

75 LOGISTICS AT DOUBLE•BRANCH

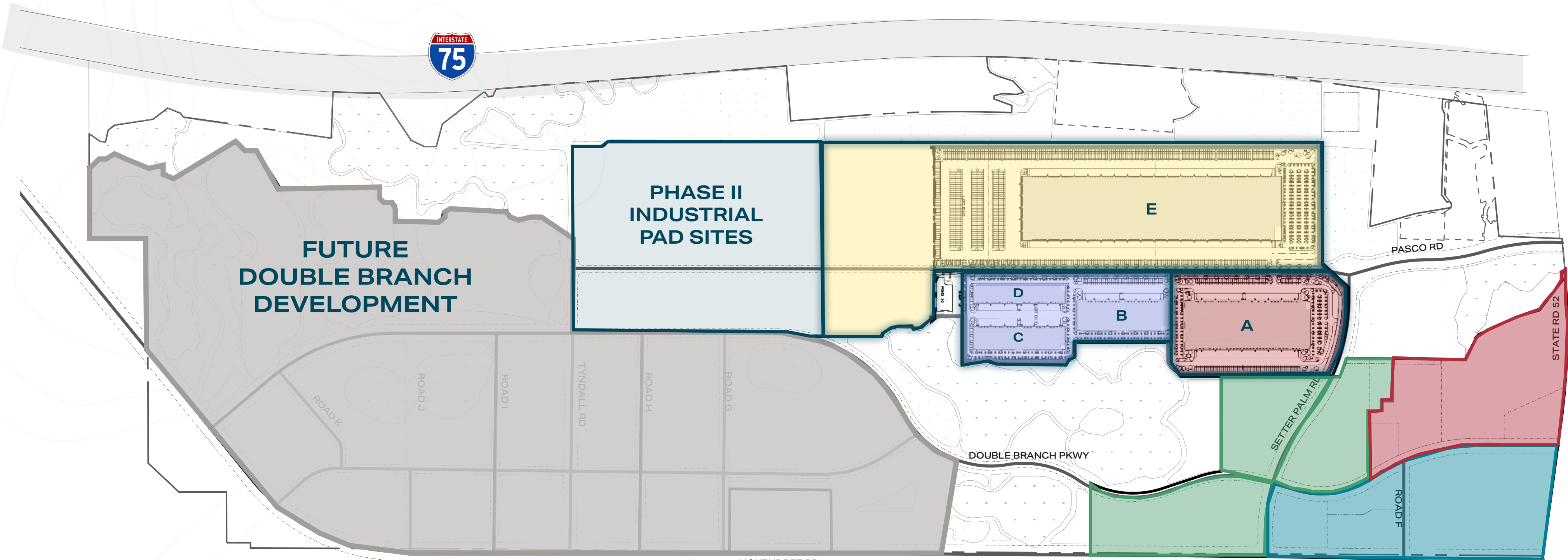
PASCO COUNTY • FLORIDA



LOCATED AT THE SOUTHEAST CORNER OF I-75 AND SR52

Your Gateway to the Future of Logistics

At Double Branch, we're building more than just a destination.



- UNDER CONSTRUCTION | DELIVERING Q3/Q4 2025
- PERMIT READY | CAN DELIVER 8 MONTHS AFTER LEASE EXECUTION
- PAD READY | PHASE I - BUILD TO SUIT
- PHASE II | BUILD TO SUIT PADS AVAILABLE

- LOGISTICS
- HEALTHCARE & MEDICAL OFFICE
- RESIDENTIAL
- RETAIL

965
AC of Master
Planned Development

5.5M
SF of Industrial

250+
AC of Healthcare,
Wellness & Life Sciences

1M
SF of Office

3500
Multifamily &
Lifestyle Units

500K
SF of Dining, Retail,
& Entertainment

2
Rejuvenating Hotels

200+
AC of Parks & Trails

For Lease | Under Construction

BUILDING B

BUILDING C

BUILDING D

Phase I is under construction! Walls are currently being tilted for Buildings B, C and D and delivery is scheduled for Q3 & Q4 2025.

On the right is an interactive interface to explore the building specifications for the first three speculative buildings.

Use the **buttons** to explore the proposed building specifications.

Building B - 10860 Tradeway Boulevard, San Antonio, FL 33575
Building C - 10698 Tradeway Boulevard, San Antonio, FL 33575
Building D - 10696 Tradeway Boulevard, San Antonio, FL 33575

For Lease | Build-to-Suit

75 Logistics at Double Branch offers build-to-suit options for occupiers with larger or more specialized distribution and manufacturing requirements. Delivery is scheduled for Q3 & Q4 2025.

Below are two additional buildings planned to complete Phase I: a ±445,000 SF cross-dock located at the park’s main entrance and a ±1,550,000 SF cross-dock positioned along I-75 for maximum visibility.

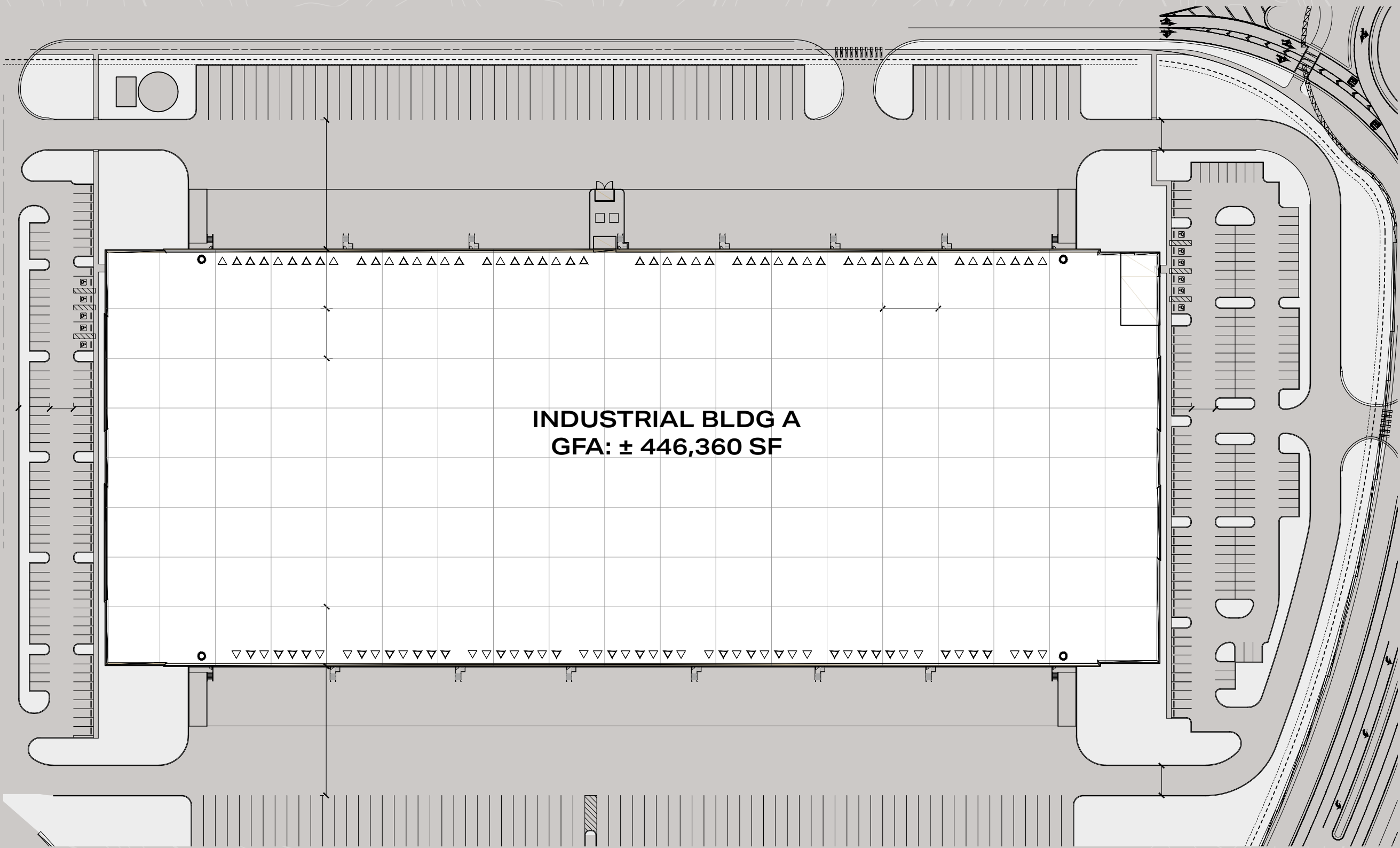
With entitlements secured for up to 4.5 million square feet, the Double Branch team provides exceptional flexibility to create customized solutions tailored to your or your client’s specific needs.

Use the [buttons](#) to explore the proposed building specifications.

SIZE (SF)	± 446,360 SF	CLEAR HEIGHT	40’
DOCK-HIGH POSITIONS	101 doors (9’x 10’)	SLAB THICKNESS	7” reinforced Concrete, 4000 PSI
DRIVE-IN RAMPS	4 ramps (12’x14’ door)	FIRE SUPPRESSION	ESFR
LOAD TYPE	Cross-Dock	ROOF	60 mil TPO with R-20 Insulation
BUILDING DIMENSIONS	1064’ (w) x 420’ (d)	TRUCK COURT DEPTH	185’ (including 55” Trailer Parks)
COLUMN SPACING	56’ (w) x 50’ (d)	AUTO PARKING	256 Spaces (0.57/1,000 SF ratio)
SPEED BAY	60’	TRAILER PARKING	138 Spaces (3.09/10,000 SF ratio)

BUILDING A

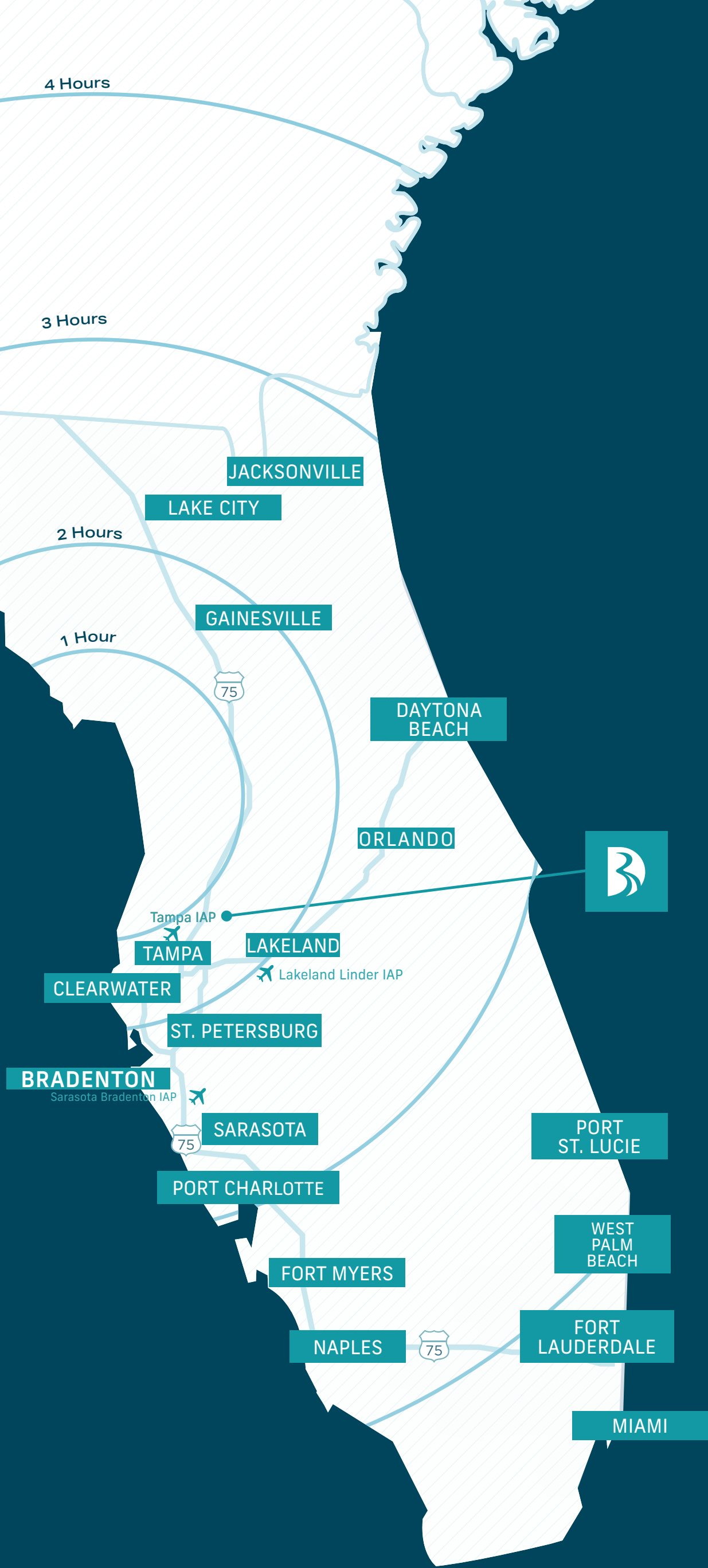
BUILDING E



Regional Distribution Made Easy

75 Logistics at Double Branch offers exceptional connectivity all across the Southeast Unites States, providing direct access to Florida’s most heavily used highways from the heart of the state’s logistics and transportation corridor.

With great proximity to transit hubs around the Tampa region, this central location also delivers easy access to a host of major airports, seaports and markets within a 6-hour drive, expanding the reach and efficiency of distribution users at 75 Logistics.



Airports

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



Ports

Port of Tampa	31Min
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



Highways

I-75	Immediate Access
Hwy 98	15 Min
Hwy 301	15 Min
I-4	21 Min
I-95	21 Min
I-10	2.4 Hrs



City

Tampa	30 Min
Orlando	1.5 Hrs
Jacksonville	2.7 Hrs
Miami	4.5 Hrs
Atlanta	6.2 Hrs
Charleston	6.4 Hrs

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