

DEVELOPED BY



NORTH TAMPA BAY 75 BUSINESS CENTER

7594 Old Pasco Road, Wesley Chapel, FL 33544

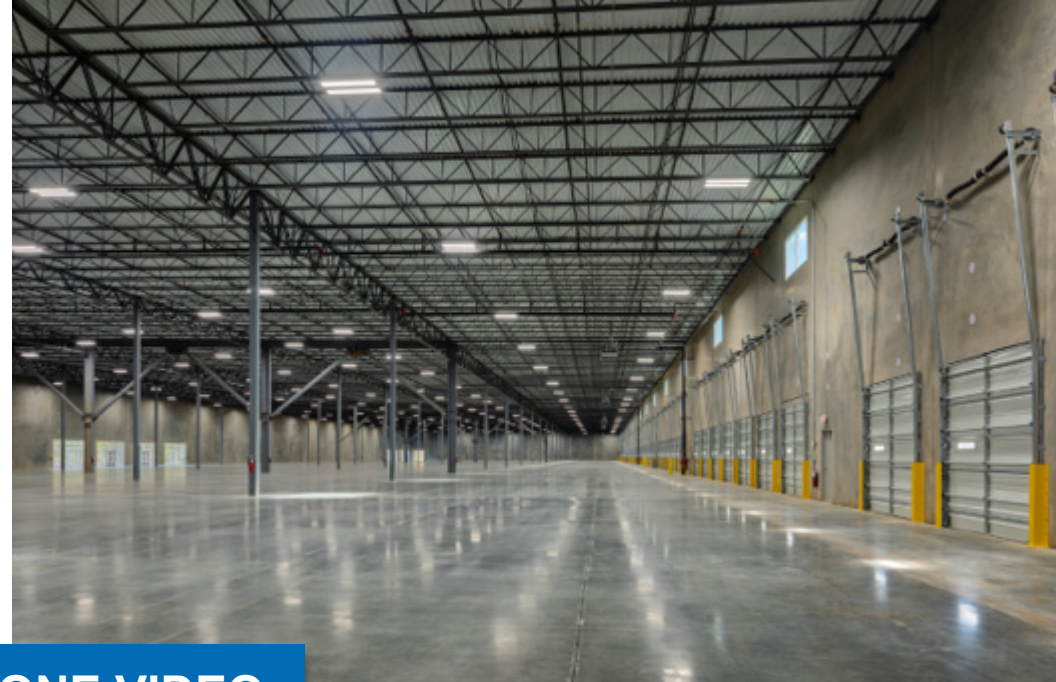
IMMEDIATE OCCUPANCY

NEWMARK

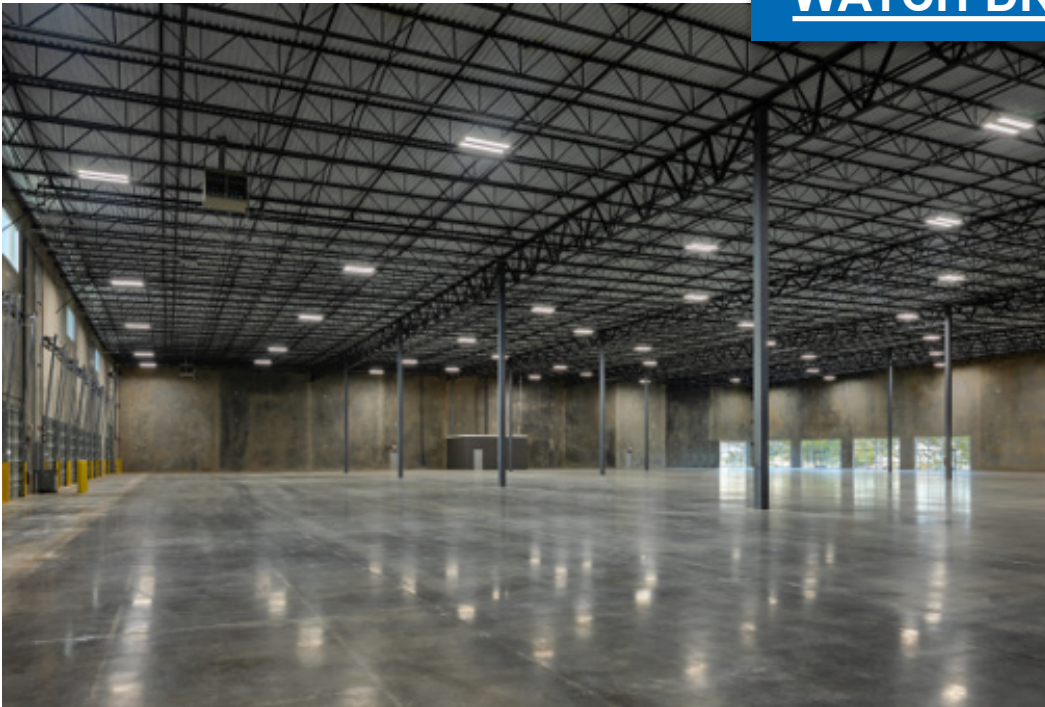
Leasing Contact:

RICK NARKIEWICZ, SIOR | 813-830-7884 | rick.narkiewicz@nmrk.com

BUILDING PHOTOS



[WATCH DRONE VIDEO](#)



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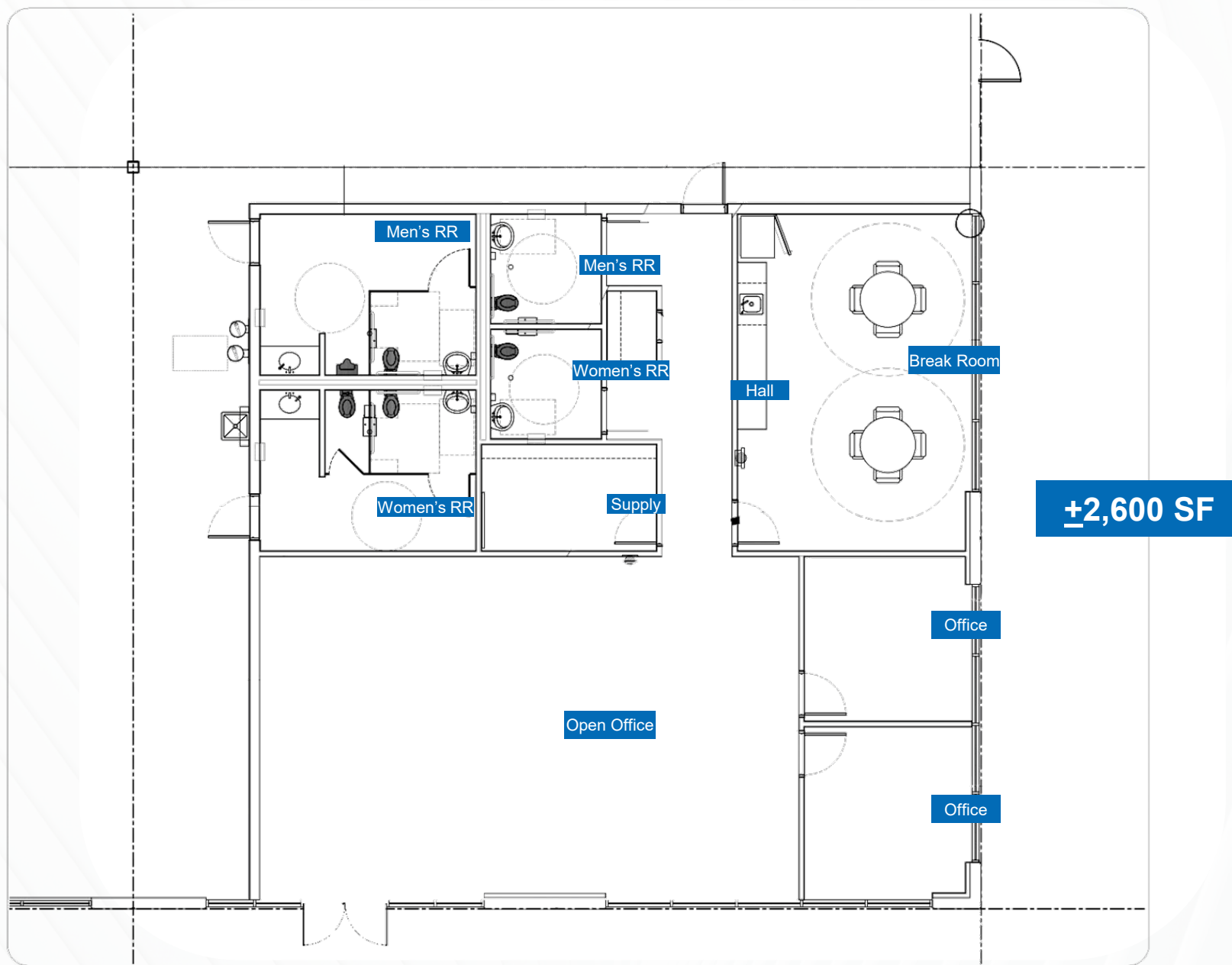
BUILDING 1

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)



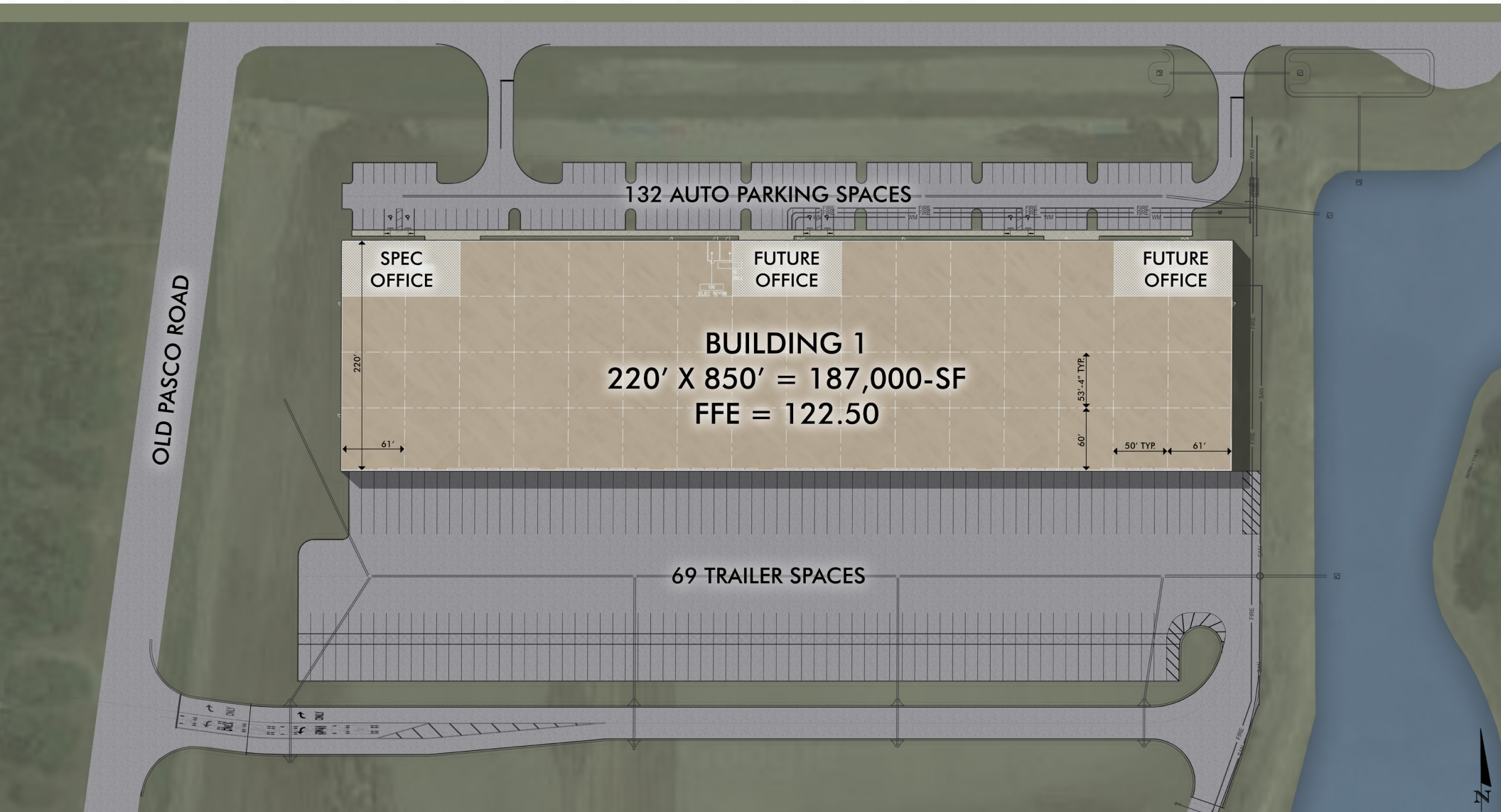
OFFICE PLAN



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SITE PLAN



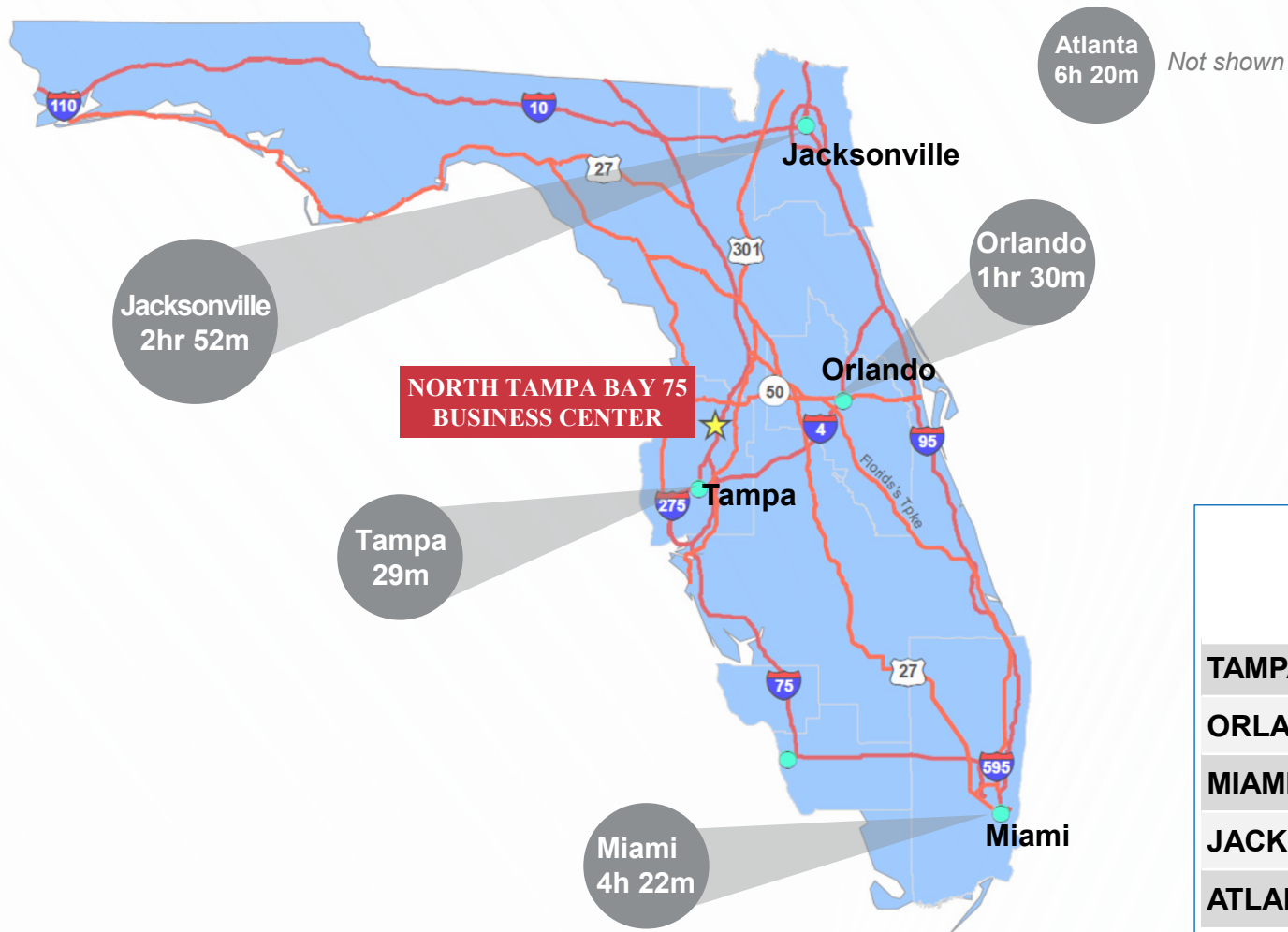
PLAN

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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



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