

Developed by



# NORTH TAMPA BAY 75 BUSINESS CENTER

Build-To-Suit & Pre-Leasing Opportunity

NEWMARK

Leasing Contact:

RICK NARKIEWICZ, SIOR | 813-830-7884 | [rick.narkiewicz@nmrk.com](mailto:rick.narkiewicz@nmrk.com)



# BUILDING PHOTOS



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# BUILDING 1

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## SPECIFICATIONS

- 187,000 SF (Divisible to 24,000 SF)
- 32' Minimum Clear Height
- 50 Trailer Parking Slot (Expandable to 65)
- 130 Car Parking Spaces
- 40 Dock-High Doors (9'x10')
- 2 Drive-in Doors
- 60 mil TPO Roof; R20 Insulation & 15-year warranty
- 6" Reinforced Slab
- ESFR
- Tilt-Wall Construction
- 149,000 Local Residents Travel to Different County for Work Each Day (US Census)

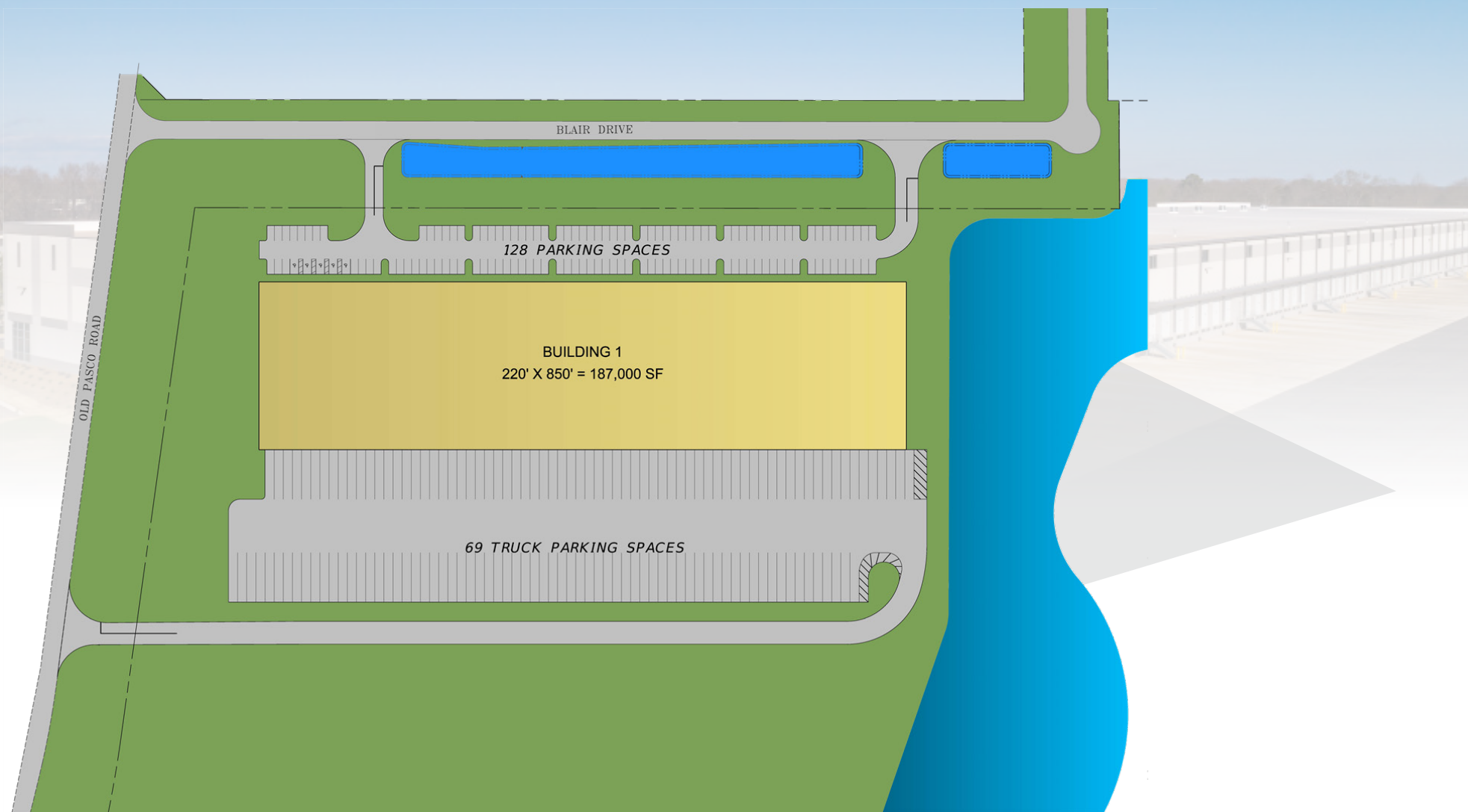


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# SITE PLAN



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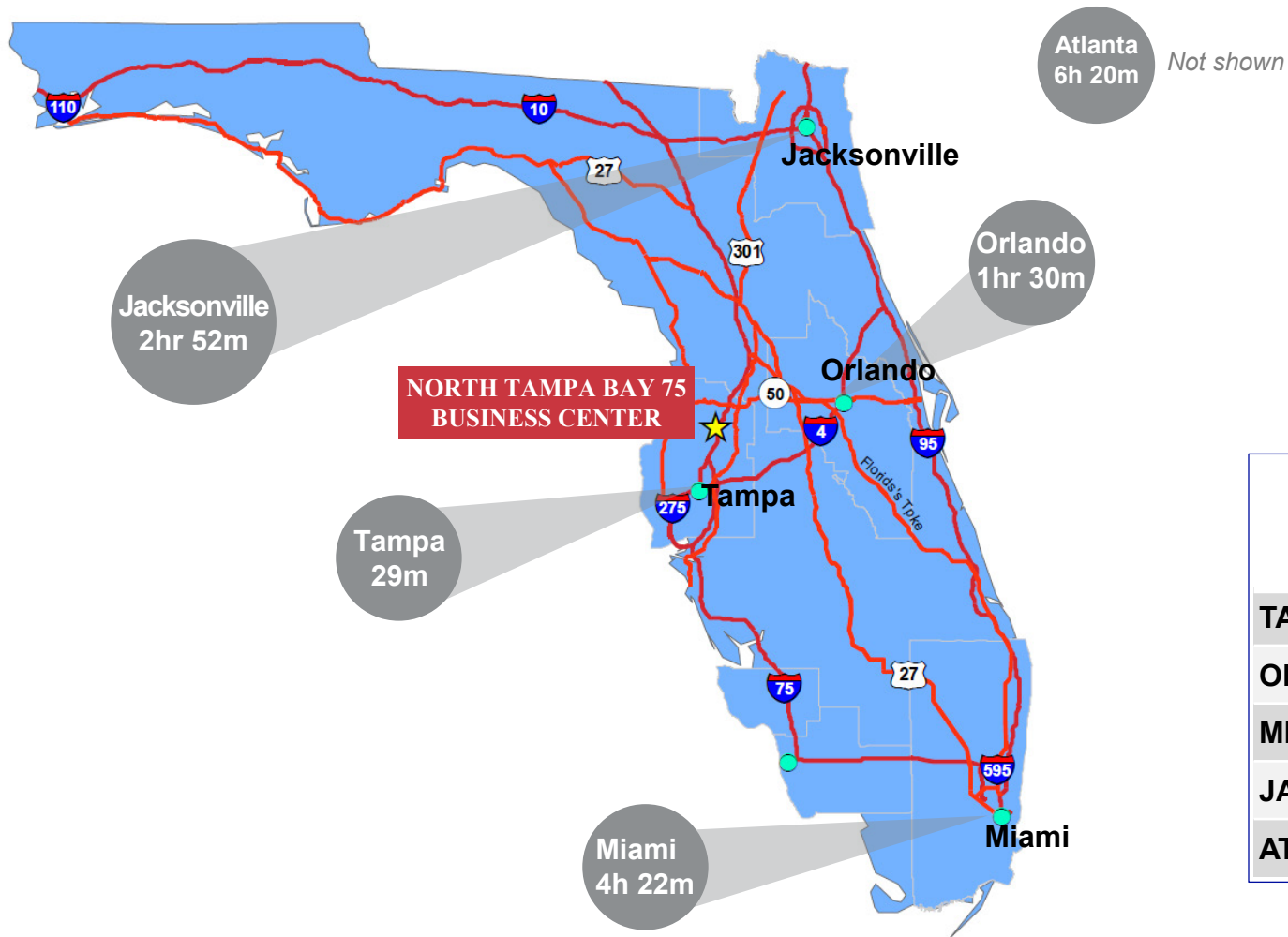


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# LOCATION OVERVIEW



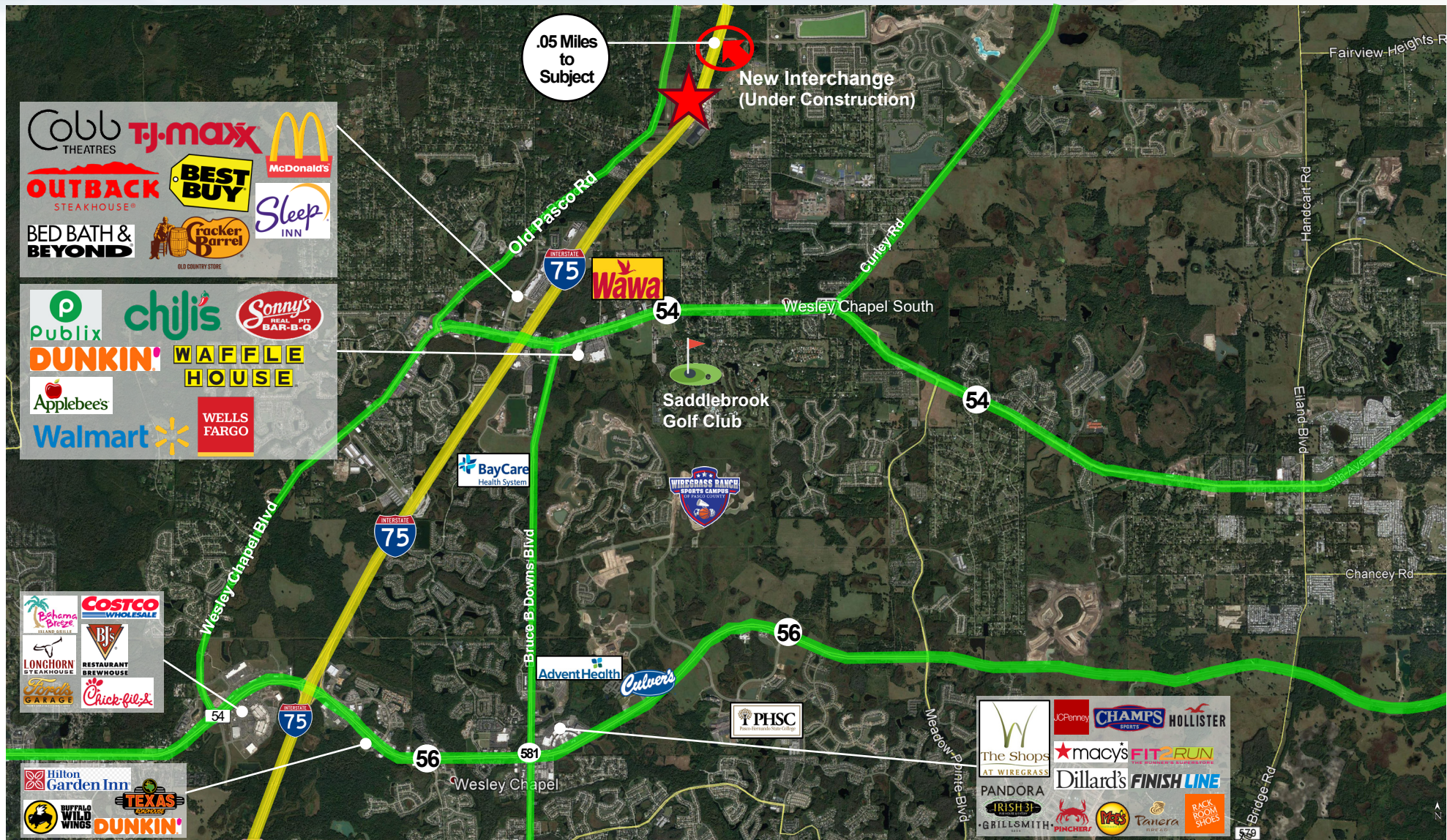
Nearly Identical  
One-Day Delivery  
as the I-4 Corridor

## DRIVE TIMES

	NORTH TAMPA BAY 75 BUSINESS CENTER
TAMPA	29m
ORLANDO	1h 30m
MIAMI	4h 22m
JACKSONVILLE	2h 52m
ATLANTA	6h 20m



# AREA OVERVIEW



## NEWMARK

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