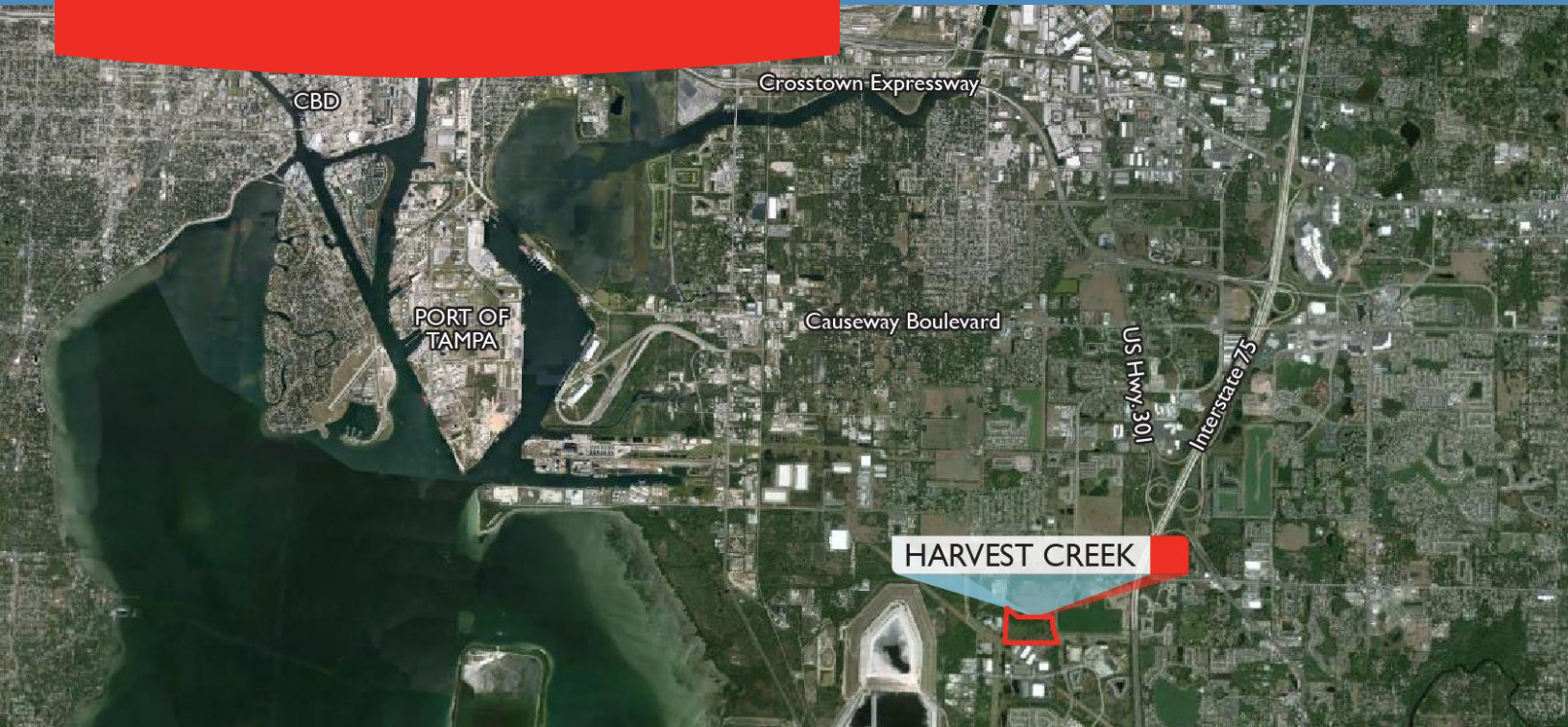


49.32 ACRES TAMPA, FLORIDA



HARVEST CREEK INDUSTRIAL PARK SITE

LAND FOR SALE OR BUILD-TO-SUIT



MARKET HIGHLIGHTS

- Low labor costs
- Significant existing institutional and corporate base

ACCESS

NORTH / SOUTH

- US Highway 41
- US Highway 301
- Falkenburg Road
- I-75

EAST / WEST

- Madison Avenue
- Riverview Drive

PROPERTY FEATURES

PROFILE	Part of the 596 acre Harvest Creek mixed use development, entitled for up to 2,750 residential units, 125,000 sf of retail, 60,000 sf of office, and 770,000 sf of industrial warehousing / distribution uses.
LOCATION	West side of Falkenburg Road, 2.7 miles southwest of the I-75 / US Highway 301 exit.
LAND USE	Community Mixed Use
SIZE	49.32 Acres
ZONING	PD for up to 770,000 sf. M and CI uses, Hillsborough County
UTILITIES	Utilities are at the site. Electric provided by Tampa Electric Company.

For more information, please contact:

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The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

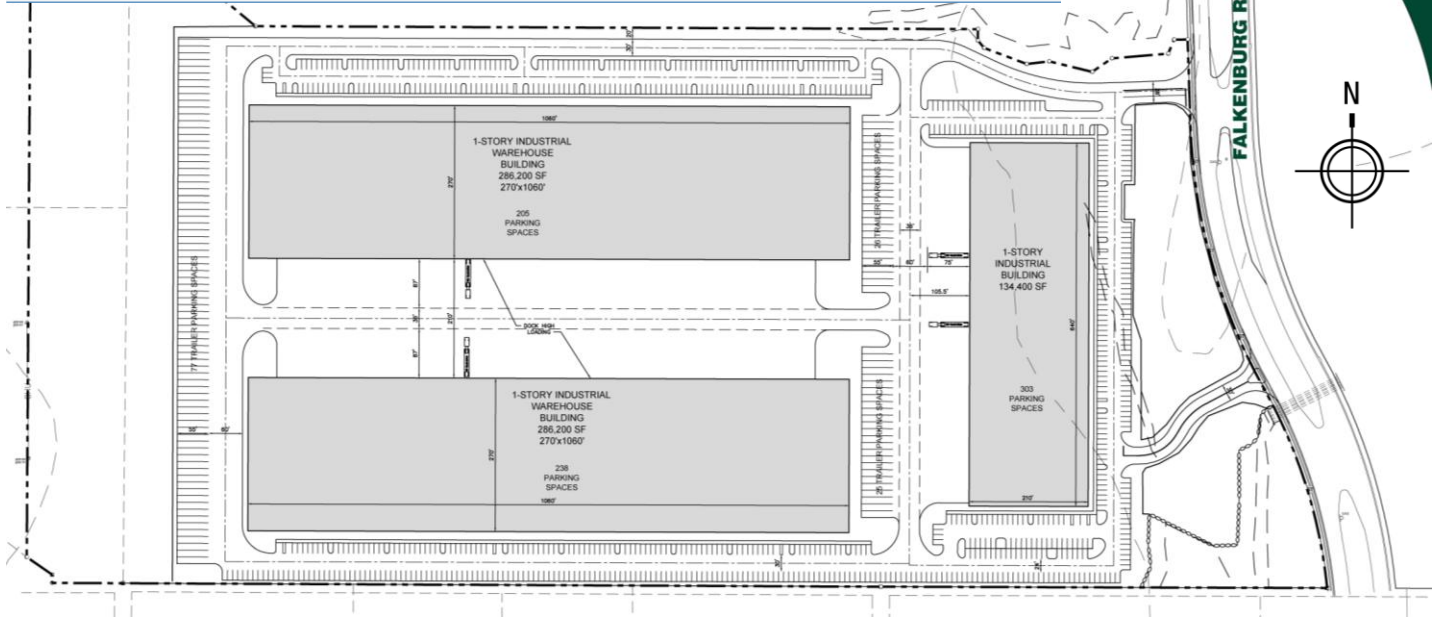
HARVEST CREEK INDUSTRIAL SITE

49.32 Acres | Tampa, Florida

LAND FOR SALE OR
BUILD-TO-SUIT

BUILDING DETAILS

BUILDING 1	134,400 SF	201' x 640'	303 Parks	135' TC	30' Clear Height
BUILDING 2	286,200 SF	270' x 1,060'	205 Parks	210' TC (Shared)	30' Clear Height
BUILDING 3	286,200 SF	270' x 1,060'	238 Parks	210' TC (Shared)	30' Clear Height



POTENTIAL SITE PLAN

DISTANCES

- I-75 – 2.7 Miles
- Brandon Town Center Mall – 4.7 Miles
- I-4 – 9.8 Miles
- Tampa CBD – 9.9 Miles
- Tampa Int'l Airport – 16.4 Miles



AERIAL OVERVIEW

ENGINEERING STATUS

- Property has been surveyed. Wetland delineations accepted by EPC.
- Platted
- Water Management completed

WEBSITE

www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=418

PRICE

\$2.75/sf

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