

Introducing

# TWO PALMS

261,581 SF Class A  
Industrial Park

East Tampa Submarket

Located next to I-75



FOUNDRY  
COMMERCIAL

# Location



# North Site



|                                   | BLDG 100               |
|-----------------------------------|------------------------|
| <b>Building Type</b>              | Rear-Load              |
| <b>Building Size</b>              | 64,949 SF              |
| <b>Suite Size</b>                 | 21,226 - 64,949 SF     |
| <b>Dock Doors (9'x10')</b>        | 20                     |
| <b>Grade Level Doors (9'x10')</b> | 3 on front of building |
| <b>Ramps (12'x14' Doors)</b>      | 4                      |
| <b>Spec Office</b>                | 1,511 SF               |
| <b>Ceiling Height</b>             | 28'                    |
| <b>Column Spacing</b>             | 46' x 54'              |
| <b>Building Depth</b>             | 140'                   |
| <b>Car Parking</b>                | 64                     |
| <b>Truck Court</b>                | 160' Shared            |
| <b>Sprinkler</b>                  | ESFR                   |
| <b>Power</b>                      | 1600 A -480 V, 3 Phase |
| <b>Available</b>                  | Q3 2026                |

|                                   | BLDG 200               |
|-----------------------------------|------------------------|
| <b>Building Type</b>              | Rear-Load              |
| <b>Building Size</b>              | 63,489 SF              |
| <b>Suite Size</b>                 | 15,754 - 63,489 SF     |
| <b>Dock Doors (9'x10')</b>        | 20                     |
| <b>Grade Level Doors (9'x10')</b> | 2 on front of building |
| <b>Ramps (12'x14' Doors)</b>      | 3                      |
| <b>Spec Office</b>                | 1,511 SF               |
| <b>Ceiling Height</b>             | 28'                    |
| <b>Column Spacing</b>             | 50' x 54'              |
| <b>Building Depth</b>             | 150'                   |
| <b>Car Parking</b>                | 63                     |
| <b>Truck Court</b>                | 160' Shared            |
| <b>Sprinkler</b>                  | ESFR                   |
| <b>Power</b>                      | 1600 A -480 V, 3 Phase |
| <b>Available</b>                  | Q3 2026                |

# South Site



|                                   | BLDG 100               |
|-----------------------------------|------------------------|
| <b>Building Type</b>              | Rear-Load              |
| <b>Building Size</b>              | 38,448 SF              |
| <b>Suite Size</b>                 | 38,448 SF              |
| <b>Dock Doors (9'x10')</b>        | 11                     |
| <b>Grade Level Doors (9'x10')</b> | 2 on front of building |
| <b>Ramps (12'x14' Doors)</b>      | 2                      |
| <b>Spec Office</b>                | 2,220 SF               |
| <b>Ceiling Height</b>             | 28'                    |
| <b>Column Spacing</b>             | 46' x 54'              |
| <b>Building Depth</b>             | 140'                   |
| <b>Car Parking</b>                | 56                     |
| <b>Truck Court</b>                | 160' Shared            |
| <b>Sprinkler</b>                  | ESFR                   |
| <b>Power</b>                      | 1600 A -480 V, 3 Phase |
| <b>Available</b>                  | Q4 2026                |

|                                   | BLDG 200               |
|-----------------------------------|------------------------|
| <b>Building Type</b>              | Rear-Load              |
| <b>Building Size</b>              | 48,148 SF              |
| <b>Suite Size</b>                 | 13,573 - 48,148 SF     |
| <b>Dock Doors (9'x10')</b>        | 17                     |
| <b>Grade Level Doors (9'x10')</b> | 2 on front of building |
| <b>Ramps (12'x14' Doors)</b>      | 3                      |
| <b>Spec Office</b>                | 1,511 SF               |
| <b>Ceiling Height</b>             | 28'                    |
| <b>Column Spacing</b>             | 46' x 54'              |
| <b>Building Depth</b>             | 130'                   |
| <b>Car Parking</b>                | 67                     |
| <b>Truck Court</b>                | 160' Shared            |
| <b>Sprinkler</b>                  | ESFR                   |
| <b>Power</b>                      | 1600 A -480 V, 3 Phase |
| <b>Available</b>                  | Q4 2026                |

|                                   | BLDG 300               |
|-----------------------------------|------------------------|
| <b>Building Type</b>              | Rear-Load              |
| <b>Building Size</b>              | 45,875 SF              |
| <b>Suite Size</b>                 | 22,682- 45,875 SF      |
| <b>Dock Doors (9'x10')</b>        | 13                     |
| <b>Grade Level Doors (9'x10')</b> | 2 on front of building |
| <b>Ramps (12'x14' Doors)</b>      | 3                      |
| <b>Spec Office</b>                | 1,511 SF               |
| <b>Ceiling Height</b>             | 28'                    |
| <b>Column Spacing</b>             | 46' x 54'              |
| <b>Building Depth</b>             | 140'                   |
| <b>Car Parking</b>                | 41                     |
| <b>Truck Court</b>                | 160' Shared            |
| <b>Sprinkler</b>                  | ESFR                   |
| <b>Power</b>                      | 1600 A -480 V, 3 Phase |
| <b>Available</b>                  | Q4 2026                |

# Amenities & Corporate Neighbors



157,403 VEHICLES PER DAY

MIDFLORIDA Credit Union Amphitheatre

77,112 VEHICLES PER DAY

TWO PALMS NORTH

126,394 VEHICLES PER DAY

17,741 VEHICLES PER DAY

TWO PALMS SOUTH

**Population Demographics**

|        |           |
|--------|-----------|
| 5 mi:  | 183,095   |
| 10 mi: | 728,991   |
| 15 mi: | 1,320,000 |



# TWO PALMS

## For more information:

**Caitlin Quinlan** | Senior Associate  
540.550.2549  
[caitlin.quinlan@foundrycommercial.com](mailto:caitlin.quinlan@foundrycommercial.com)

**Jesse Drake** | Senior Associate  
813.449.2955  
[jesse.drake@foundrycommercial.com](mailto:jesse.drake@foundrycommercial.com)

**Justin Ruby, SIOR, CCIM** | Partner  
407.865.0311  
[justin.ruby@foundrycommercial.com](mailto:justin.ruby@foundrycommercial.com)