

PTC 75
INDUSTRIAL



Central Florida | Intersection of I-75 & SR-52
Pasco Town Center 75 Industrial
±75,000 to ±1.6M SF Leasing Opportunities

Colliers

COLUMNAR

Leasing Advisors:

Robyn Hurrell, SIOR

Primary Point of Contact

Executive Vice President

+1 813 226 7540

robyn.hurrell@colliers.com

Harrison Pithers

Associate

+1 813 221 2290

harrison.pithers@colliers.com



4.5M SF Planned Industrial
Over 1 Mile of Linear Frontage on I-75



Master Planned Development
on 965 Acres

Aerial | Phase 1

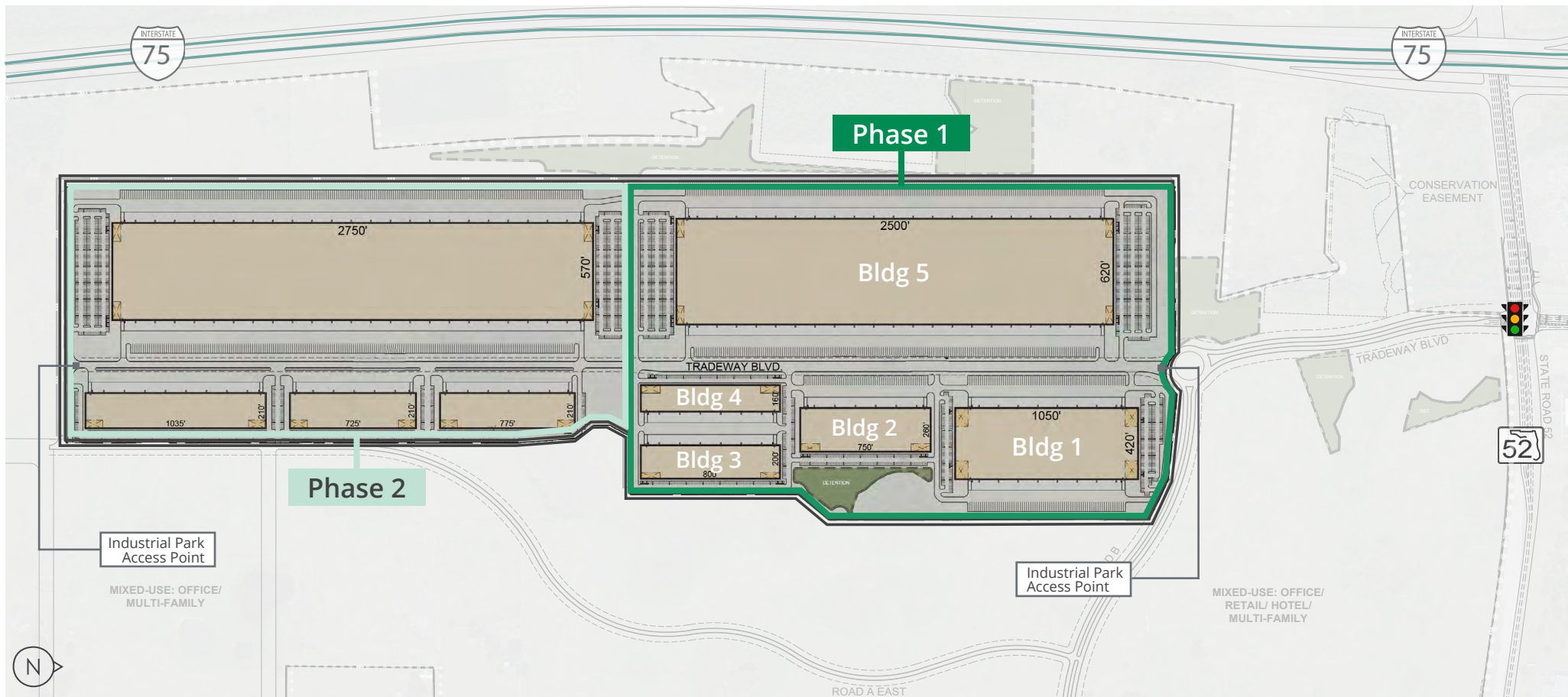
Pasco Town Center (PTC) 75 Industrial is located at the South-East quadrant of I-75 (81,500 AADT) and State Road 52; providing immediate access to one of Florida's most utilized elevated highways which drives the state's logistics and transportation.

Located at a Major I-75 Interchange

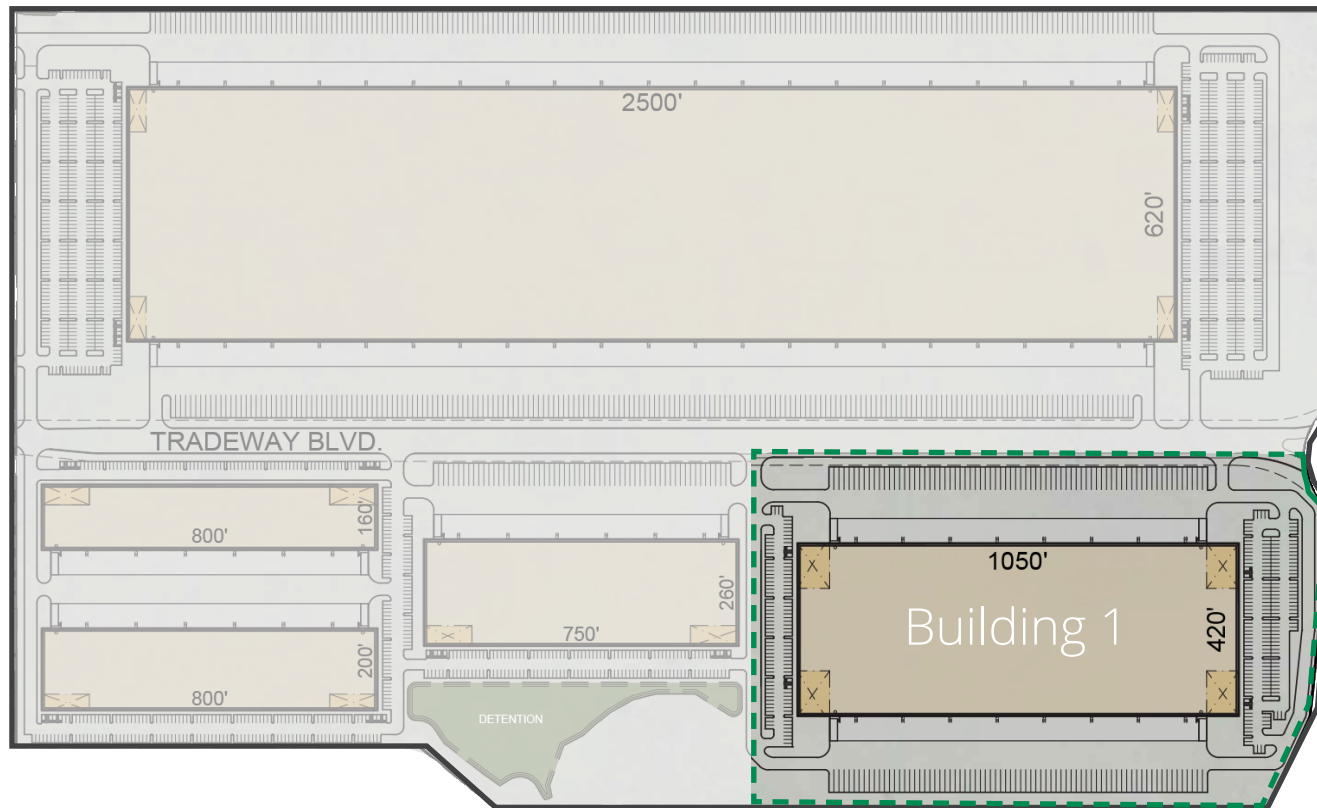


Site Plan | Phase 1

Entitled for up to 4.5M square feet of total industrial and accommodating occupiers requiring 75,000 SF to 1,600,000 SF, Columnar will be kicking off the site's industrial development with Phase 1 (Buildings 1-5). With full entitlements in hand and design/permitting underway, **site clearing is scheduled to begin late Q3 2023.**

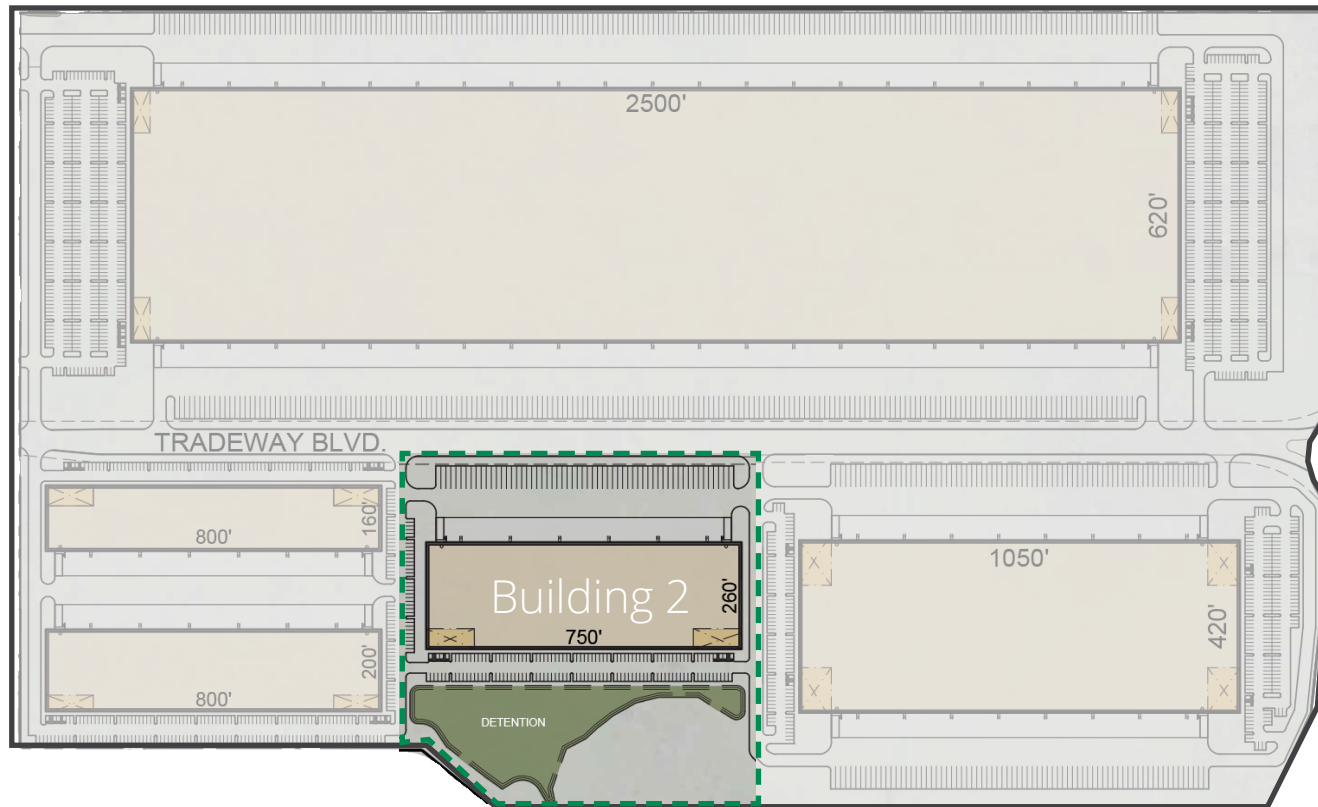


Phase 1 | Building 1



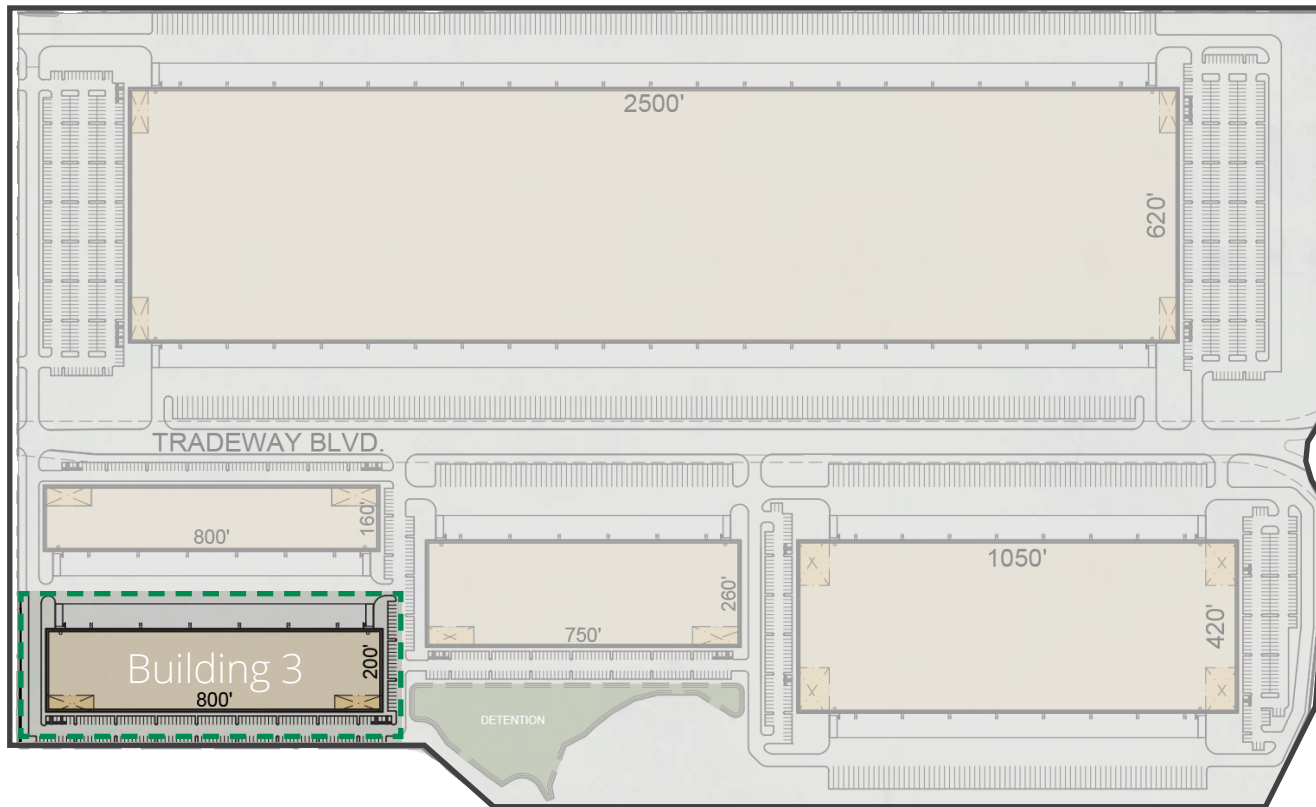
Building Size:	±441,000 SF
Office:	BTS
Building Type:	Cross-Dock
Building Dimensions:	1050' wide x 420' deep
Clear Height:	40' clear minimum
Speed Bay:	60'
Column Spacing:	50'(d) x 56'(w) - interior 50'(d) x 49'(w) - exterior
Truck Court:	185' deep (55' trailer stall)
Drive-in Ramps:	4 (12' x 14')
Dock-High Doors:	104 (9' x 10')
Auto Parking:	0.65/1,000 SF
Trailer Parking:	150
Sprinkler System:	ESFR

Phase 1 | Building 2



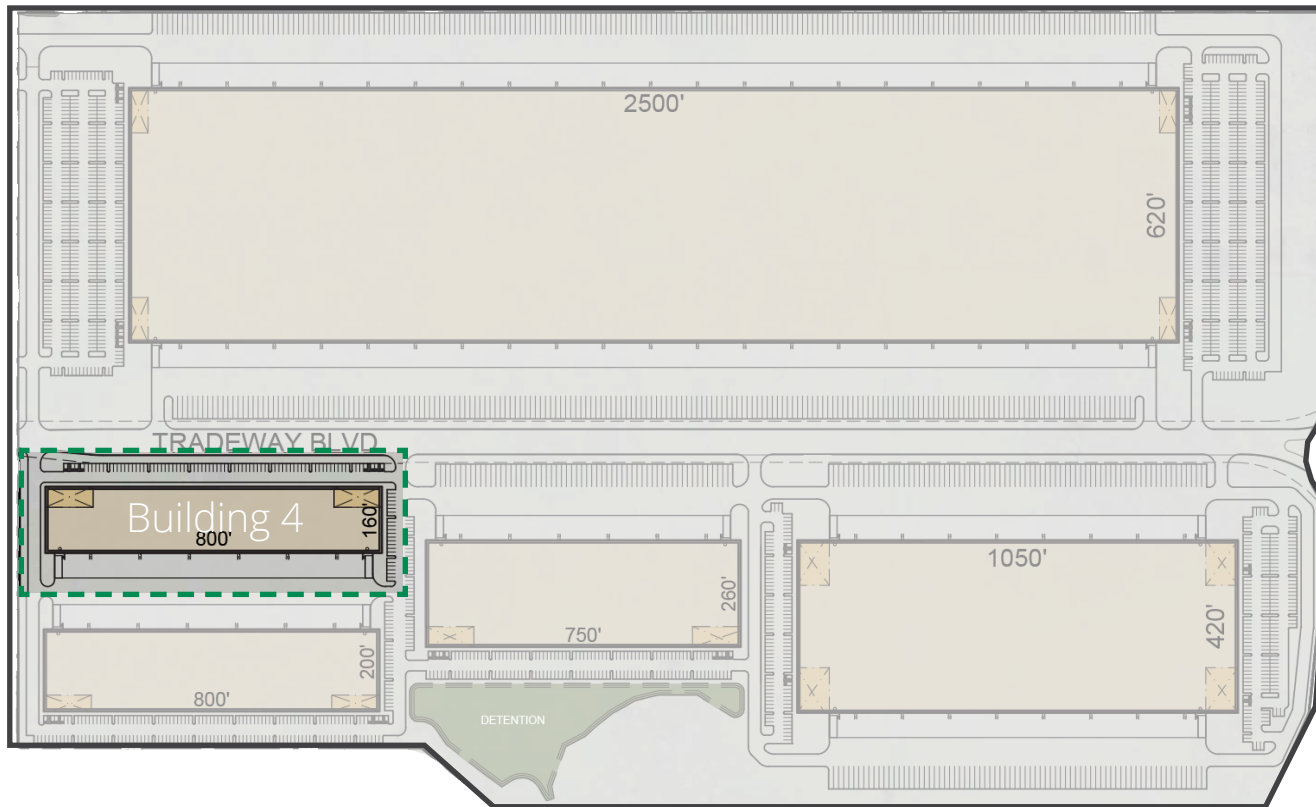
Building Size:	±195,000 SF
Office:	BTS
Building Type:	Rear-Load
Building Dimensions:	750' wide x 260' deep
Clear Height:	32' clear minimum
Speed Bay:	60'
Column Spacing:	50'(d) x 52'(w) - interior 50'(d) x 63'(w) - exterior
Truck Court:	185' (55' trailer stall)
Drive-in Ramps:	2 (12' x 14')
Dock-High Doors:	44 (9' x 10')
Auto Parking:	0.94/1,000 SF
Trailer Parking:	59
Sprinkler System:	ESFR

Phase 1 | Building 3



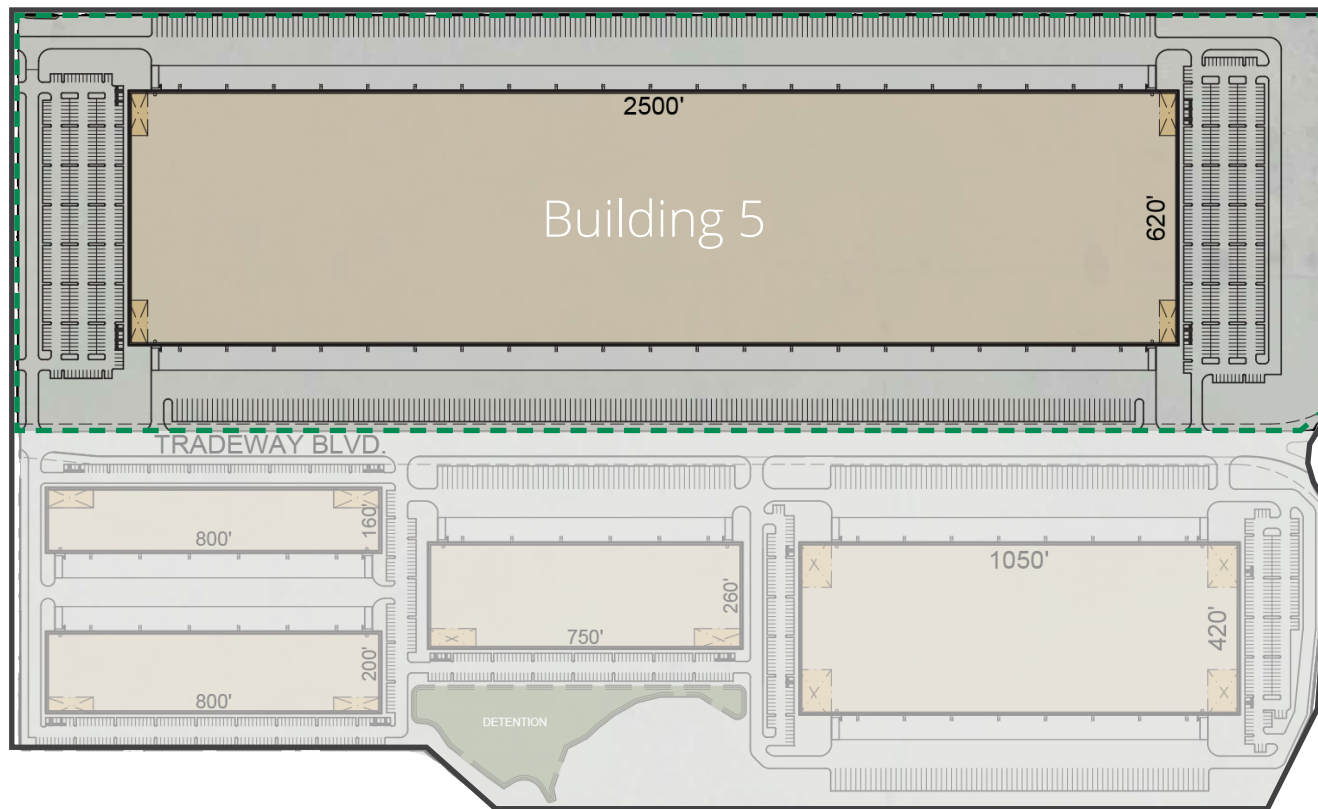
Building Size:	±160,000 SF
Office:	BTS
Building Type:	Rear-Load
Building Dimensions:	800' wide x 200' deep
Clear Height:	32' clear minimum
Speed Bay:	60'
Column Spacing:	50'(d) x 62'(w) - interior 50'(d) x 62'(w) - exterior
Truck Court:	190' shared
Drive-in Ramps:	2 (12' x 14')
Dock-High Doors:	44 (9' x 10')
Auto Parking:	1.24/1,000 SF
Sprinkler System:	ESFR

Phase 1 | Building 4



Building Size:	±128,000 SF
Office:	BTS
Building Type:	Rear-Load
Building Dimensions:	800' wide x 160' deep
Clear Height:	32' clear minimum
Speed Bay:	60'
Column Spacing:	50'(d) x 62'(w) - interior 50'(d) x 62'(w) - exterior
Truck Court:	190' shared
Drive-in Ramps:	2 (12' x 14')
Dock-High Doors:	44 (9' x 10')
Auto Parking:	0.78/1,000 SF
Sprinkler System:	ESFR

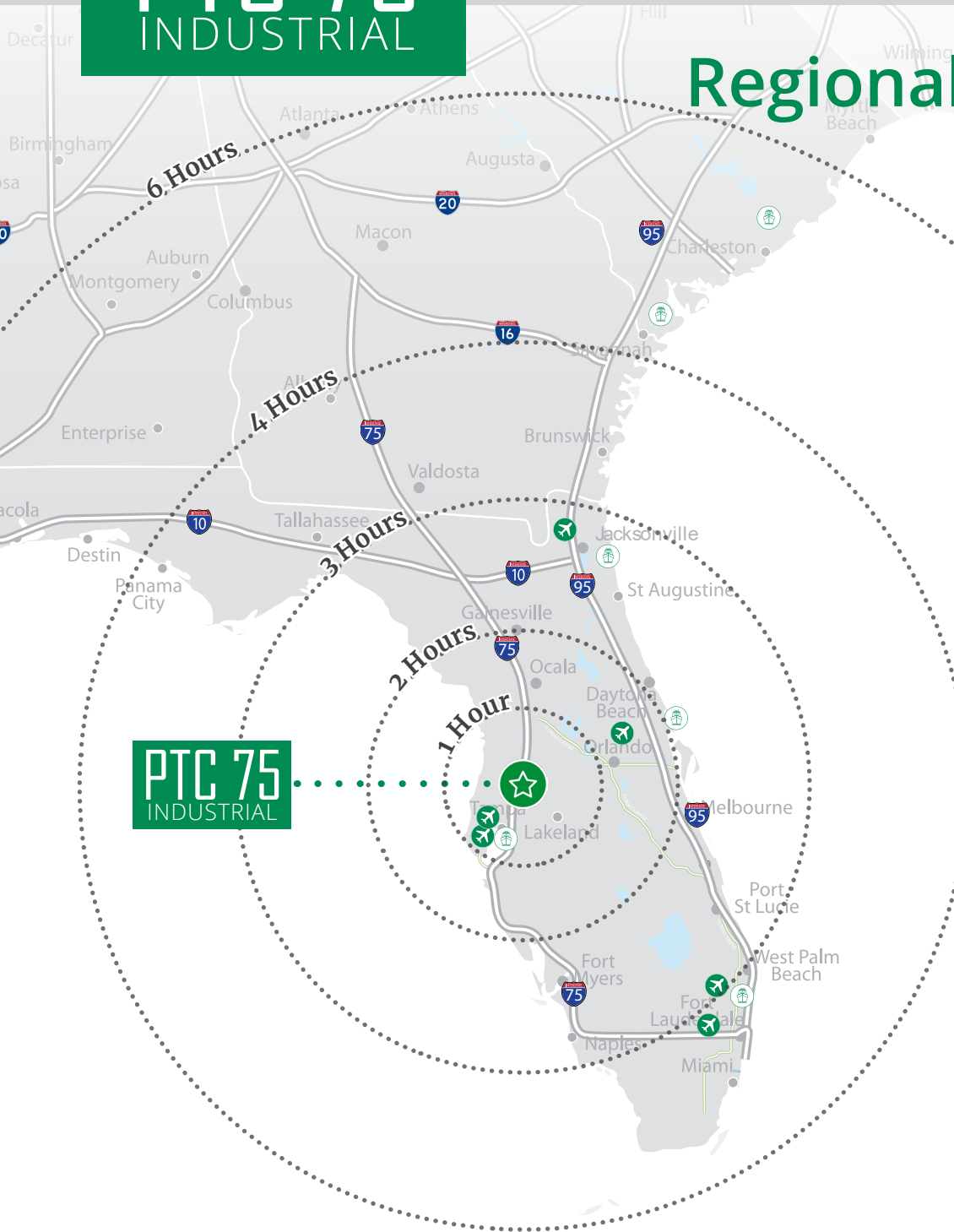
Phase 1 | Building 5



Building Size:	±1,550,000 SF
Office:	BTS
Building Type:	Cross-Dock
Building Dimensions:	2500' wide x 620' deep
Clear Height:	40' clear minimum
Speed Bay:	60'
Column Spacing:	50'(d) x 56'(w) - interior 50'(d) x 46'(w) - exterior
Truck Court:	185' (55' trailer stall)
Auto Parking:	0.57/1,000
Trailer Parking:	389
Sprinkler System:	ESFR



Regional Distribution Capabilities



Ports

Port of Tampa	31 Min
Port Canaveral	2.3 Hrs
Port of Jacksonville	2.9 Hrs
Port Everglades	4 Hrs
Port of Savannah	4.7 Hrs
Port of Charleston	6.5 Hrs



Cities

Tampa	30 Min
Orlando	1.5 Hrs
Jacksonville	2.7 Hrs
Miami	4.5 Hrs
Atlanta	6.2 Hrs
Charleston	6.4 Hrs



Highways

I-75	Immediate Access
Hwy 98	15 Min
Hwy 301	15 Min
I-4	21 Min
I-95	2 Hrs
I-10	2.4 Hrs



Airports

Tampa Intl	32 Min
St. Pete-Clearwater Intl	43 Min
Orlando Intl	1.5 Hrs
Jacksonville Intl	3 Hrs
Atlanta Intl	6 Hrs

Population

Households

Median Household Income

	Population	Households	Median Household Income
2 Hours	9,216,995	3,692,394	\$63,678
3 Hours	13,632,853	5,486,445	\$64,193
4 Hours	16,788,455	6,751,626	\$65,245

Exceptional Local Connectivity

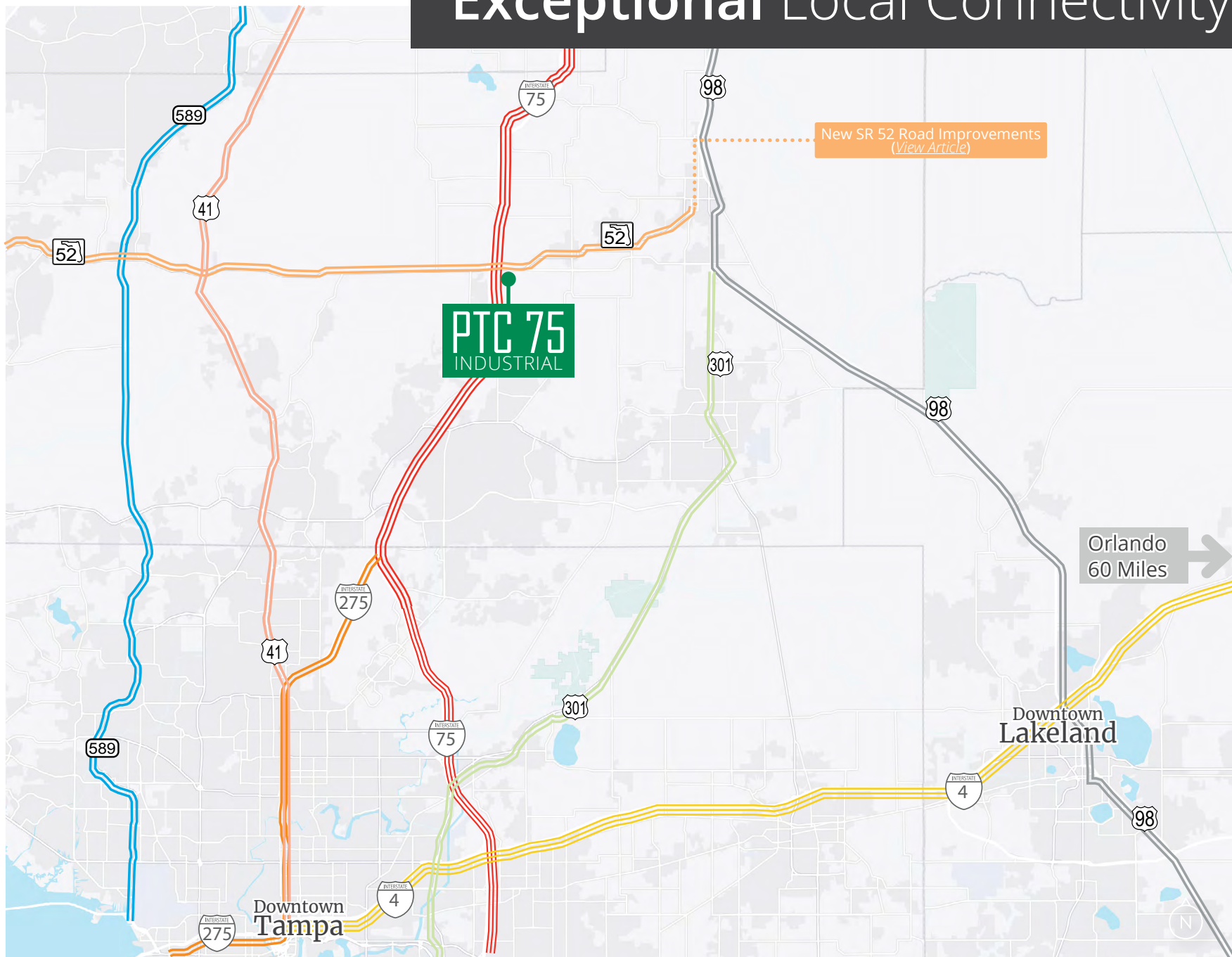
0.5 Miles



8.6 Miles



25 Miles





Proven Industrial Market

Located on the west central coast of Florida and in one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities which make it a great location to live, visit, and do business. With over \$45M available to assist with corporate relocations, Pasco County is determined to maintain a business-friendly climate. Pasco County EDC is also committed to working with the end user and will evaluate which incentives will provide the most impact for the business. A few notable incentives include:

✓ **Penny for Pasco**

✓ **Job Creation Incentive (JCI) Grant**

✓ **Transportation Mobility Impact Fee Waivers**

✓ **Expedited Permitting and Processing**

✓ **Clean Energy Initiatives**

Pasco County **Demographics**

122.2% Population growth from 2000 to 2021 within a 15-mile radius



583,661

Total Population



80%

Labor Force (ages 16+)



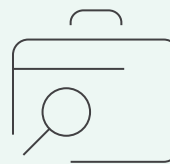
78.3%

Prime-Age (25-54) Labor Force Participation Rate



\$52,828

Median Household Income



HCA Healthcare

Top Largest Employer in Pasco County
Excluding County School & Government



±91%

High School Graduates

COLUMNAR

investigating development trends and fostering relationships that lead to uncommon opportunities

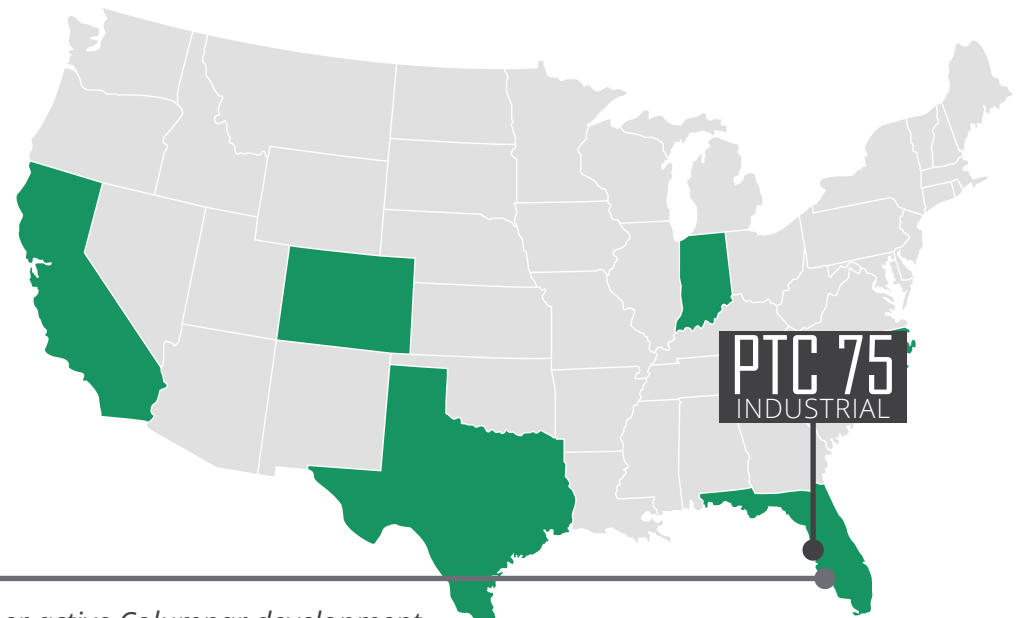
Columnar is a vertically integrated real estate investment and development company which sets itself apart from its competitors through its unique ability to solve complex land development issues, execute large scale infrastructure improvement projects, and develop Institutional quality assets across multiple product types. Columnar believes maintaining a local presence in each of its target markets is critical to the success of the development.

In Florida, a close-knit team of project managers, engineers, and development specialists oversee a wide variety of developments, including: 3,000+ acres of land in Orange County & Pasco County, a 350,000 sf stabilized industrial park in SW Florida, 600+ multi-family units in pre-construction and another 6,000 town-home and multifamily units planned across Central Florida. Further, another development in Fort Myers, "Tri-County 75", is a class A, 72-acre master planned development (pictured below) which will deliver 60% pre-leased in 2023. Additionally, an affiliate of Columnar, Rockwell Homes, has experience in single family home building across multiple US markets.

Columnar, a Traylor Capital company, has its roots in Traylor Bros., Inc., a third-generation family-owned company. Founded in 1946 by William F. Traylor, his son and grandsons have steered the company toward the same vision throughout the decades; to be the most respected, preferred, and consistently performing heavy civil contractor in North America.



Another active Columnar development underway in Florida totaling 800,000 SF



Leasing Inquiries

Leasing Advisors:

Robyn Hurrell, SIOR

Primary Point of Contact
Executive Vice President
+1 813 226 7540
robyn.hurrell@colliers.com

Harrison Pithers

Associate
+1 813 221 2290
harrison.pithers@colliers.com

Project Resources

Capital Markets:

Ryan Vaught

Executive Vice President
+1 256 656 7215
ryan.vaught@colliers.com

Riley Vaught

Capital Markets Analyst
+1 248 214 8853
riley.vaught@colliers.com

Nathan Lynch

Executive Vice President
+1 813 228 9834
nathan.lynch@colliers.com

Market Research & Information

Akshar Panchal

Market Analyst
+1 813 228 9834
akshar.panchal@colliers.com

Valerie Tatum

Senior Research Associate
+1 407 362 6162
valerie.tatum@colliers.com

Justin Frye

Senior GIS Specialist
+1 407 362 6174
justin.frye@colliers.com

Support & Marketing

Debi Stolberg

Senior Client Services Specialist
+1 813 605 4464
debi.stolberg@colliers.com

Emory Lay

Client Services Specialist
+1 813 771 8780
emory.lay@colliers.com

County Resources

[Official County Website](#)

[The Greater Pasco
Chamber of Commerce](#)

[Pasco Economic
Development Counsel](#)

[Pasco Public
Transportation](#)

[State Road 52
Improvements](#)



Colliers Tampa Bay | 4830 W. Kennedy Blvd., Suite 300 | Tampa, FL 33609 | +1 813 221 2290 | colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.