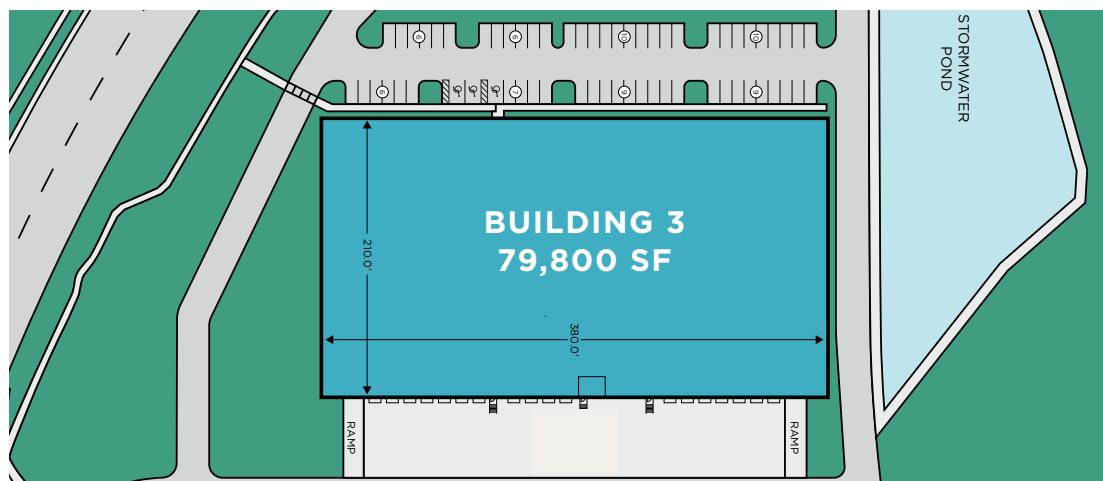
[CLICK HERE FOR SITE PLAN](#)



### BUILDING 2

<b>TOTAL SF</b>	109,620 SF
<b>BUILDING DIMENSIONS</b>	609' x 180'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	36 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 2,000 AMPS
<b>AUTO PARKING</b>	85 SPACES

[CLICK HERE FOR SITE PLAN](#)



### BUILDING 3

<b>TOTAL SF</b>	79,800 SF
<b>BUILDING DIMENSIONS</b>	380' x 210'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	23 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 1,600 AMPS
<b>AUTO PARKING</b>	63 SPACES

[CLICK HERE FOR SITE PLAN](#)

# POSITIONED FOR PERFORMANCE

## A STRONG BUSINESS ADVANTAGE

**35M** PEOPLE WITHIN AN 8 HR DRIVE

**5** INTERNATIONAL AIRPORTS WITHIN 75 MILES

**+500** MILES OF RAIL IN TAMPA BAY

**3** DEEPWATER SEAPORTS

## KEY DISTANCES

**HWY 41** 1.0 miles

**I-4** 4.0 miles

**HWY 301** 4.0 miles

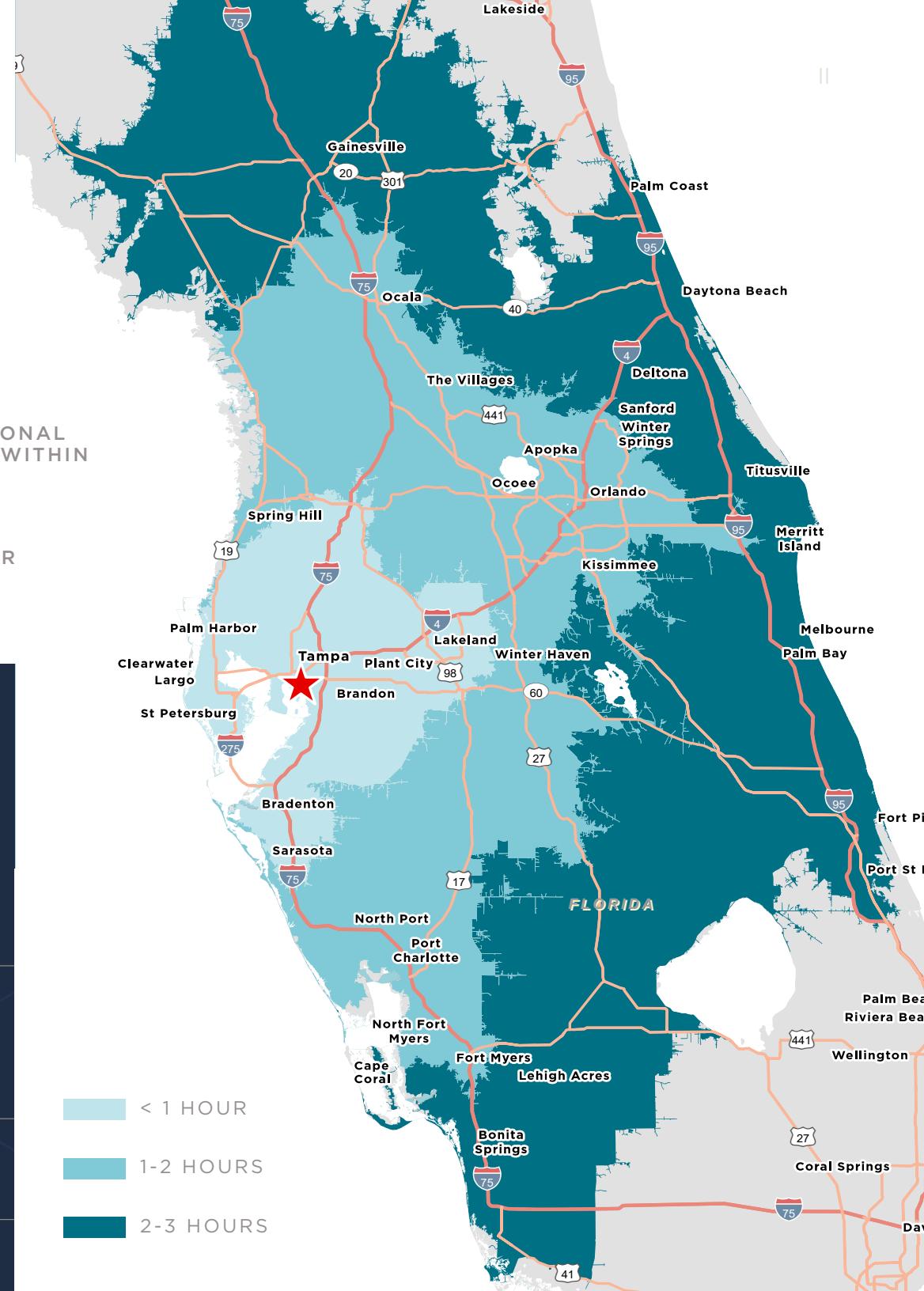
**I-75** 5.0 miles

**TAMPA INT'L AIRPORT** 11.8 miles

**ST.PETE/CLEARWATER INT'L AIRPORT** 22.2 miles

**PORT OF TAMPA** 1.0 miles

**TAMPA CBD** 4.3 miles



# WORKFORCE WITHIN REACH

- + Tampa Ranks among the **TOP 10 METROS FOR LARGEST GAIN OF COLLEGE GRADUATES** at 56%
- + **75% OF GRADUATES** at local post-secondary institutions end up staying in Florida, a **majority within the Tampa Bay Region**



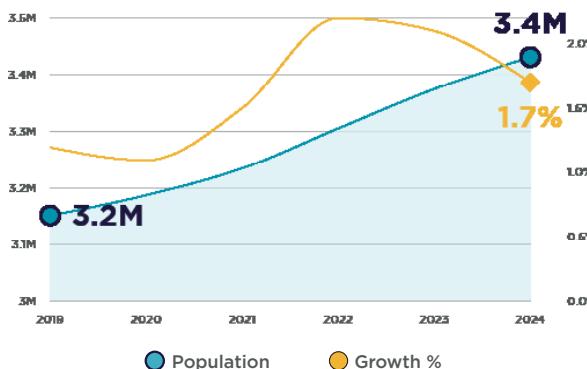
**1.7M**  
Employed Workers



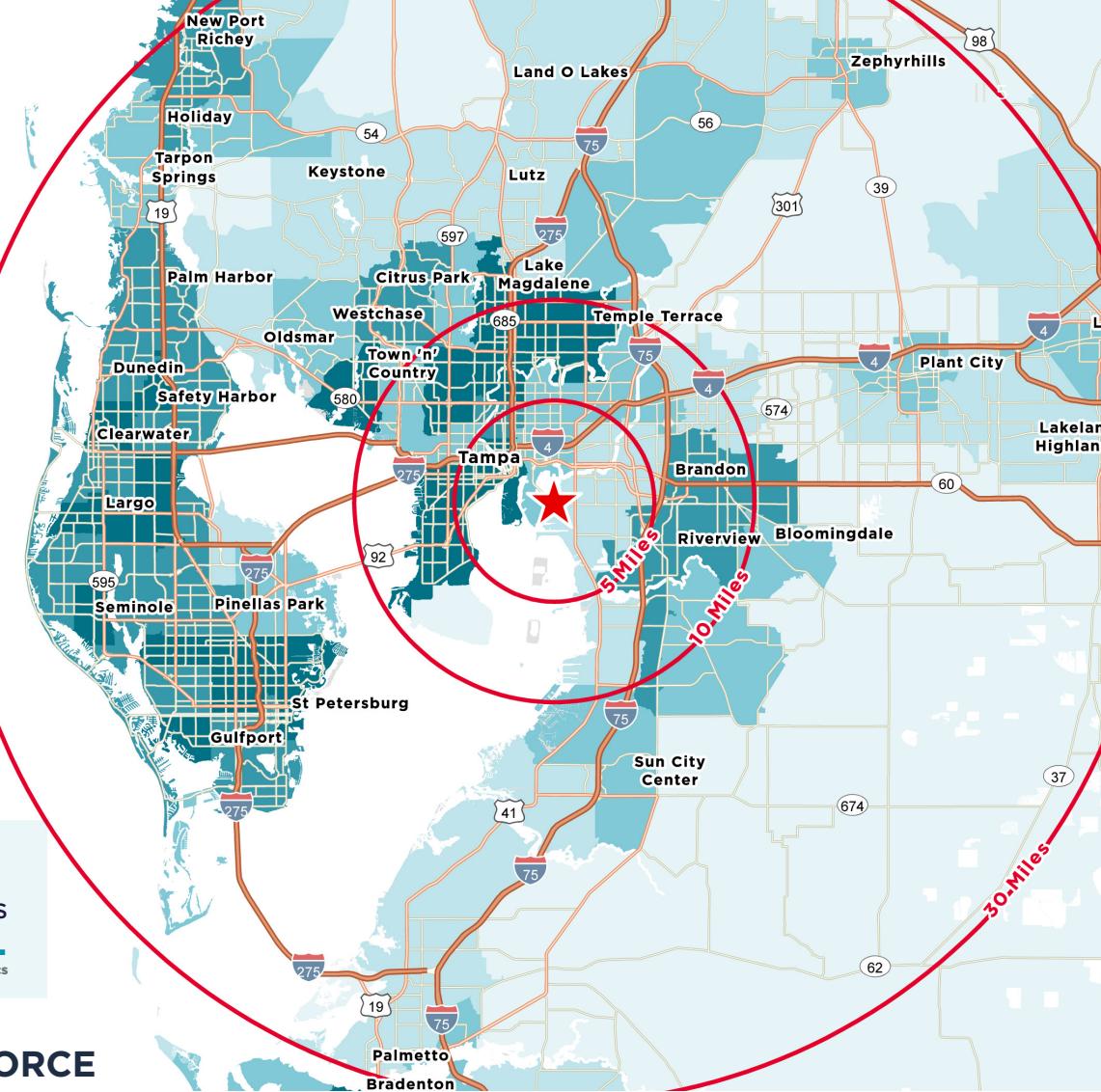
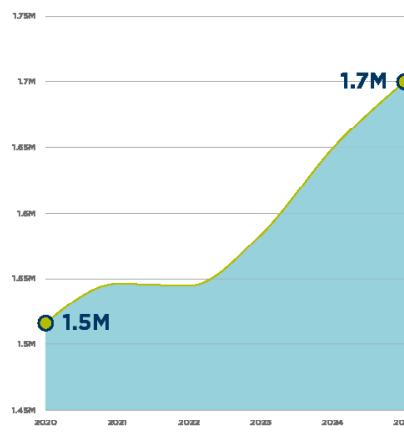
**Nearly 44%**  
OF THE TOTAL POPULATION IS  
**20-54 YEARS OLD.**

Moody's Analytics

## HISTORIC POPULATION



## LABOR FORCE



**5 MILES | TOTAL POP: 177,601**

**10 MILES | TOTAL POP: 770,046**

**30 MILES | TOTAL POP: 3,357,251**

- UNDER 600 / DENSITY PER SQ MILE
- 600 - 1,600 / DENSITY PER SQ MILE
- 1,600 - 2,800 / DENSITY PER SQ MILE
- 2,800 - 4,400 / DENSITY PER SQ MILE
- 4,400 - 8,185 / DENSITY PER SQ MILE

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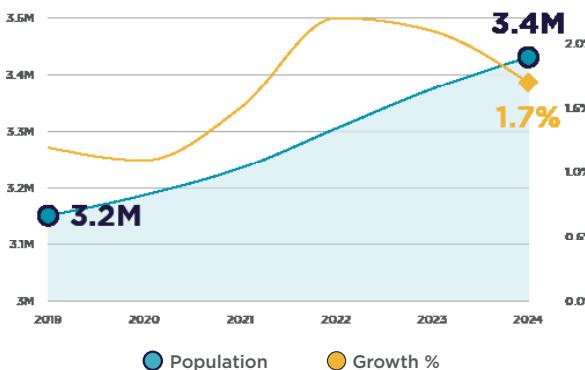
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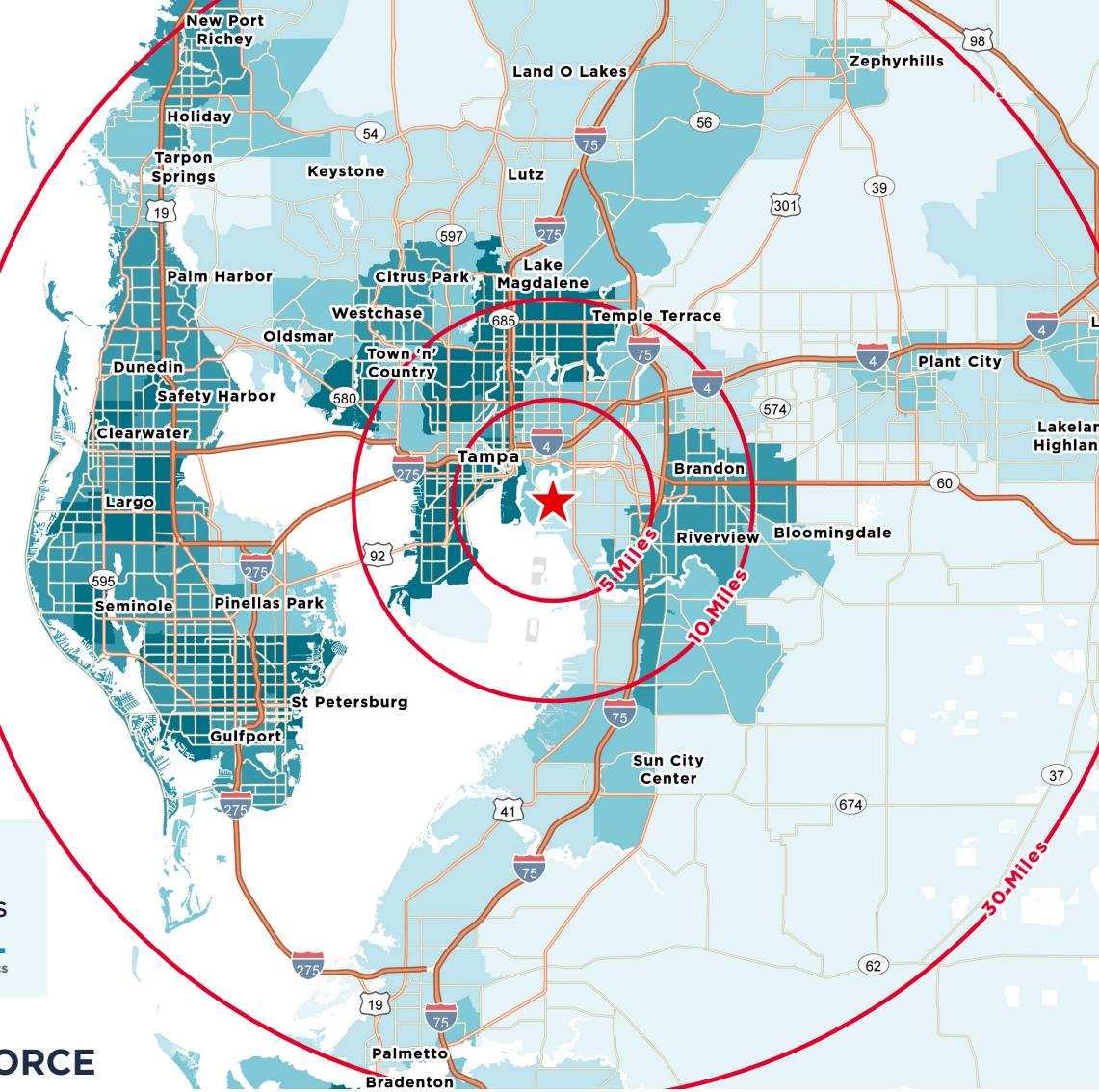
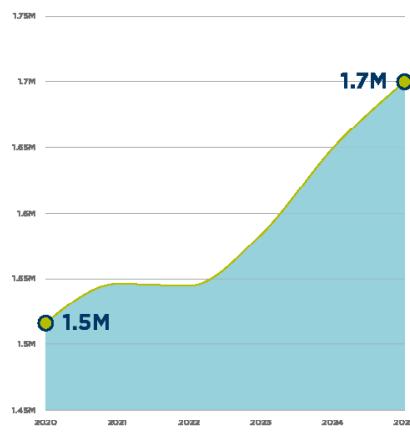
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