FOR IMMEDIATE RELEASE

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ROOKER BREAKS GROUND ON 187,000-SF INDUSTRIAL BUILDING IN WESLEY CHAPEL, FL

At full build-out, North Tampa Bay 75 Business Center is expected to include 850,000 square feet of Class-A industrial space

ROOKER announced today that it has begun construction on a 187,000-square-foot Class-A industrial facility in metro Tampa. Located in Wesley Chapel, FL, North Tampa Bay 75 Business Center can accommodate up to 850,000 square feet of Class-A industrial space in four buildings.

The developer expects to complete construction on Building 1 in the first quarter of 2023. Rick Narkiewicz of Newmark is marketing the project on behalf of ROOKER.

North Tampa Bay 75 is located at 7526 Old Pasco Road, Wesley Chapel, FL ([Google Maps Link](#)), 25 minutes from Downtown Tampa. The park is ½ mile from a new I-75 interchange at Overpass Road, which is scheduled to open to traffic in early 2023.

"We are excited to bring this Class-A facility to market at North Tampa Bay 75 Business Center," said John Rooker, CEO of ROOKER. "We believe that the immediate interstate access, interstate visibility and the strong local labor market will attract new industry and employers to Pasco County, Florida."

"This is the most significant spec business park in Pasco County's history," said Rick Narkiewicz, Senior Managing Director at Newmark. "A high parking ratio, trailer storage and R20 roof system enables us to accommodate uses from high-tech manufacturing, and biomedical operations to warehousing and distribution. There is demand for space in this area that has not been met previously."

ROOKER closed on the purchase of the 85-acre property in December 2021. Narkiewicz represented ROOKER in its purchase. Coastal Design is the civil engineer for North Tampa Bay 75, and Pieper O'Brien Herr Architects is the architect. Itasca Construction is the general contractor for Building 1.

"I am glad to see another industrial project that will provide opportunities for good paying jobs to our citizens move forward," Pasco County Commissioner Mike Moore said. "This is an exciting project for both ROOKER and Pasco County, and the related infrastructure improvements will improve the quality of life for our citizens."

In 2019, Pasco County Commissioners approved a $3.7 million Penny for Pasco forgivable loan to ROOKER to build North Tampa Bay 75 Business Center to meet the demands of Pasco's rapidly growing industrial sectors.

"Speculative projects are crucial to attract companies that don't have years to search for a

location and build out an entire facility," shared Bill Cronin, Pasco EDC President/CEO. "I can't emphasize enough the importance of having a local government who truly understands the support our business community needs. Now Pasco is experiencing sustained growth and market demand attracting speculative development that would not be possible without the Penny for Pasco."

"We're certain the ROOKER industrial building will attract top-notch businesses to Pasco County," said Pasco County Commissioner Ron Oakley. "This building is one of multiple buildings part of a planned business park. This project highlights the beneficial economic impact of strategic roadway improvement projects including the new interchange at Overpass Road."

"As a Pasco County resident who has driven by this site on a regular basis for years, it's exciting to see this property become a Class-A business park that will be home to high quality businesses for many years to come," Narkiewicz said.

ROOKER is a full-service real estate development, design, and construction management firm specializing in the industrial, office, and government segments. Since its founding in 1968, the company has developed and constructed more than 55,000,000 square feet of Class-A industrial and office space. ROOKER's industrial holdings include 1900 acres of land for future development in high-growth markets across the Southeastern United States.

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