



75 LOGISTICS AT

DOUBLE BRANCH

PASCO COUNTY • FLORIDA



75 Logistics at Double Branch

Central Florida Location Immediately on I-75

Active Site Clearing & Kicking Off Construction in Q2 2024

BTS Opportunities For Sale & Leasing Opportunities 30,000 - 3,000,000 SF

Colliers

 **COLUMNAR**

75 LOGISTICS AT DOUBLE BRANCH

PASCO COUNTY • FLORIDA



[Project Overview](#)

[Specifications](#)

[Location Overview](#)

[The Developer](#)



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



Multifamily Residential
1,600 Units



Mixed-use
2 Hotels



Master Planned Development on 965 Acres



Aerial | Phase 1

75 Logistics at Double Branch 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





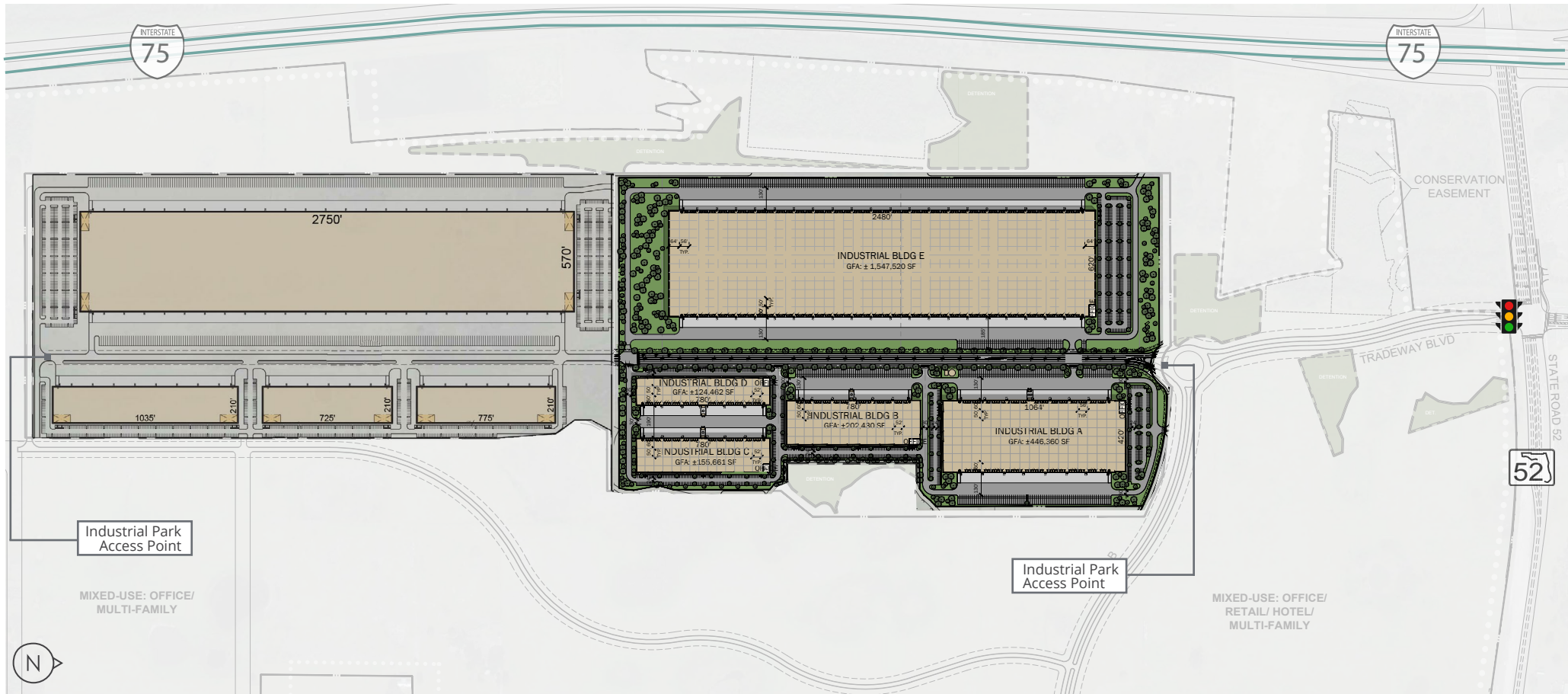
Progress Photos | April 2024





Site Plan | Phase 1

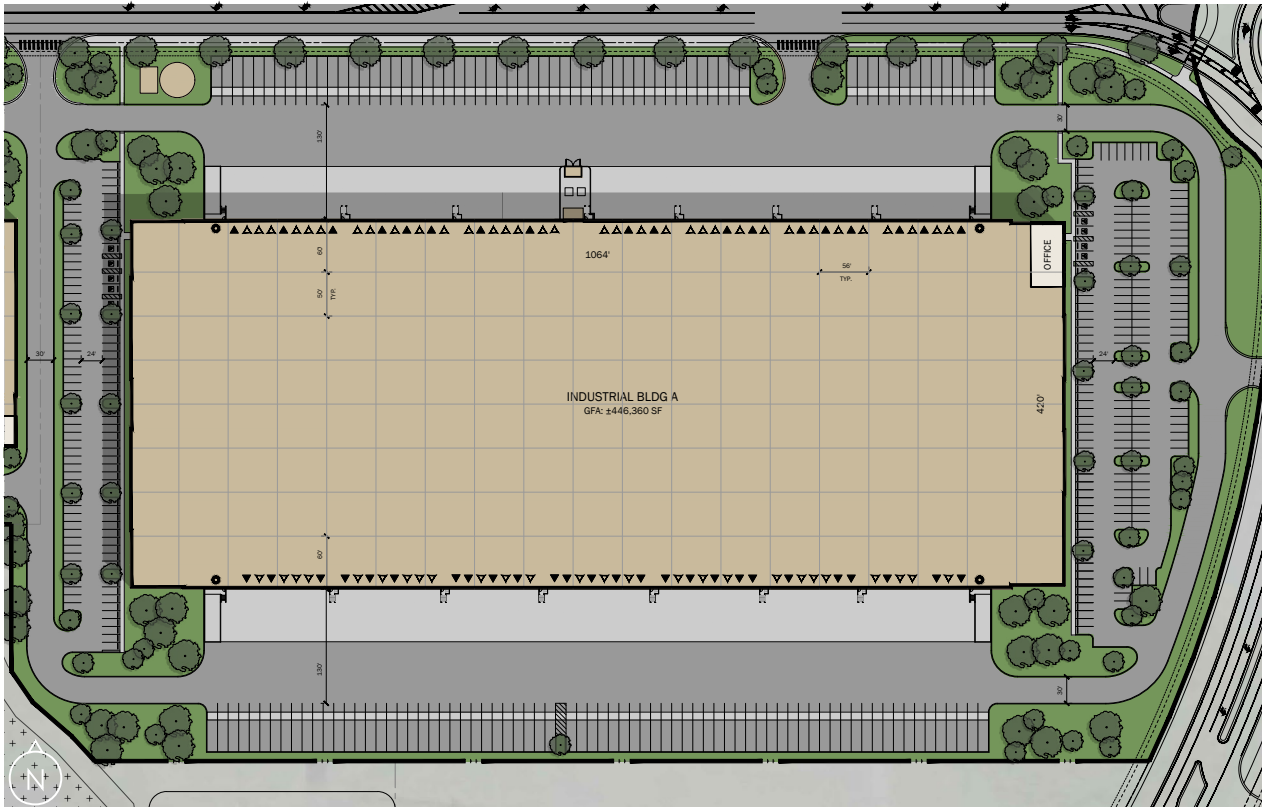
Entitled for up to 4.5M square feet of total industrial and accommodating occupiers requiring 30,000 SF to 3,000,000 SF, Columnar are actively underway clearing the entire site in preparation for this multi-phase, multi-asset class development. With full entitlements in hand, design complete, and permitting in for approvals, 75 Logistics intends to begin speculative, vertical construction on the rear-load buildings, showcased in Phase 1 below, in Q2 2024.





Phase 1 | Building A

Build-to-Suit Proposed Warehouse | For Lease or Sale

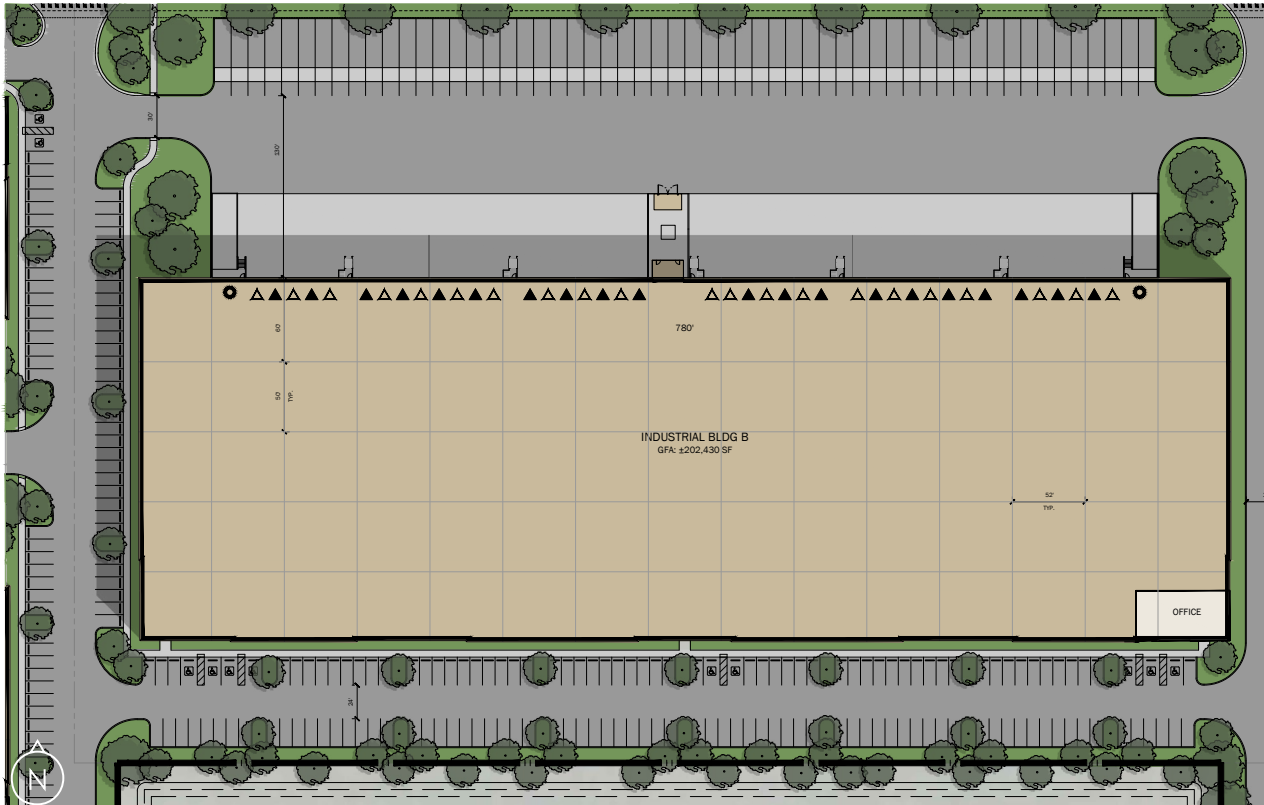


Available Size:	±446,360 SF
Availability:	BTS
Office:	BTS
Warehouse Lighting:	BTS
Dock-High Positions:	101 doors (9' x 10')
Dock Packages:	BTS
Drive-In Ramps:	4 ramps (12' x 14' door)
Power:	BTS
Load Type:	Cross-Dock
Building Dimensions:	1064' (w) x 420' (d)
Column Spacing:	56' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	40'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	256 spaces (0.57/1,000 SF ratio)
Trailer Parking:	138 spaces (3.09/10,000 SF ratio)



Phase 1 | Building B

Speculative Development Breaking Ground Q2 2024 | For Lease or Sale

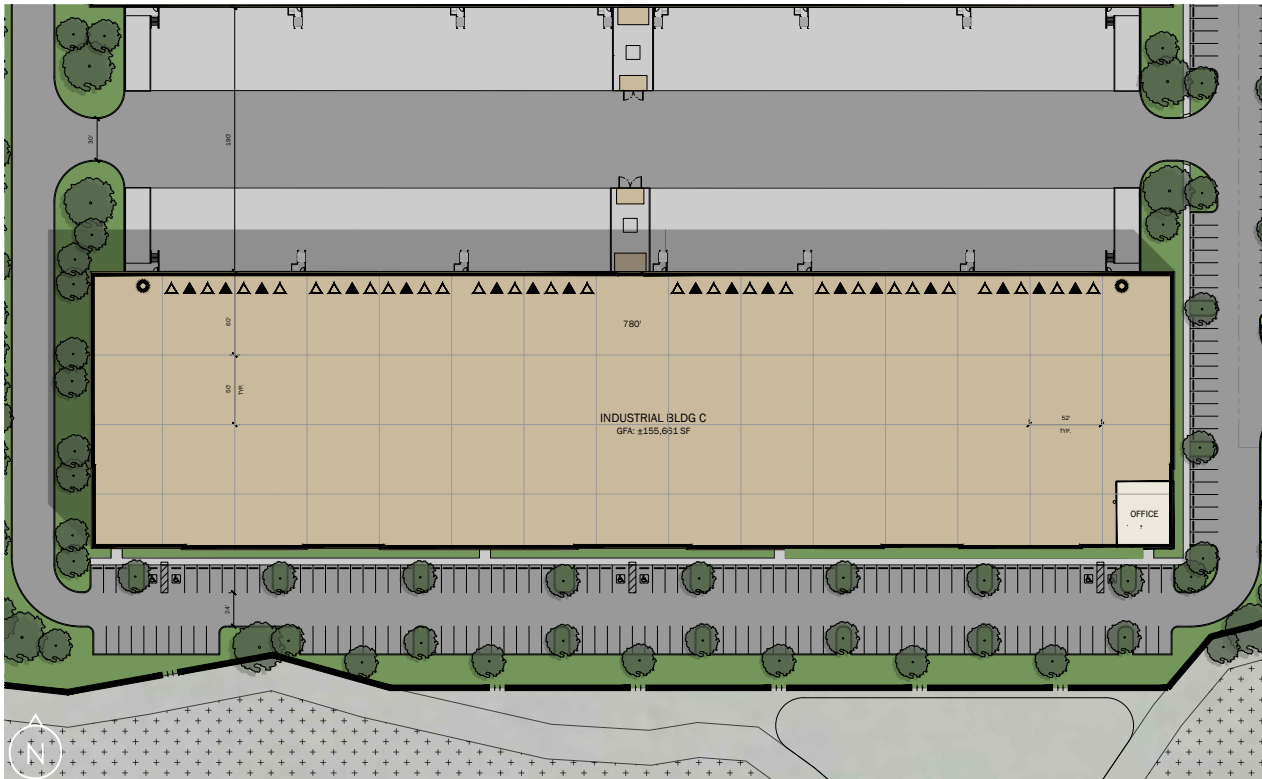


Available Size:	±202,430 SF
Minimum Divisible:	67,600 SF
Availability:	Q1-Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	41 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	Proposed (2025)
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 260' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	175 spaces (0.86/1,000 SF ratio)
Trailer Parking:	56 spaces (2.76/10,000 SF ratio)



Phase 1 | Building C

Speculative Development Breaking Ground Q2 2024 | For Lease or Sale

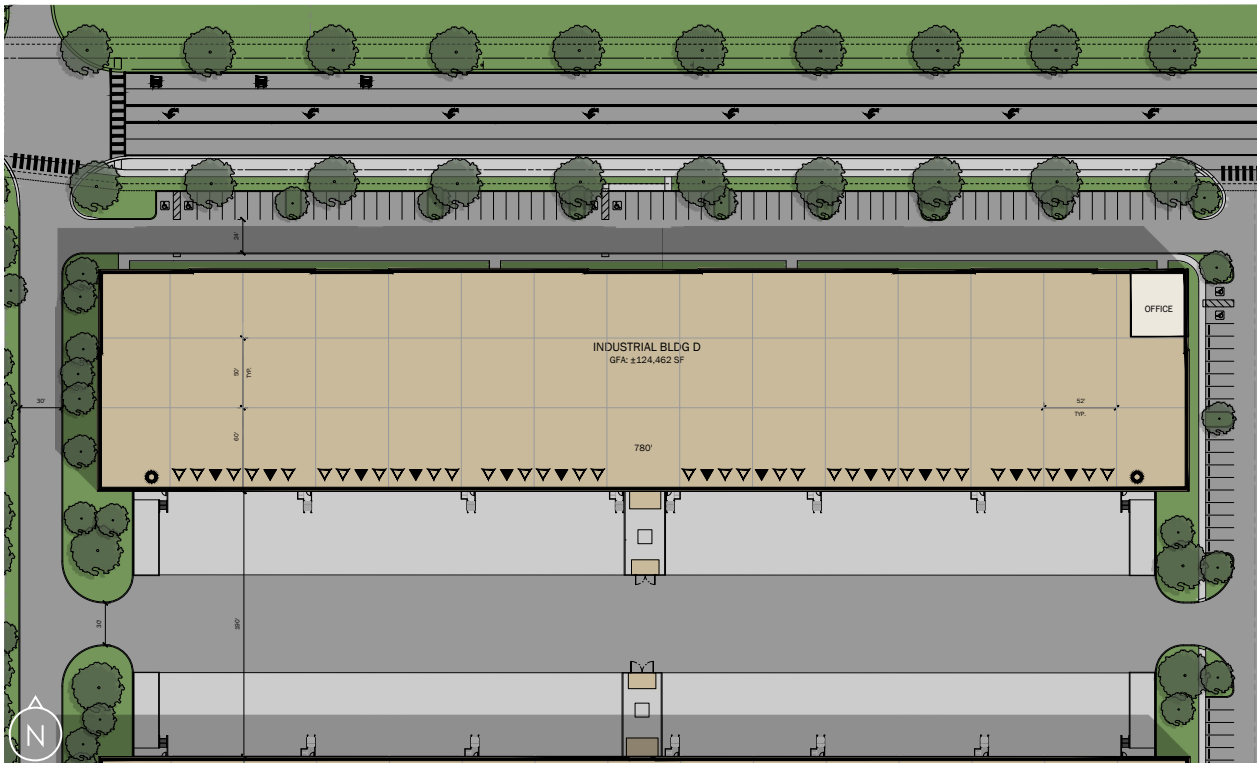


Available Size:	±155,661 SF
Minimum Divisible:	41,600 SF
Availability:	Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	44 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	Proposed (2025)
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 200' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	190' shared
Auto Parking:	165 spaces (1.06/1,000 SF ratio)



Phase 1 | Building D

Speculative Development Breaking Ground Q2 2024 | For Lease or Sale

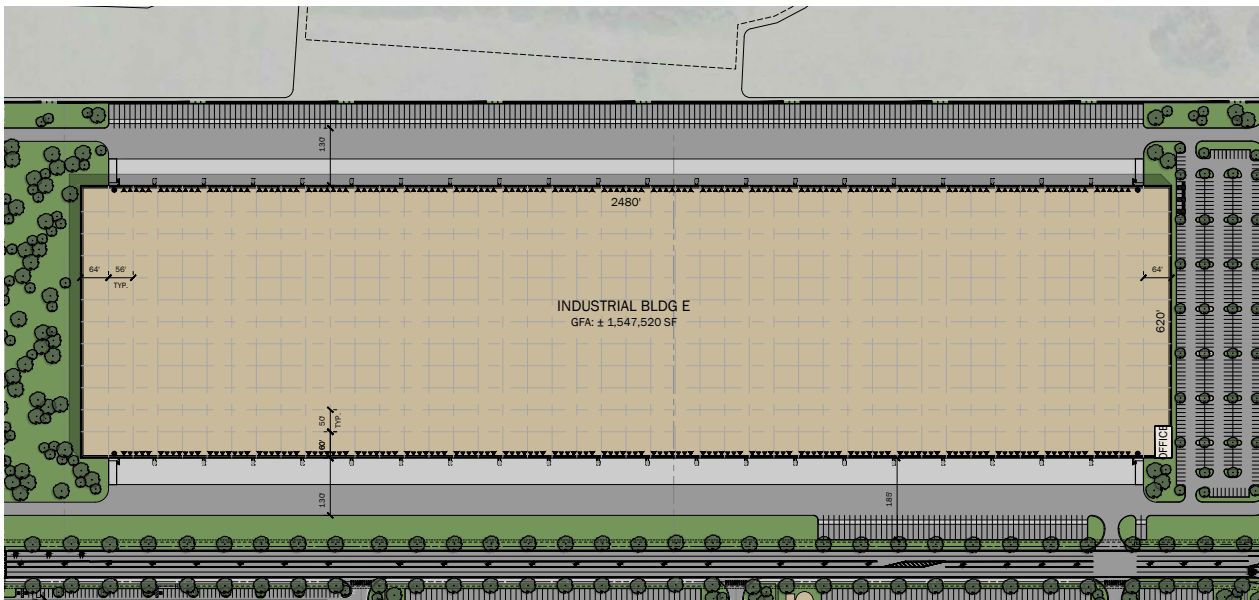


Available Size:	±124,462 SF
Minimum Divisible:	33,280 SF
Availability:	Q2 2025
Office:	1,800 SF (planned)
Warehouse Lighting:	Motion sensed LED lighting (on 20' whips) averaging a 30 FC
Dock-High Positions:	44 doors (9' x 10')
Dock Packages:	Pit Levelers: 40,000 lb. hydraulic (1 per 10,000 SF)
Drive-In Ramps:	2 ramps (12' x 14' door)
Power:	3-phase, 2,000 amps, 277/480 volts (planned)
Load Type:	Rear-Load
Year Built:	Proposed
Construction:	Tilt-wall
Building Dimensions:	780' (w) x 160' (d)
Column Spacing:	52' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	32'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	190' shared
Auto Parking:	88 spaces (0.71/1,000 SF ratio)



Phase 1 | Building E

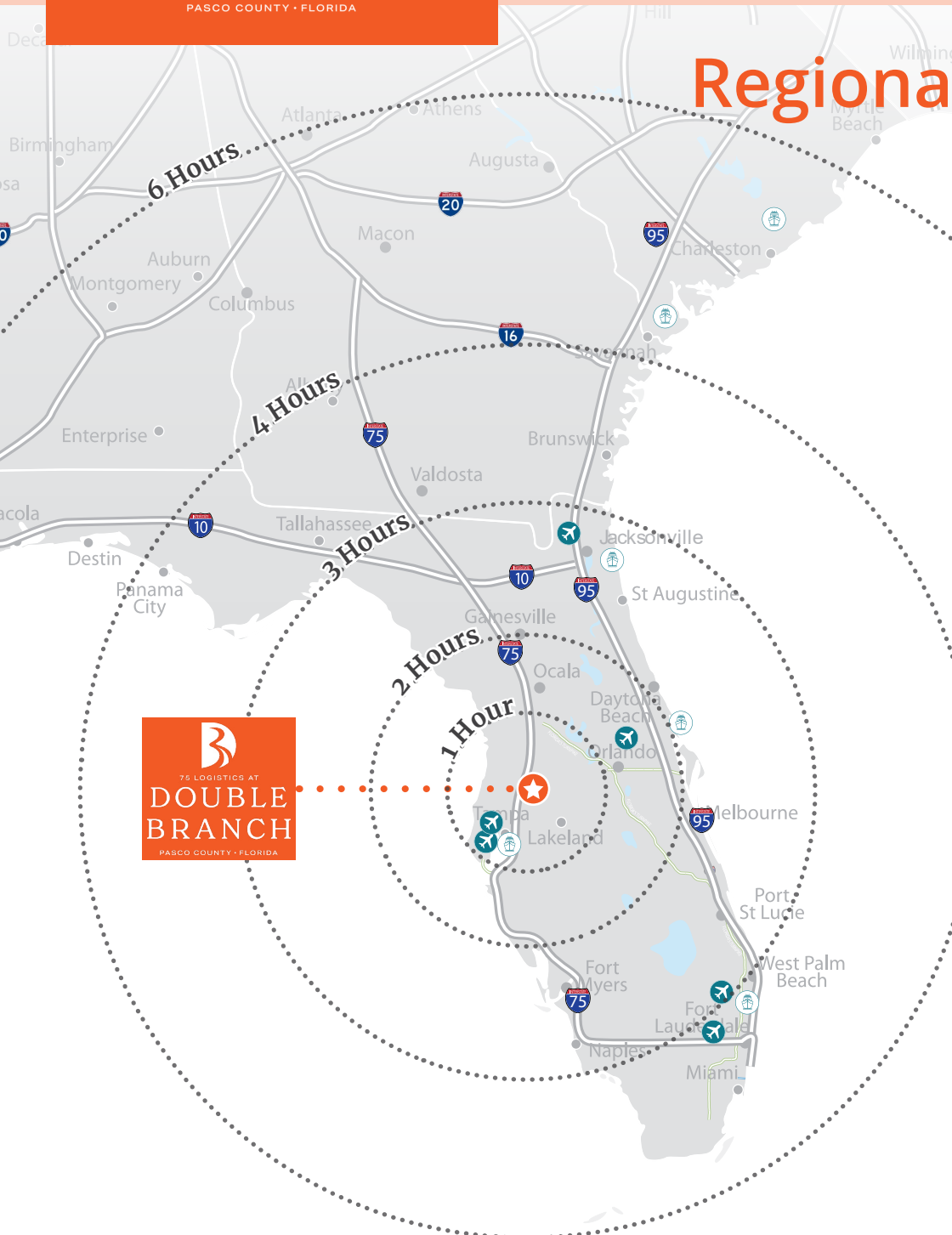
Build-to-Suit Proposed Warehouse | For Lease



Available Size:	±1,547,520 SF
Availability:	BTS
Office:	BTS
Warehouse Lighting:	BTS
Dock-High Positions:	288 doors (9' x 10')
Dock Packages:	BTS
Drive-In Ramps:	4 ramps (12' x 14' door)
Power:	BTS
Load Type:	Cross-Dock
Building Dimensions:	2480' (w) x 620' (d)
Column Spacing:	56' (w) x 50' (d)
Speed Bay:	60'
Clear Height:	40'
Slab Thickness:	7" reinforced concrete, 4,000 PSI
Fire Suppression:	ESFR
Roof:	60 mil TPO with R-20 insulation
Truck Court Depth:	185' (including 55' trailer parks)
Auto Parking:	429 spaces (0.28/1,000 SF ratio)
Trailer Parking:	249 spaces (1.61/10,000 SF ratio)



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
2 Hours	11,039,000	4,471,347	\$63,584
3 Hours	15,461,222	6,241,658	\$65,180
4 Hours	22,057,784	8,769,309	\$64,444



Exceptional Local Connectivity

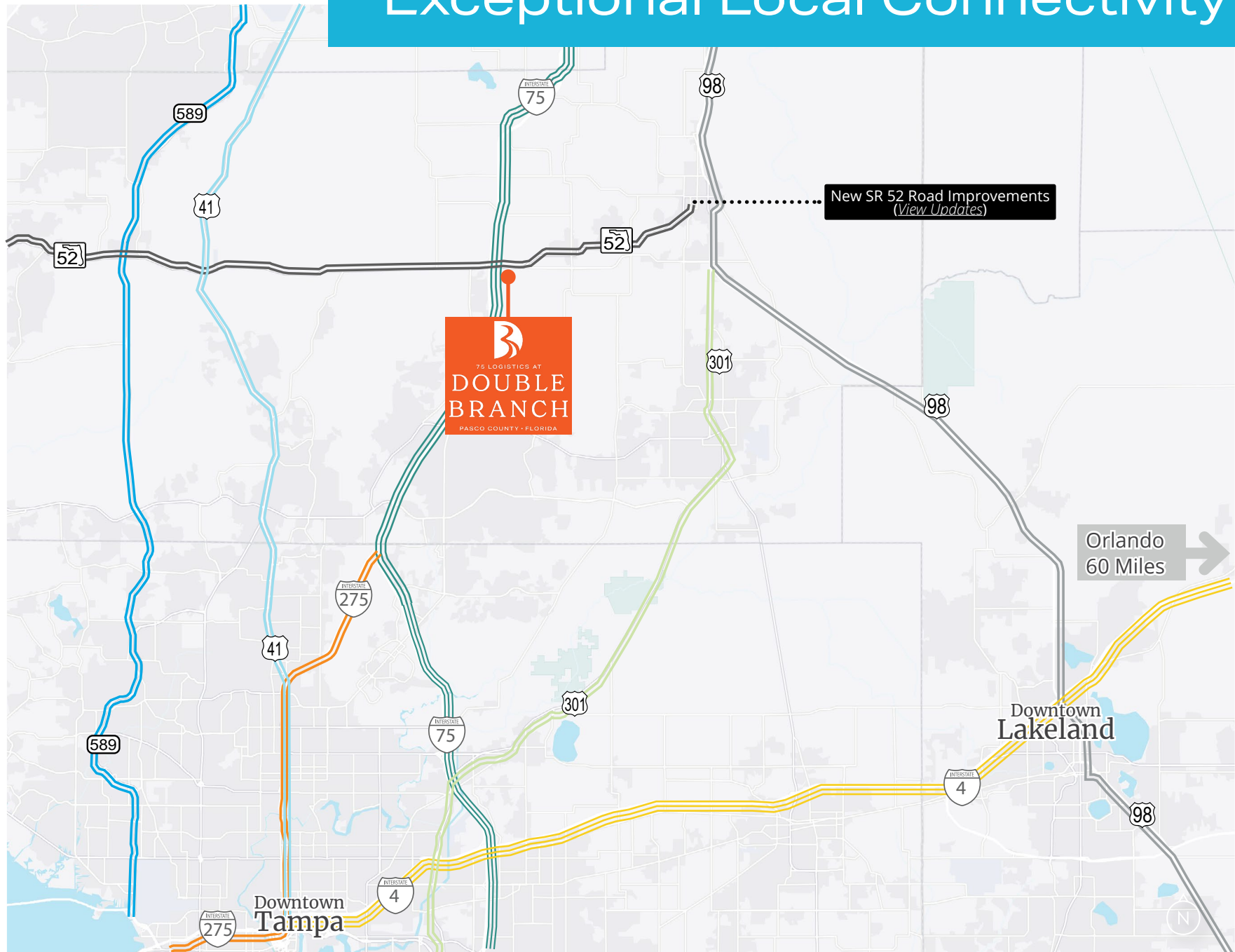
0.5 Miles



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:

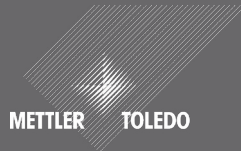
☑ **Penny for Pasco**

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

☑ **Transportation Mobility Impact Fee Waivers**

☑ **Expedited Permitting and Processing**

☑ **Clean Energy Initiatives**





Pasco County Demographics

141%

Population growth from 2000 to 2023 within a 15-mile radius



608,794

Total Population



272,025

Total Households



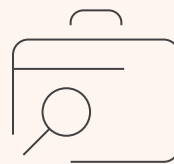
78.3%

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



\$58,084

Median Household Income



HCA Healthcare

Top Largest Employer in Pasco County
Excluding County School & Government



±91%

High School Graduates

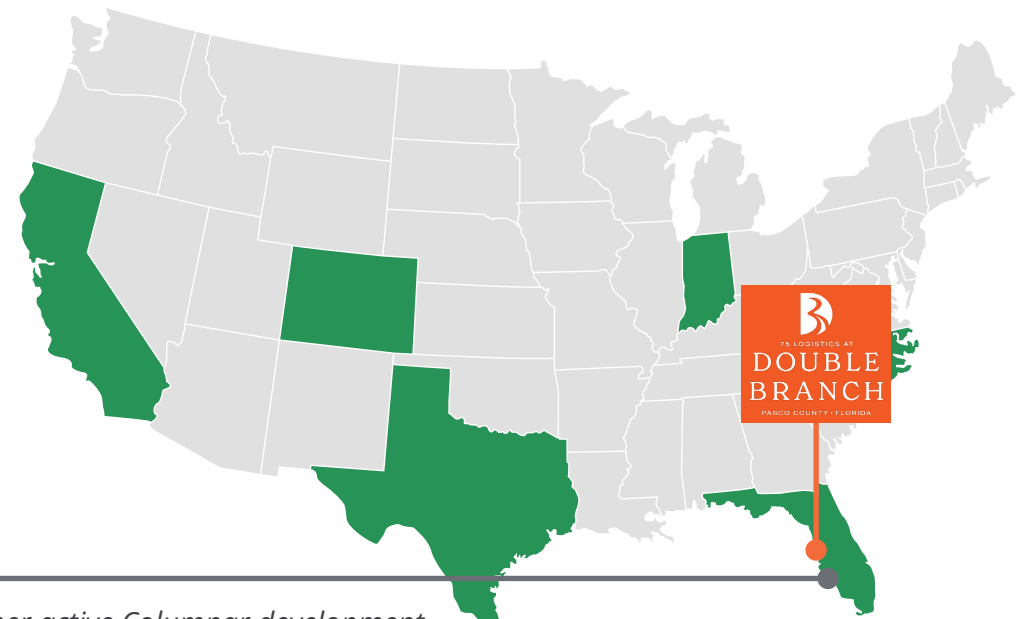


investigating development trends and fostering relationships that lead to uncommon opportunities

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

Property Inquiries

Property Advisors:

Robyn Hurrell, SIOR

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

Emory Lay

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

Project Resources

Capital Markets:

Ryan Vaught

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

Jimmy Ullrich

Executive Vice President
+1 813 605 4474
jimmy.ullrich@colliers.com

Michael Macchia

Senior Associate
+1 631 626 5377
michael.macchia@colliers.com

Riley Vaught

Associate
+1 248 214 8853
riley.vaught@colliers.com

Research & Information

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

Jaclyn Love

Senior Client Services Specialist
+1 813 771 0869
jaclyn.love@colliers.com

County Resources

[Official County Website](#)

[The Greater Pasco
Chamber of Commerce](#)

[Pasco Economic
Development Counsel](#)

[Pasco Public
Transportation](#)

[State Road 52
Improvements](#)



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

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