

75 LOGISTICS AT DOUBLE BRANCH

PASCO COUNTY • FLORIDA



Super Park

75 Logistics at Double Branch

Central Florida Location Immediately on I-75

Cleared, Mass-Graded & Utilities Stubbed
Leasing & User Purchase Opportunities from \pm 35,000 - 1.6M SF
5.5M SF of Total Industrial Planned

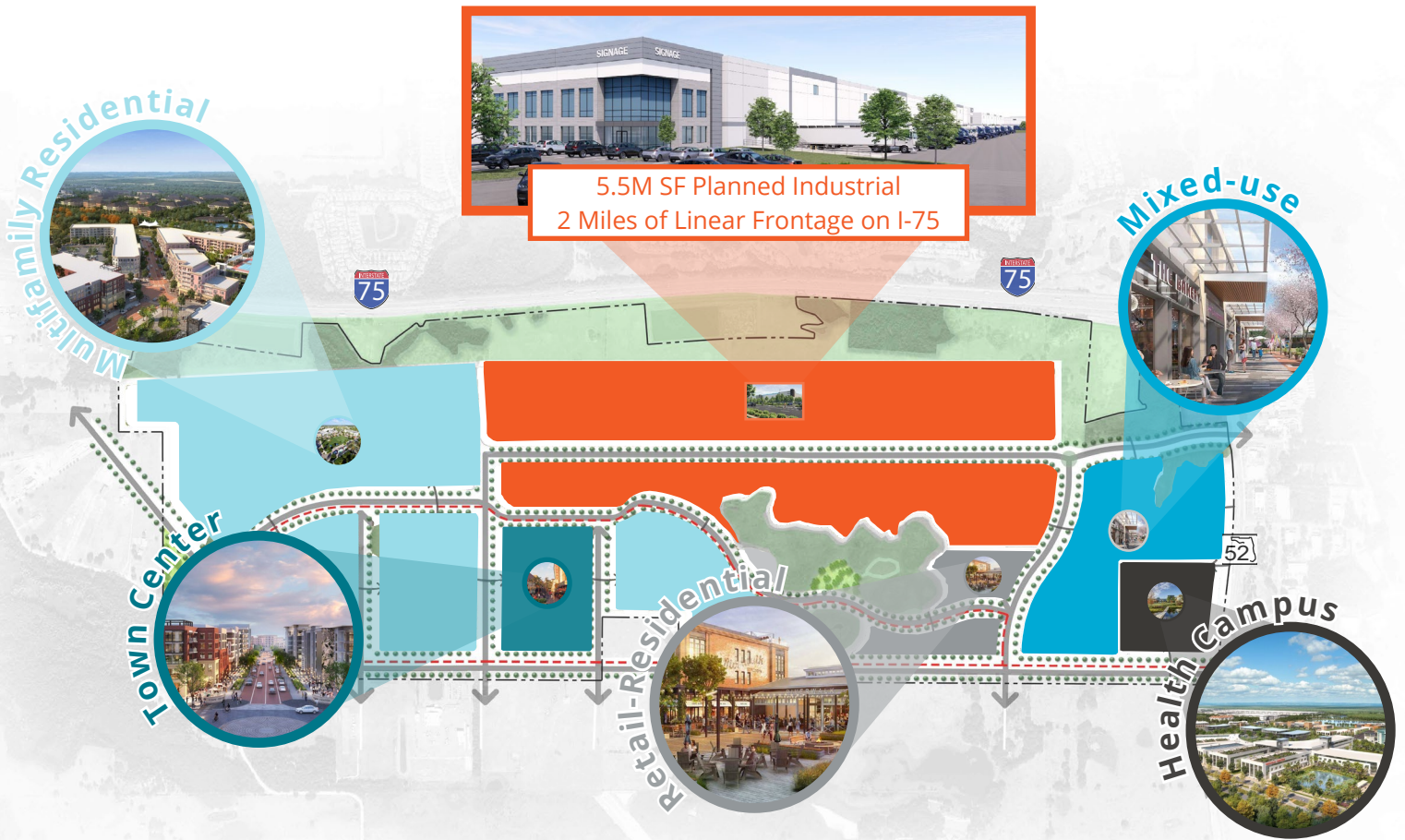


Colliers

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Progress photo as of June 2024

965 Acres of Master Planned Development



965

AC of Master Planned Development

5.5M

SF of Industrial

250+

AC of Healthcare, Wellness & Life Sciences

1M

SF of Office

3,500

Multifamily & Lifestyle Units

500K

SF of Dining, Retail, & Entertainment

2

Rejuvenating Hotels

200+

AC of Parks & Trails

Phase 1 Industrial





Target Uses

Life Sciences

Advanced Manufacturing

Logistics & Distribution

Florida News

Florida's population crossed the 23 million residents mark for the first time this year because of the influx of people moving from other states.

As of April 1 2024, Florida had 23,002,597 residents, according to estimates released early July 2024 by the state Demographic Estimating Conference.

[ABC News Article](#)

Pasco EDC Ready Sites Program


One of the fastest growing trends in the site location business is the demand for project-ready industrial properties. The reason is simple: companies need ready access to buildable sites in order to make a location decision and the ability to efficiently begin construction and complete a project.


Double Branch has been recognized by Pasco County as a Pasco EDC Ready Site, allowing us an elevated portfolio for national marketing with the county.


Double Branch checks all the boxes needed for a Pasco Ready Site:

- Evaluated industrial ready sites ranging from 100-1,000 AC
- Contiguous and developable acreage outside the 100 & 500 yr. floor zones
- Single & multiple users
- Access to industrial quality utilities
- Within 10 miles of an interstate or 4-lane highway

Utility Information


 Electric/Power (*Withlacoochee River Electric Cooperative*): +2.5MW available today with a 50MW facility being delivered in Summer 2025.

 Water (*Pasco County Utilities*): 8", 12" & 16" lines with a 391,00 gal per day capacity; ability to expand in Phase 2 to 920K gal per day.

 Wastewater (*Pasco County Utilities*): 6", 8", & 12" lines with a 405K gal per day capacity; ability to expand in Phase 2 to 920K gal per day.

 Reclaimed (*Pasco County Utilities*): 8" & 12" lines both existing and under construction.

 Fiber Network (*Spectrum*): Available up to 100 Gbps.

 Natural Gas (*TECO People Gas*): 6" truck line available within 6 months.

Zoning

Purpose and Intent. Within its Comprehensive Plan, Pasco County provides for a variety of mechanisms to encourage economic development, including the creation of employment-generating uses within the following Future Land Use (FLU) Classifications:

- EC (Employment Center)
- IH (Industrial - Heavy)
- IL (Industrial - Light)
- OF (Office)
- PD (Planned Development). The purpose of the EC-MPUD Zoning District is to implement the EC (Employment Center) Land Use Classification of the Pasco County Comprehensive Plan.

For Lease | Under Construction

Building Specifications

75 Logistics at Double Branch is located at the immediate South-East quadrant of I-75 and State Road 52, providing access to one of Florida's most utilized elevated highways for logistics and transportation. The industrial portion of this master-planned, mixed-use project is entitled for up to 4.5M square feet with the ability to accommodate occupier needs ranging in size from ±35,000 SF to over 1,600,000 SF.

With site clearing complete and the initial paving of Tradeway Boulevard finalized, Phase I (Building B, C & D) are on pace to start speculative construction early Q3 2024; estimated delivery for these three buildings will be Q2 2025 . **Below is an interactive interface to view building specifications for the first three speculative buildings. If viewing on mobile or wish to print, please reach out to the Industrial Advisors for a print-friendly version.**



Click on the Building you would like to view specifications for

Available Size:

Minimum Divisible:

Availability:

Office:

Warehouse Lighting:

Dock-High Positions:

Dock Packages:

Drive-In Ramps:

Power:

Load Type:

Year Built:

Construction:

Building Dimensions:

Column Spacing:

Speed Bay:

Clear Height:

Slab Thickness:

Fire Suppression:

Roof:

Truck Court Depth:

Auto Parking:

Trailer Parking:

For Lease or User-Sale | Build-to-Suit

Building Specifications

In addition to the speculative construction outlined as Phase I on the previous page, 75 Logistics at Double Branch can also accommodate build-to-suit solutions for occupiers requiring larger or more complex distribution or manufacturing centers. Outlined below you will see the two additional buildings proposed to complete Phase I, a ±445,000 SF cross-dock situated at the main entrance to the park and a ±1,550,000 SF cross-dock designed to maximize visibility paralleling I-75. Given the total size of the site and entitlements in hand for up to 4.5M SF, the Double Branch team has exceptional flexibility to design a custom solution for your (or your Clients') needs.

Below is an interactive interface to view the proposed building specifications. If viewing on mobile or wish to print, please reach out to the Industrial Advisors for a print-friendly version.



Click on the Building you would like to view specifications for

Available Size:

Dock-High Positions:

Drive-In Ramps:

Load Type:

Building Dimensions:

Column Spacing:

Speed Bay:

Clear Height:

Slab Thickness:

Fire Suppression:

Roof:

Truck Court Depth:

Auto Parking:

Trailer Parking:

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

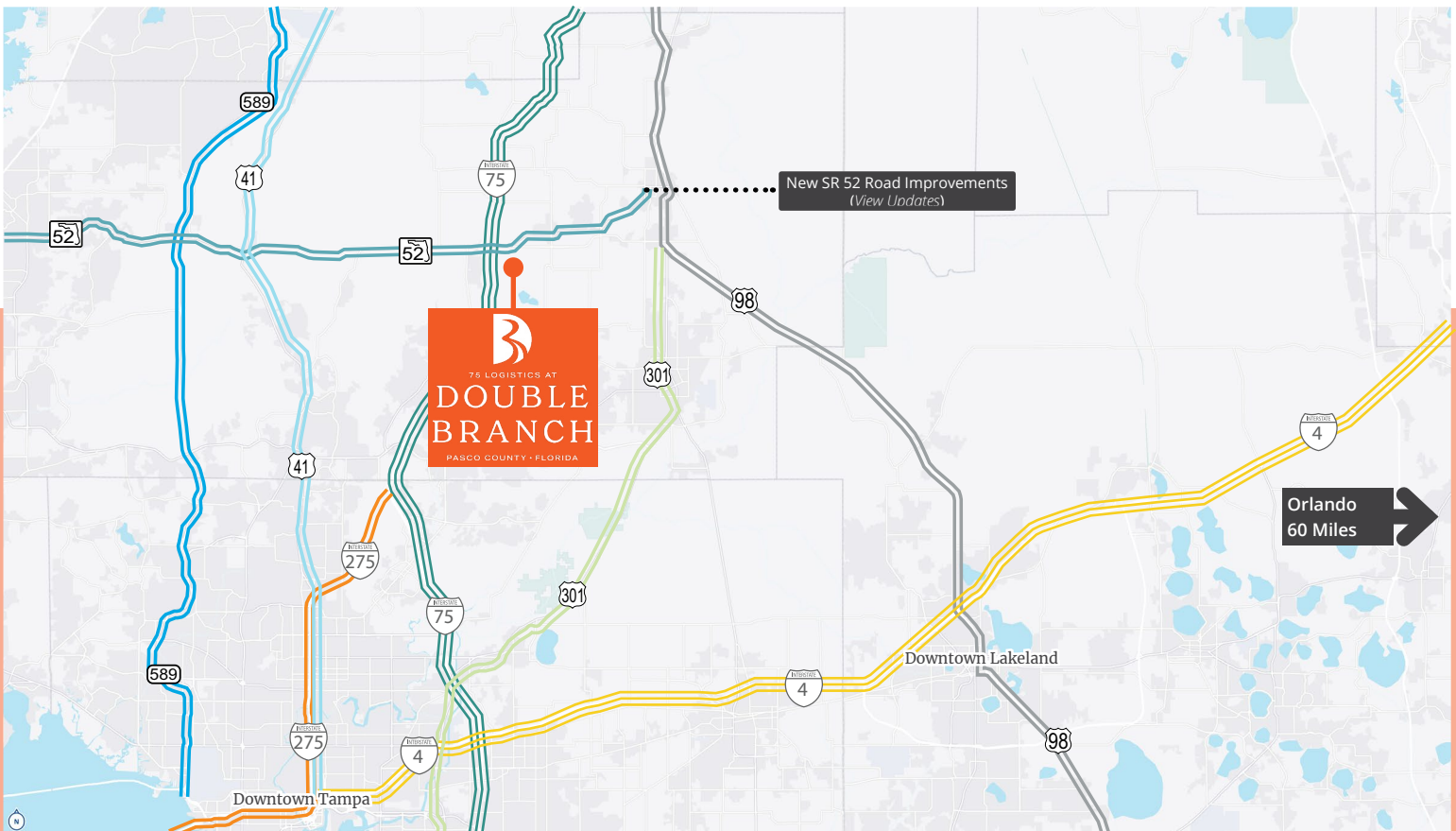
Airports

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

	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



Proven Industrial Market



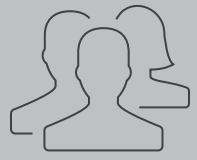
Located on the west central coast of Florida and in one of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities which make it a great location to live, visit, and do business. 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

as of Q2 2024



632,996

Total Population



272,025

Total Households



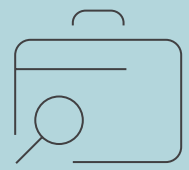
78.3%

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



\$65,999

Median Household Income



HCA Healthcare

Top Largest Employer in Pasco County
Excluding County School & Government



± 91%

High School Graduates

Site Progress as of June 2024



Property Inquiries

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Property Website

[DB52.com](https://www.db52.com)

County Resources

[Official County Website](#)

[The Greater Pasco Chamber of Commerce](#)

[Pasco Economic Development Council](#)

[Pasco Public Transportation](#)

[State Road 52 Improvements](#)

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