



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.



Mid-Pinellas Logistics Center

9950 28th Street North | Pinellas Park, FL 33782

Up to 110,700 SF
Available for Lease

Strategically located in the heart of
the most densely populated county
in the entire state of Florida.



Building Specifications

Building Size:	±110,700 SF
Minimum Divisible:	±43,200 SF
Availability:	Immediate
Office:	1,950 SF
Warehouse Lighting:	LED lighting averaging 25 FC
Dock-High Positions:	18 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. mechanical on 3 positions
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	2,000 amps, 277/480 volts (existing) Ability to add another 2,000 amps 277/480 volts
Load Type:	Rear-Load
Year Built	2023
Construction:	Tilt-Wall
Building Dimensions:	459' (w) x 225' (d)
Column Spacing:	54' (w) x 55' (d) end caps: 67.5' (w) x 55' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	6" reinforced with #3s @ 18" OCEW
Fire Suppression:	ESFR
Roof:	60 mil TPO with LTTR R-21 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	152 spaces (1.37, 1,000 SF ratio)
Trailer Parking:	14 spaces (1.26/10,000 SF ratio)
Flood Zone:	AE
Zoning:	Heavy Industrial



110,700 SF

Total Building Size



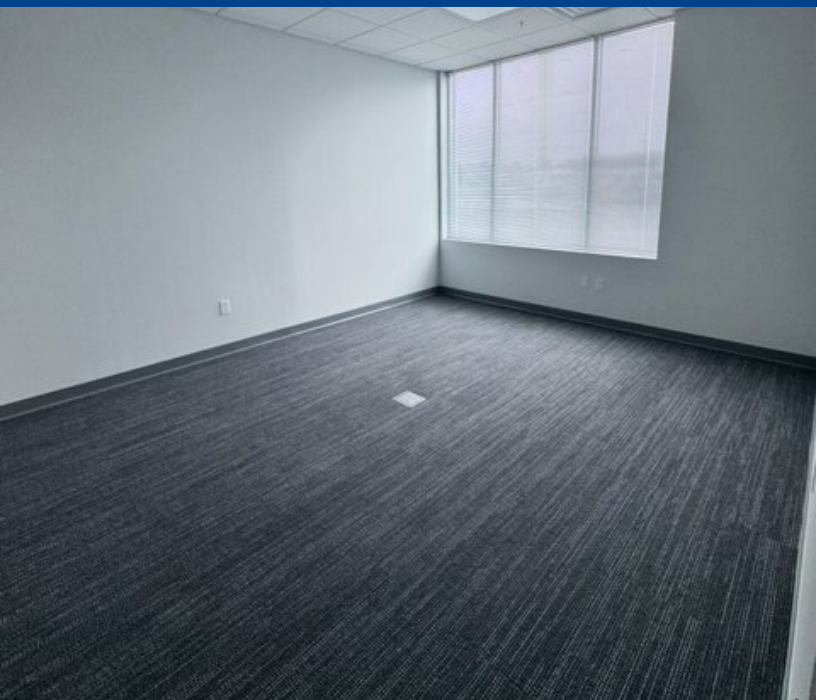
±43,200 SF

Divisible to

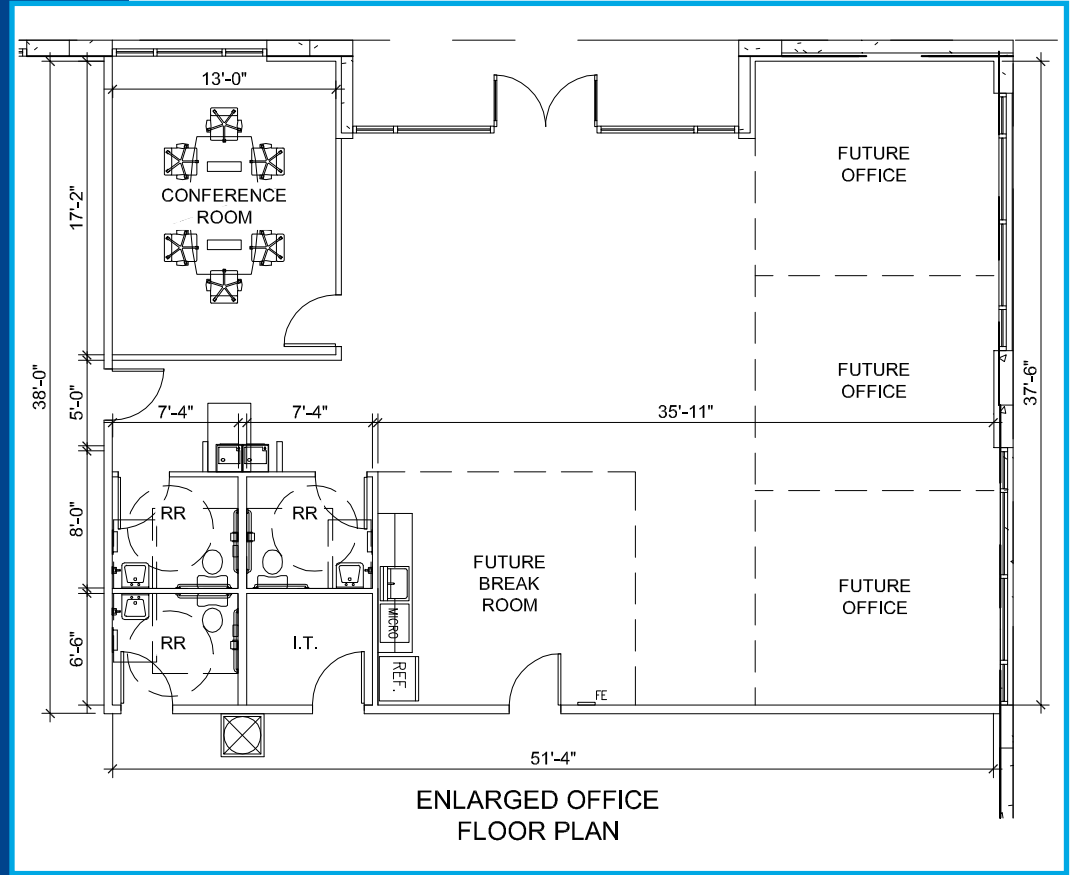


1,950 SF

Total Office Size



Site Plan & Layout of Office



Location Highlights



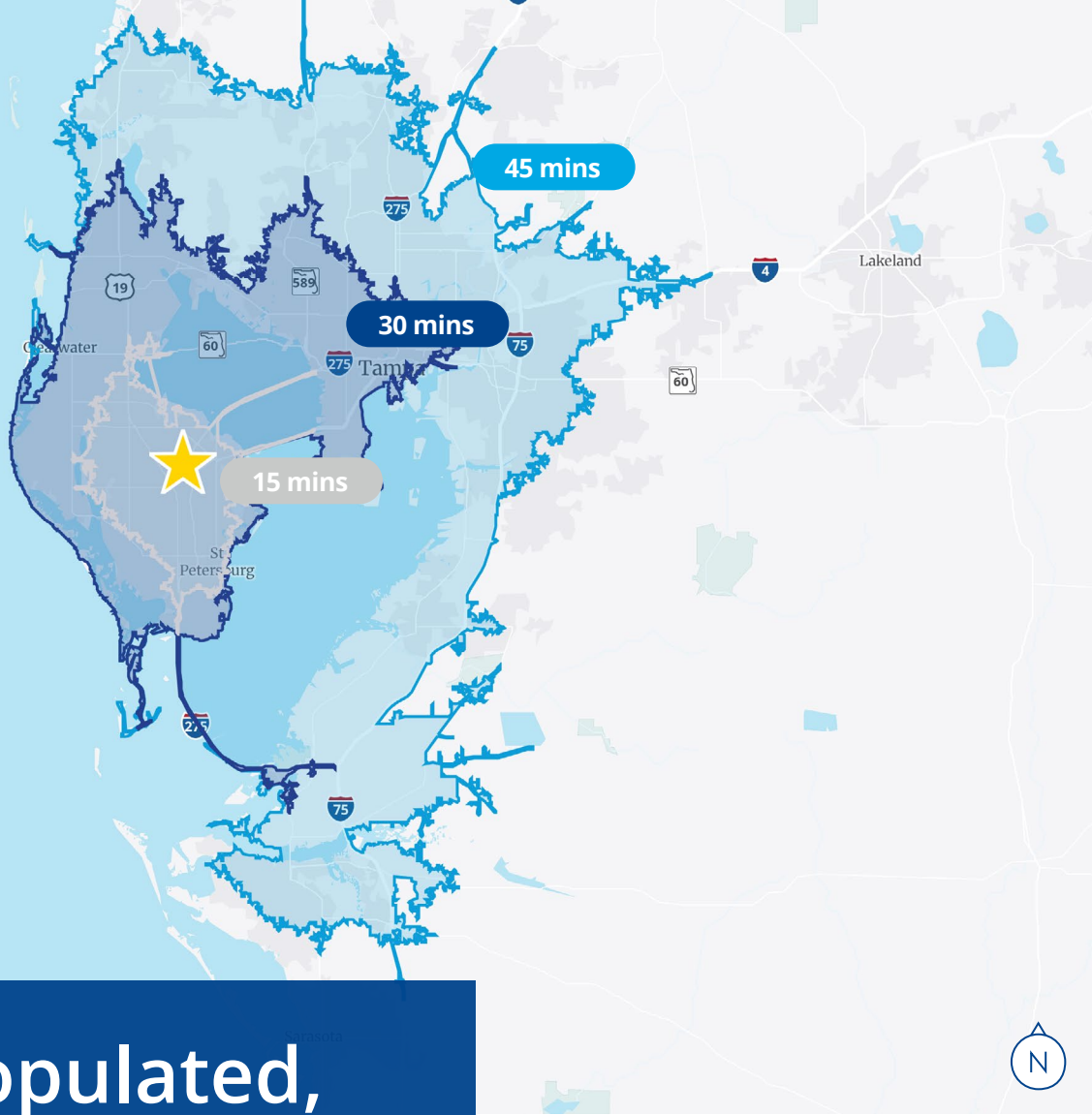
Major Infrastructure

	US 19	1.9 miles
	Interstate 275	2.5 miles
	US 92	4.1 miles
	Selmon Expressway	10.9 miles
	Veteran's Expressway	13.9 miles
	Interstate 4	17.3 miles
	Interstate 75	25.8 miles
	St. Pete-Clearwater International Airport	4.1 miles
	Tampa International Airport	13.9 miles
	Port Tampa Bay	17.9 miles
	CSX Intermodal Terminal	21.9 miles

9.1
miles to
Downtown St. Petersburg

14.7
miles to
Downtown Clearwater

17.1
miles to
Downtown Tampa



Densely Populated, Infill Location

Demographics

	15 Mins	30 Mins	45 Mins
Total Population	388,004	1,445,432	2,688,869
2028 Projected Population	391,280	1,452,317	2,734,604
2000 to 2023 Population Change	9.0%	9.8%	28.3%
Total Households	180,076	646,176	1,133,528
Median Age	45.0	46.0	43.3
Median HH Income	\$60,393	\$64,338	\$65,237
Bachelor's Degree or Higher	35%	39%	37%

963,916

Population of Pinellas County

3,517

People Per Square Mile
in Pinellas County

3,251,689

Population In Greater Tampa Bay

Infrastructure Improvements Underway

Gateway Expressway Project

As the most densely populated county in the state of Florida, Pinellas County began the \$595M Gateway Expressway Project in 2017 which will provide better connectivity throughout the county by creating two new elevated tollways between US Highway 19 and I-275, as well as the Bayside Bridge and I-275. The project component along I-275 includes the design and construction of one tolled express lane in each direction (one northbound and one southbound) from south of Gandy Boulevard to north of 4th Street North. The new express lanes are in addition to existing general purpose (non-tolled) lanes.

SR 690 will be a new 4-lane tolled expressway connection from US 19 to west of I-275. The tolling will be “static,” meaning the cost will remain the same at all hours. SR 686A will be a new 4 lane elevated tolled (static) expressway from the Bayside Bridge (CR 611) to just west of I-275. Completion is slated for Q2 2023.



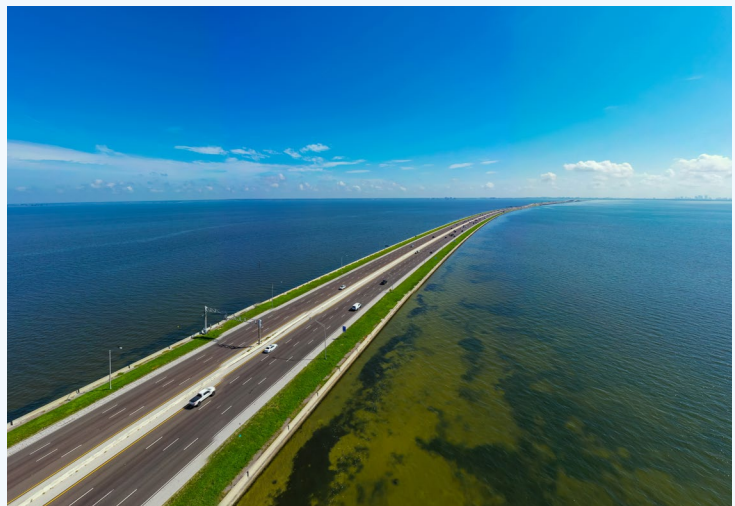
Howard Frankland Bridge

Florida Department of Transportation (FDOT) is rebuilding the existing northbound bridge, which was originally constructed in 1959, and adding capacity to alleviate traffic congestion.

As one of the primary connectors between Hillsborough and Pinellas County, the Howard Frankland Bridge (I-275) is undergoing a \$865M redesign, which will expand the south-bound bridge to allow for eight lanes. Completion is slated for Q4 2025.

New design benefits include:

- Improvement of incident management in emergency responses
- Hurricane evacuation plans to utilize all lanes
- Improved operations of Express Bus Service
- Includes a bicycle/pedestrian trail
- Future light rail designs
- Additional express lanes



Proven Industrial Location



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