

# INDUSTRIAL DEVELOPMENT FOR LEASE

COMING Q1 2026

NORTH TAMPA 75



 7500 Old Pasco Road, Wesley Chapel, FL 33544

CBRE |  ROOKER



# OVERVIEW

North Tampa 75 - Phase II is a premier industrial business park situated in Pasco County, the **4th fastest-growing county in the United States** in 2023. This development features three brand new **Class A** buildings totaling **670,780 square feet**, with prime **I-75 frontage** providing unparalleled visibility and ease of access for businesses. With its modern construction and strategic location, North Tampa 75 - Phase II presents a unique opportunity for companies looking to thrive in a rapidly expanding market.

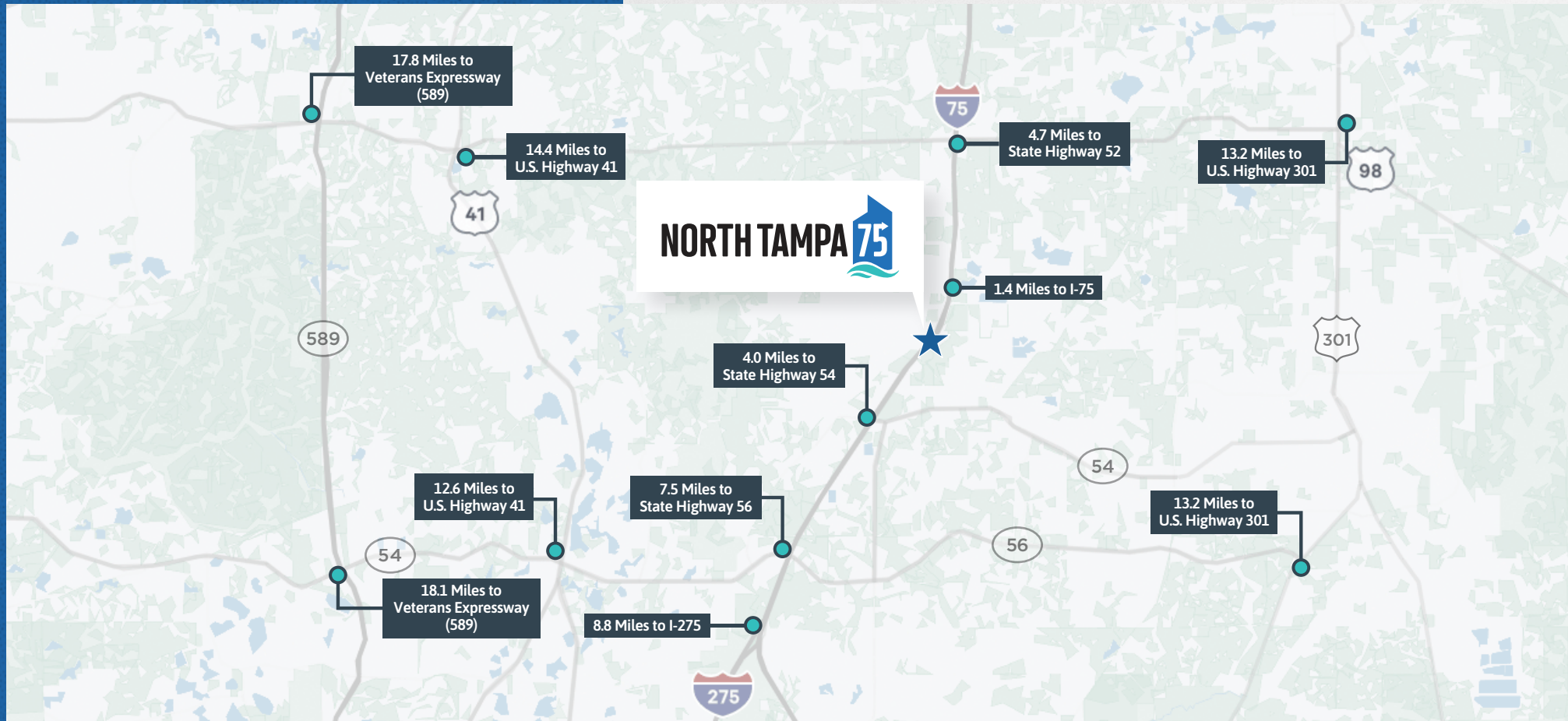
- Rear-load
- 32' - 36' clear height
- ESFR sprinkler system
- LED lighting

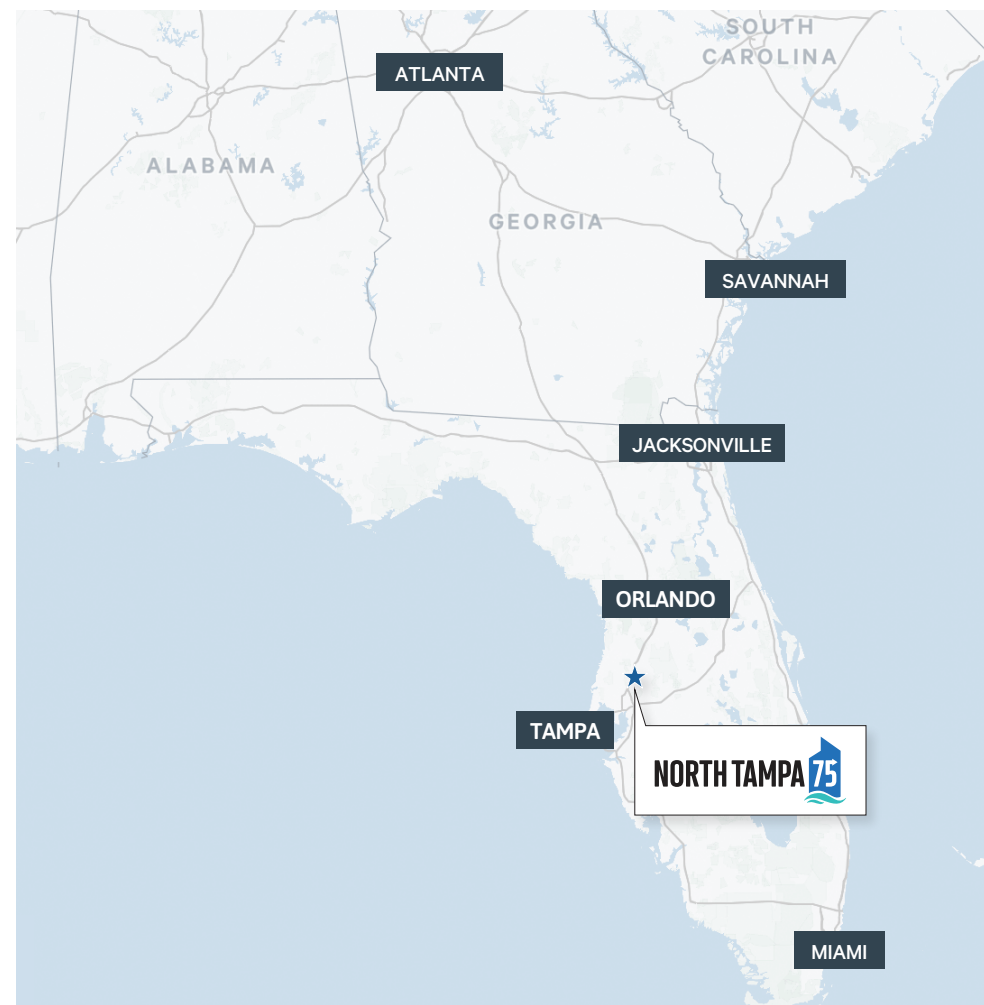
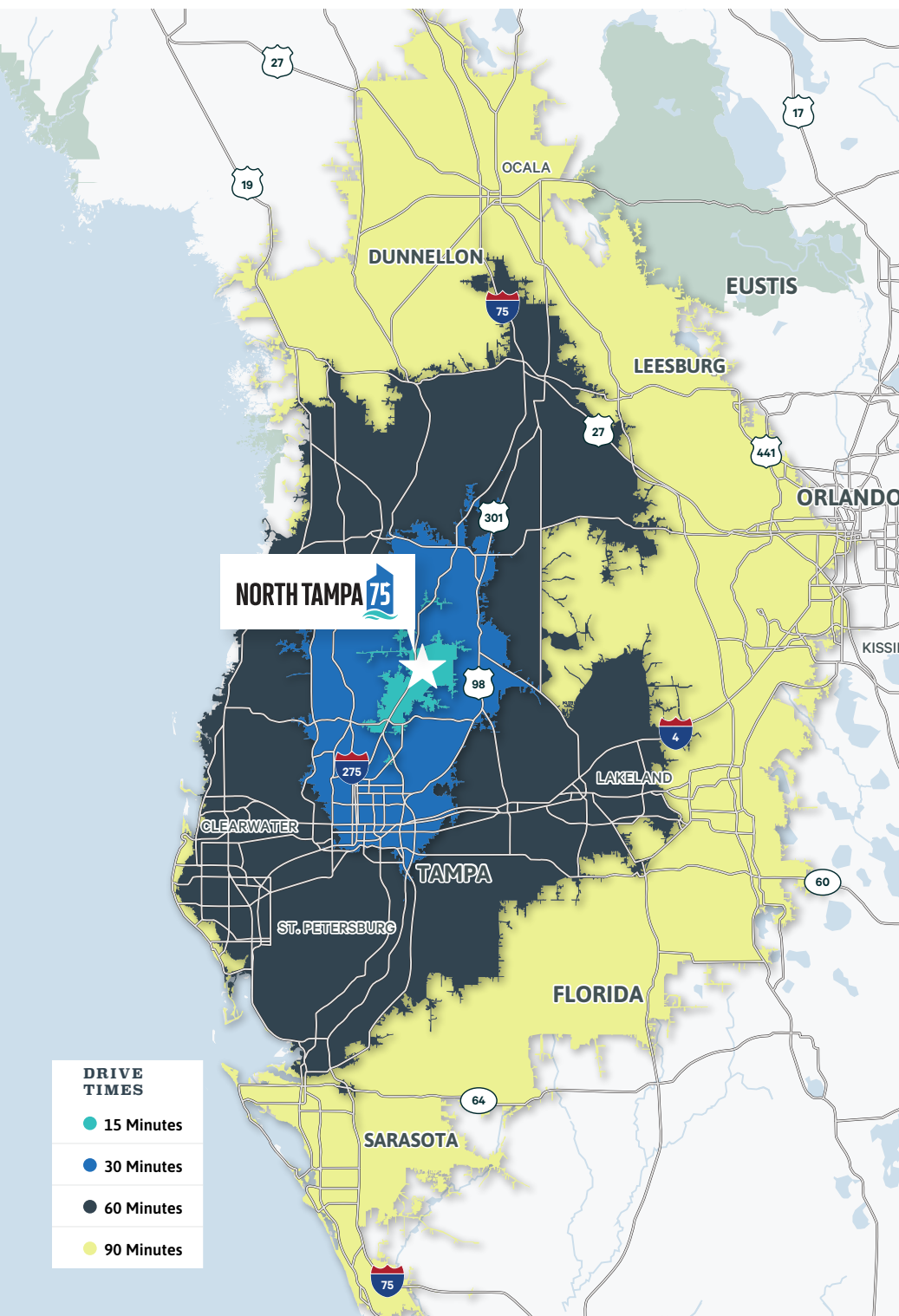




# LOCATION

	15 MINS	30 MINS	60 MINS	90 MINS
2024 Businesses	4,977	53,397	163,870	263,726
2024 Employees	44,923	546,054	1,578,533	2,565,552
2024 Population	123,571	1,160,709	4,082,624	6,704,521
2029 Population	135,677	1,240,437	4,305,228	7,145,241
2020-2024 Annual Population Growth Rate	3.50%	1.94%	1.55%	1.87%





CITY	DISTANCE	TIME
Tampa	25.9 miles	26 minutes
Orlando	78 miles	1 hour 25 minutes
Jacksonville	174 miles	2 hours 30 minutes
Miami	301 miles	4 hours
Savannah	312 miles	4 hours 30 minutes
Atlanta	432 miles	5 hours 50 minutes



# DEMOGRAPHICS

## 10 MILES

<b>8,033</b>	<b>295,202</b>	<b>325,800</b>
2024 Business	2024 Population	2029 Projected Population

## 30 MILES

<b>86,170</b>	<b>2,542,397</b>	<b>2,688,995</b>
2024 Business	2024 Population	2029 Projected Population

## 50 MILES

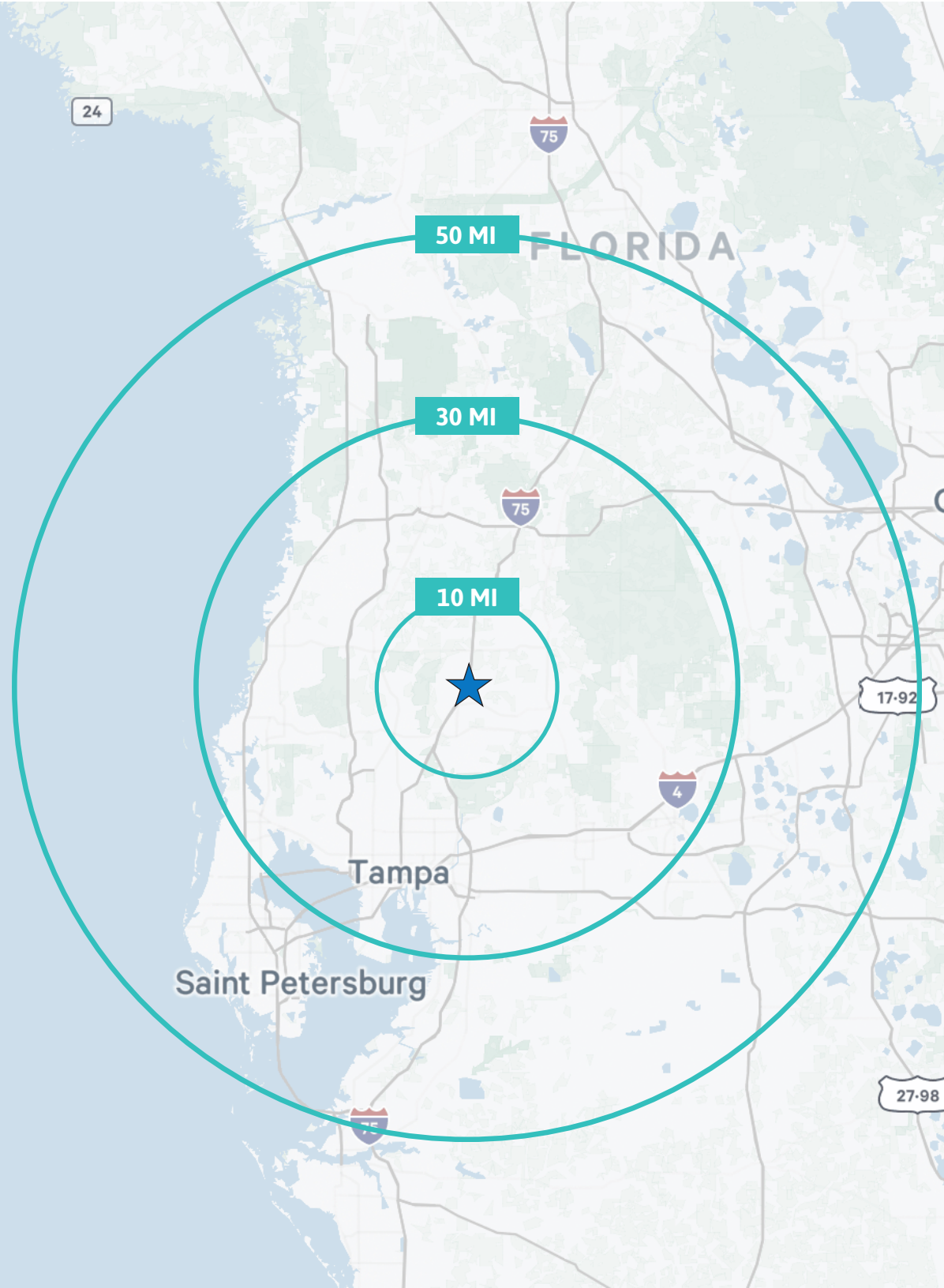
<b>183,737</b>	<b>4,845,424</b>	<b>5,164,875</b>
2024 Business	2024 Population	2029 Projected Population



10,500+ EXPECTED JOB GROWTH  
IN THE NEXT 10 YEARS



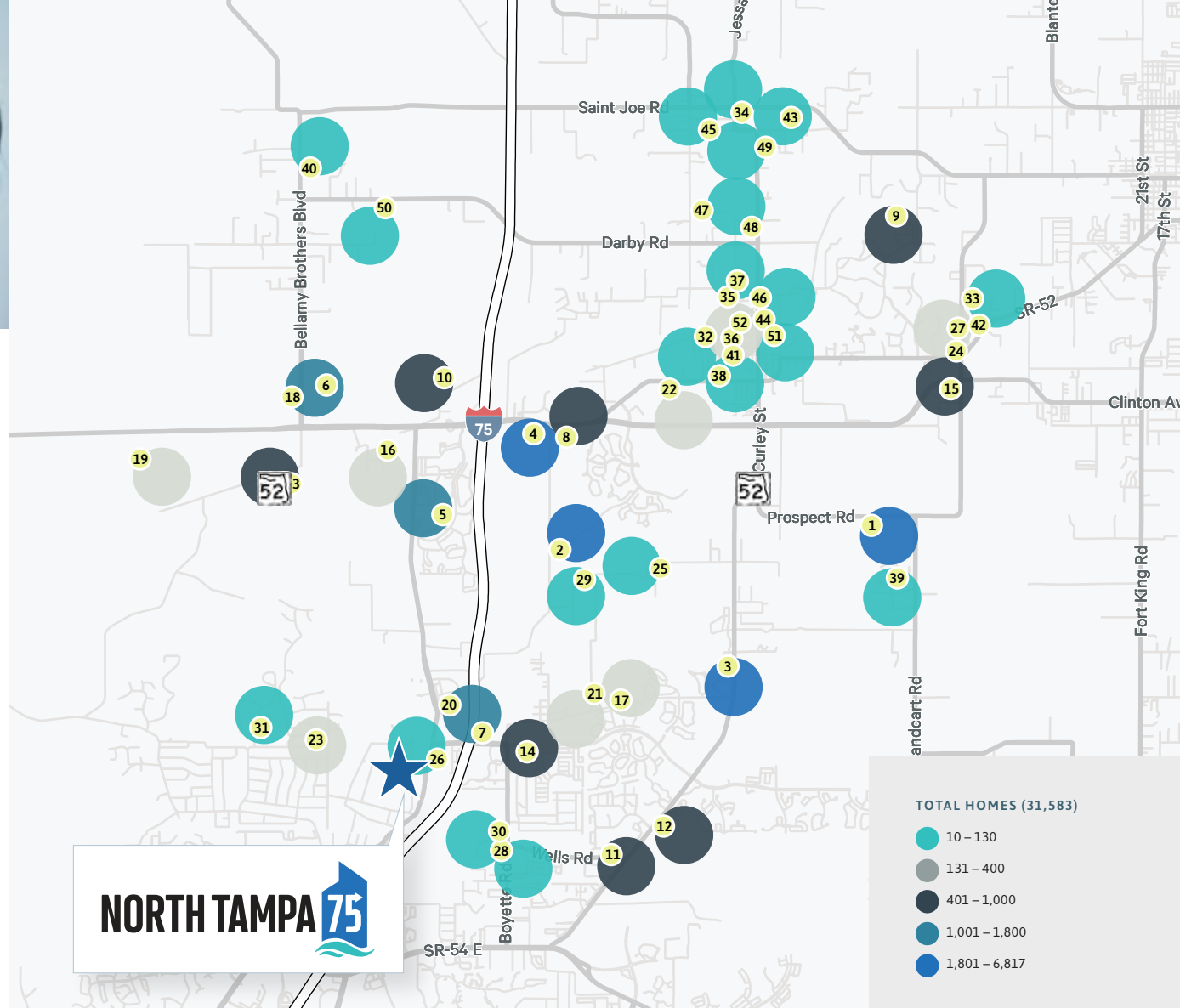
37% WORKFORCE INCREASE  
OVER THE LAST 10 YEARS





# PASCO COUNTY HOUSING GROWTH

- |                                    |                            |
|------------------------------------|----------------------------|
| 1. Villages of Pasadena Hills      | 27. Hilltop Vistas         |
| 2. Mirada                          | 28. Boyette Oaks           |
| 3. Epperson                        | 29. Tall Timbers           |
| 4. DoubleBranch                    | 30. Chapel Chase           |
| 5. Tampa Bay Golf & Country Club   | 31. Westwood Estates       |
| 6. Hillcrest Preserve              | 32. Oak Glen               |
| 7. Wildcat Groves                  | 33. Happy Hill             |
| 8. Abbey Crossings                 | 34. Oakley Groves          |
| 9. Lake Jovita Golf & Country Club | 35. Carmela                |
| 10. KD52                           | 36. Woodridge              |
| 11. Bridgewater                    | 37. Summerfield            |
| 12. Watergrass                     | 38. Pinewood Manor         |
| 13. The Cedars                     | 39. Farmington Hills       |
| 14. Palm Cove                      | 40. Austin Woods           |
| 15. Grande Oaks                    | 41. Palm Ridge Estates     |
| 16. Mango Hills                    | 42. Timber Run             |
| 17. Towns at Woodsdale             | 43. Old St Joe             |
| 18. Hillcrest West                 | 44. Al Mar Acres           |
| 19. RD Ranch                       | 45. Crimson Estates        |
| 20. Park Meadows                   | 46. Meadows of San Antonio |
| 21. Aprile                         | 47. Rusty Creek            |
| 22. Villas At Connected City       | 48. Kumquat Landing        |
| 23. Homesteads of Saddlewood       | 49. Drake Estates          |
| 24. Stora                          | 50. Darby Estates          |
| 25. Stonehill                      | 51. Heaven                 |
| 26. Sanctuary Ridge                | 52. Ridge                  |



**19,272**  
TOTAL  
FUTURE LOTS

**1,607**  
TOTAL PREPARED LOTS

**938**  
TOTAL UNDER CONSTRUCTION

**76**  
TOTAL FINISHED AND VACANT

**9,660**  
TOTAL OCCUPIED





## CONTACT

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