



PROPERTY HIGHLIGHTS

- Excellent visibility along I-75
- Strategically located between State Road 54 and State Road 56 interchanges
- 12 miles from the Suncoast Parkway
- Flexible zoning (PD) accommodates light industrial, warehouse, manufacturing and office
- Frontier "Smart Park" with FiOS

4.63± ACRES

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MARKET INFORMATION

Compark 75 is located in Wesley Chapel/New Tampa, a fast growing suburb of the Tampa Bay area. Since the 2000 census, population levels within a five-mile radius have increased by an incredible 8.43% annually and are projected to swell by an additional 9.8% over the next five years.

Compark 75 is 10 miles south of numerous master-planned communities encompassing 7,841 acres that are approved for 8,600+ homes with a multitude of unique amenities to attract Tampa Bay's top earners. Wesley Chapel boasts a young, affluent population that is uniquely positioned to provide a highly qualified, high-tech workforce and customer-base compared to other Tampa Bay submarkets.



AVAILABLE SITES

Compark 75 currently has one site totaling 4.63± acres along I-75 in Pasco County. Lot 5 is available for the development of one I/W/D building or up to four stories of office.

LOT 5 - INDUSTRIAL/WAREHOUSE/DISTRIBUTION/OFFICE

TOTAL ACRES	4.63±
TOTAL SF	201,683±
BUILDING HEIGHT	4 Stories (60'-0" Max.)
ZONING	I1 - Light Industrial
UTILITIES	Water: Pasco County Utilities Irrigation: Pasco County Utilities Sewer: Pasco County Utilities Electric: Withlacoochee River Electric Telecomm: Frontier, Spectrum
PARKING	222
FAR	.34
LOT COVERAGE	50%

ASKING PRICE:
\$5.00/SF



REQUEST MORE INFORMATION:

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