

CAUSEWAY LOGISTICS CENTER



3600 CAUSEWAY BLVD
TAMPA, FL

KEY ADVANTAGES

OF CAUSEWAY LOGISTICS CENTER



**STRATEGIC
LOCATION**



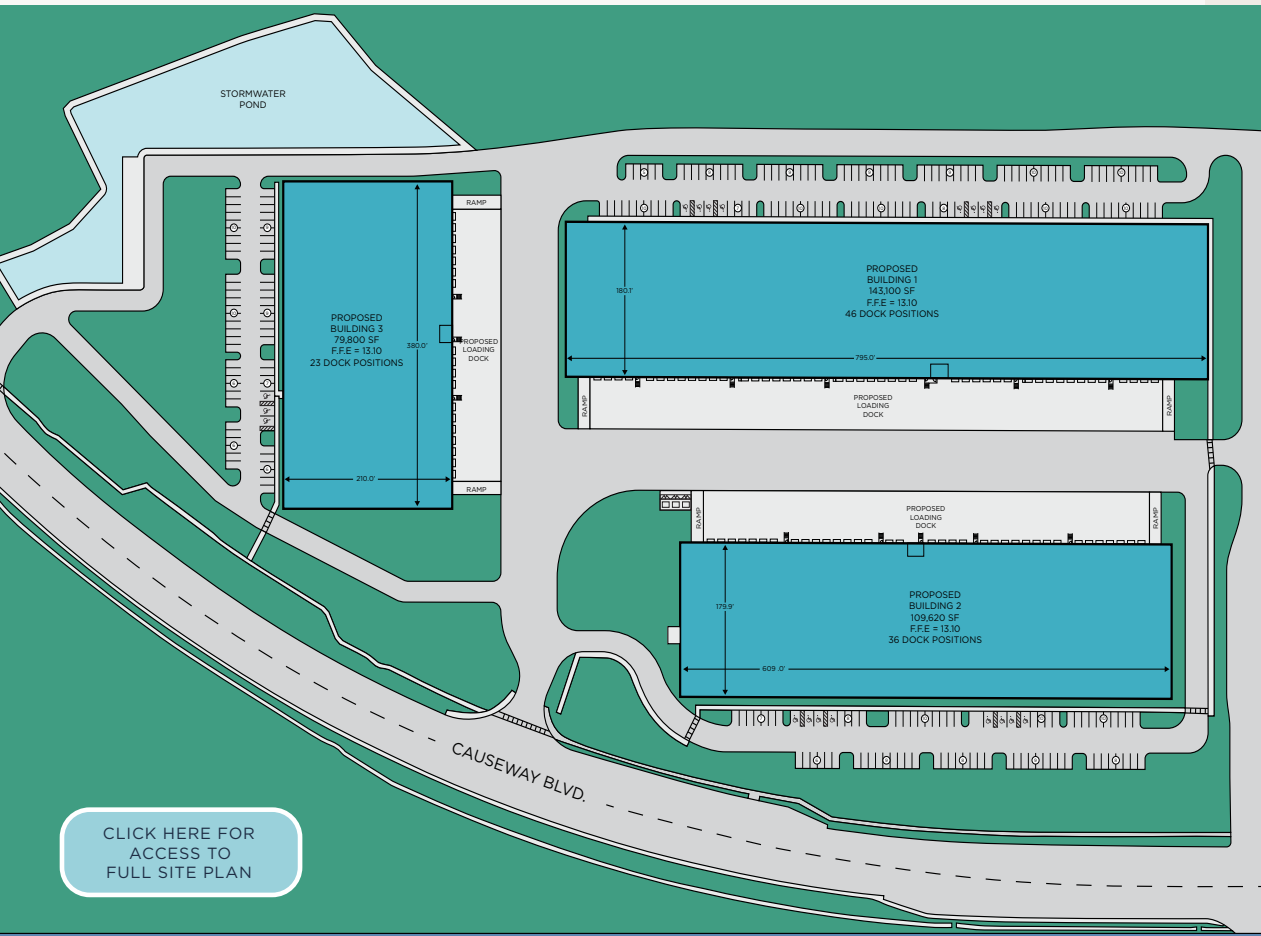
**CLASS A
FACILITIES**



**BUSINESS
FRIENDLY**



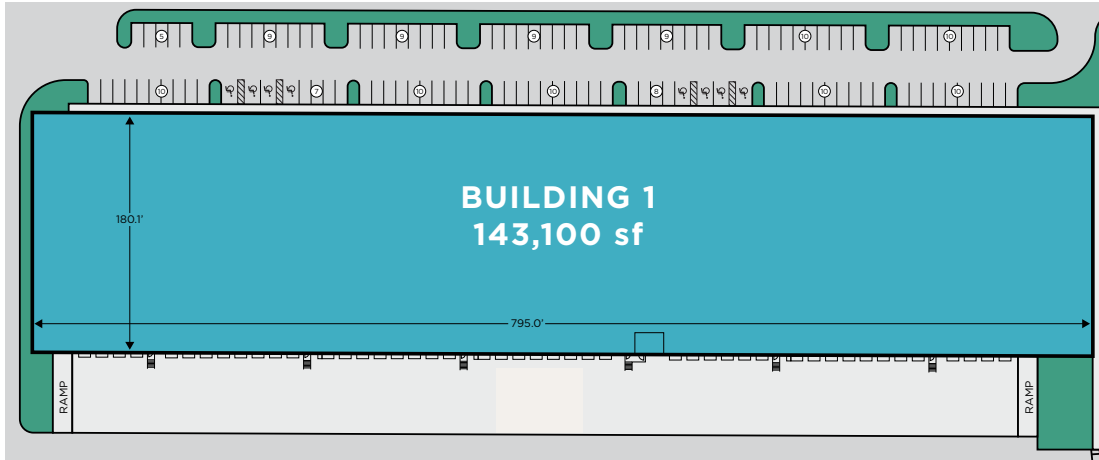
**QUALITY, AFFORDABLE
WORKFORCE**



[CLICK HERE FOR
ACCESS TO
FULL SITE PLAN](#)

PROJECT OVERVIEW

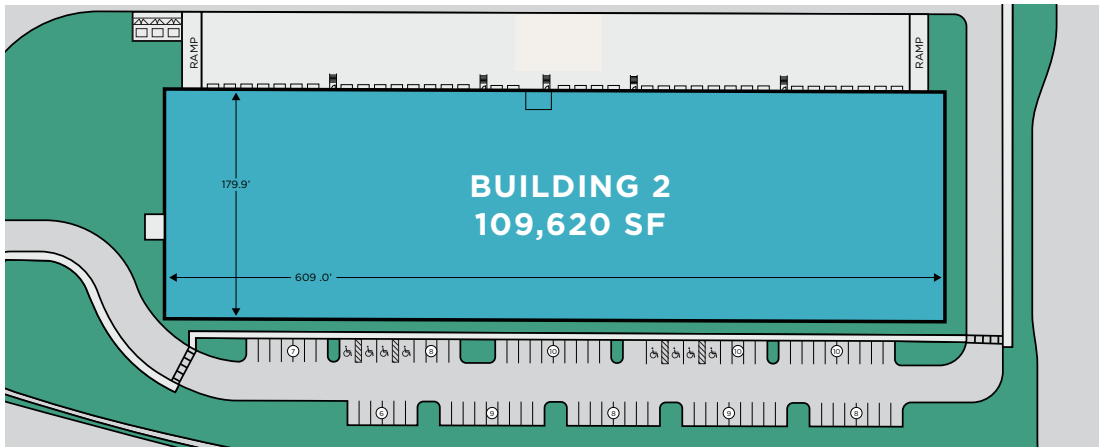
TOTAL SF	332,520 SF
BUILDINGS	3
SITE SIZE	40.26 AC
CLEAR HEIGHT	32'
AUTO PARKING	274 SPACES
POWER	3-PHASE, 480V/277
SLAB	6" SLAB AT 4,000 PSI
ROOF	R-19, 60 Mil TPO
LIGHTING	LED
SPRINKLERS	ESFR
ACCESS	3 POINTS OF INGRESS/EGRESS



BUILDING 1

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

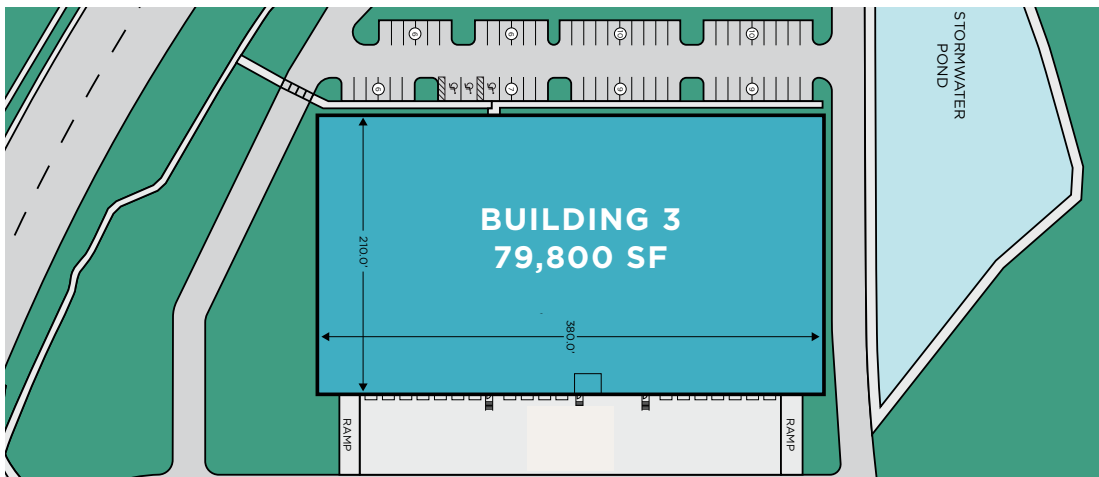
[CLICK HERE FOR SITE PLAN](#)



BUILDING 2

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

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BUILDING 3

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

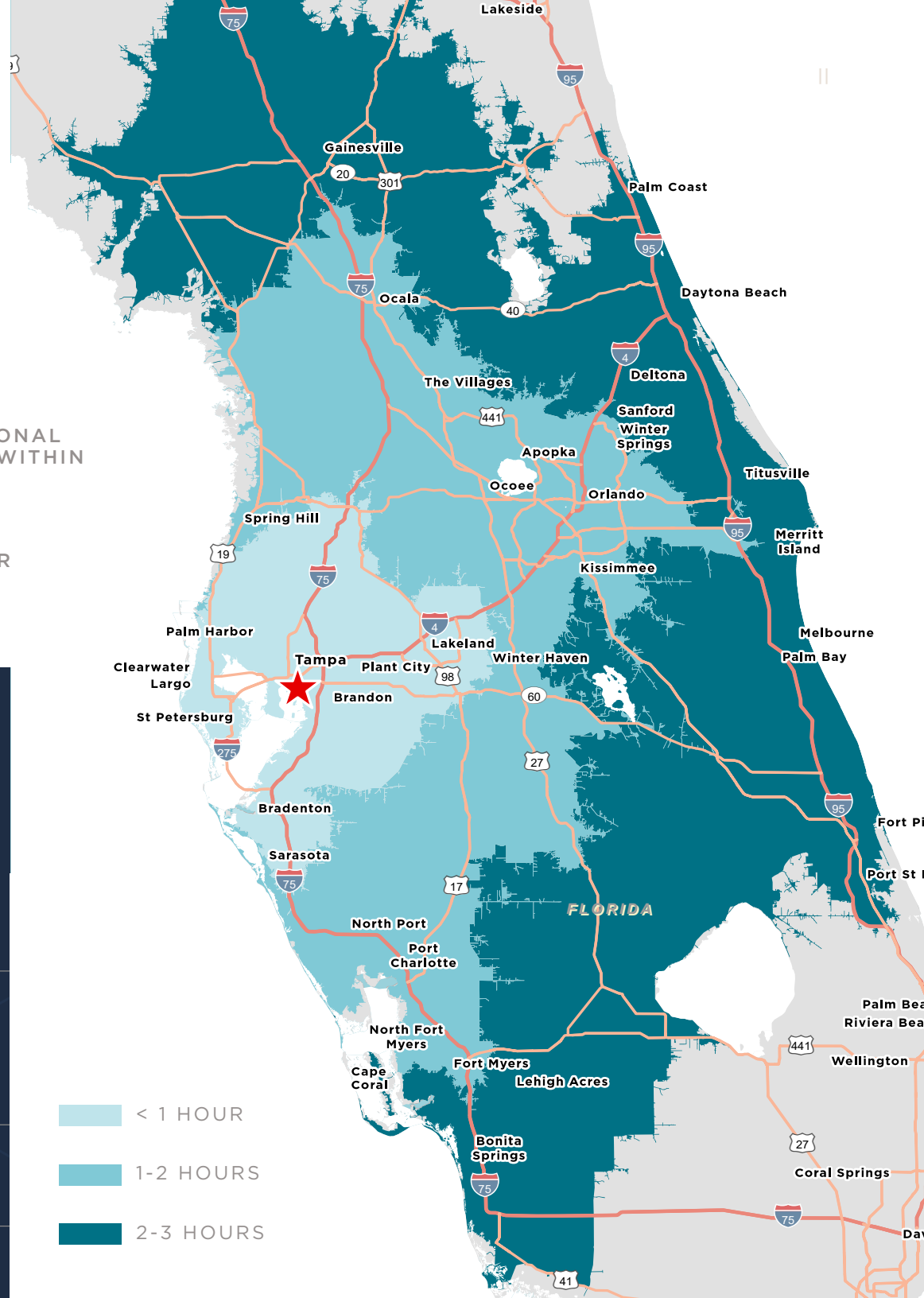
3 DEEPWATER
SEAPORTS

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

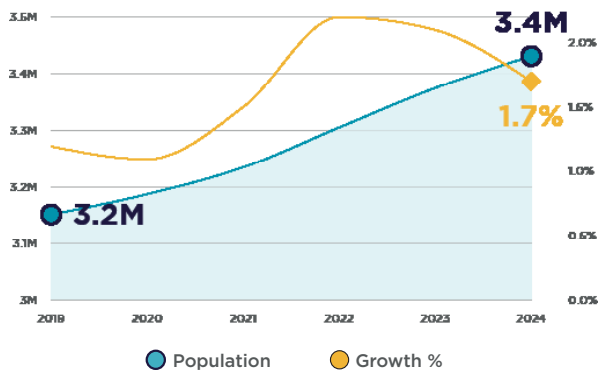


1.7M
Employed Workers

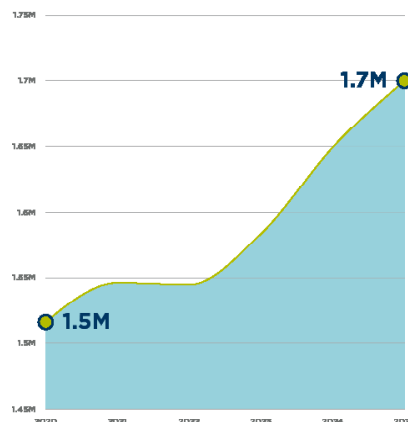


Nearly 44%
OF THE TOTAL POPULATION IS
20-54 YEARS OLD.
Moody's Analytics

HISTORIC POPULATION



LABOR FORCE

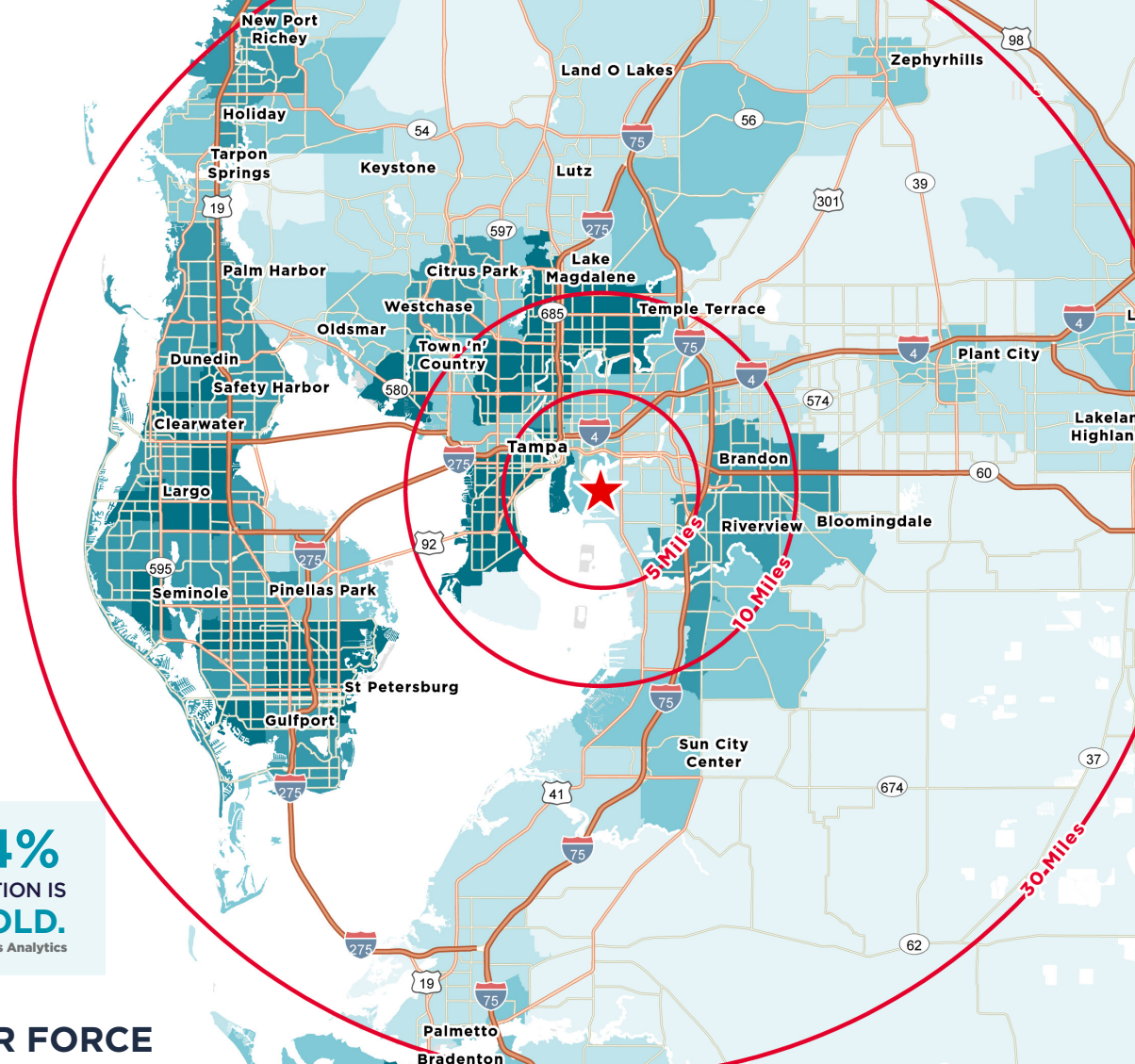


5 MILES | TOTAL POP: 177,601

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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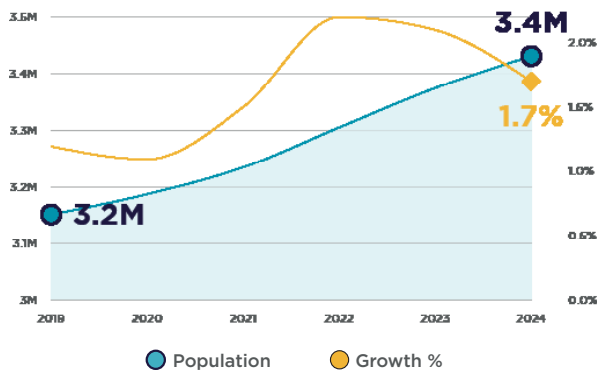


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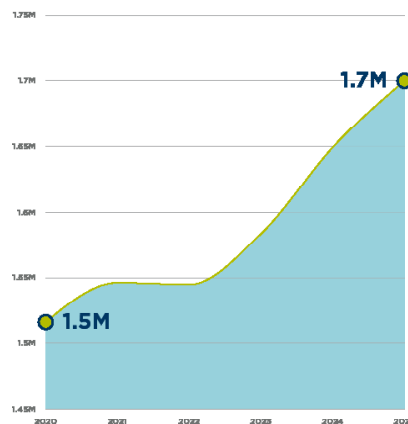


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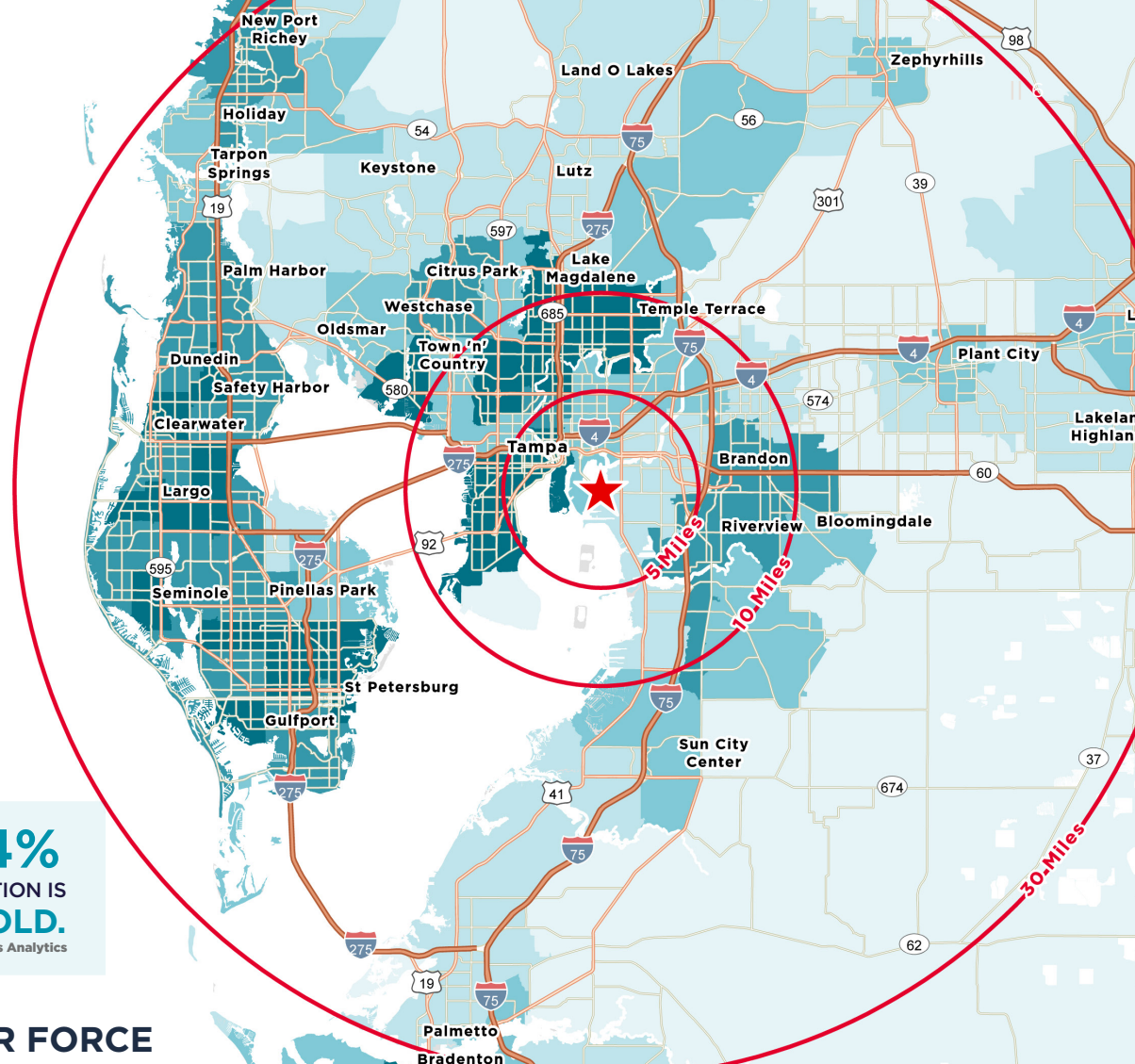


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LISA ROSS, SIOR
Managing Director
+1 813 760 3209
lisa.ross@cushwake.com

TREY CARSWELL, SIOR
Managing Director
+1 813 230 6131
trey.carswell@cushwake.com

SAM KOROLOS
Senior Associate
+1 704 989 1327
sam.korolos@cushwake.com

MELISSA WATTERWORTH
Associate
+1 813 599 2190
melissa.watterworth@cushwake.com

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REAL ESTATE

