

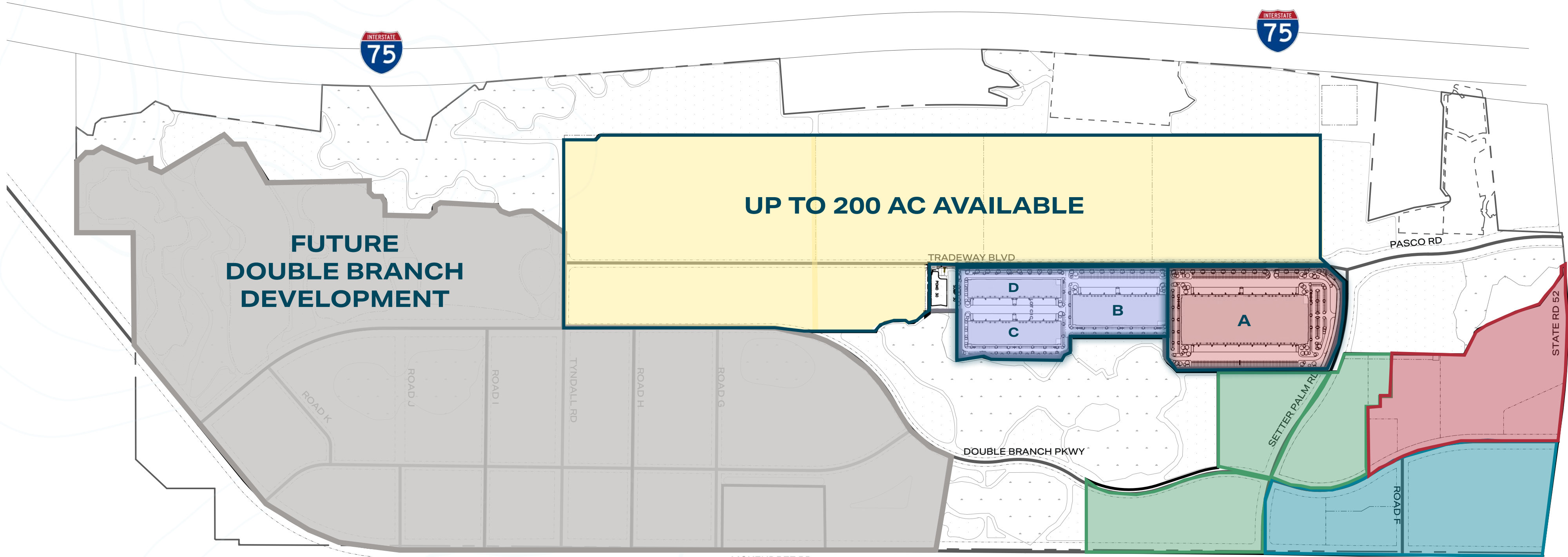
75 LOGISTICS AT DOUBLE•BRANCH

PASCO COUNTY • FLORIDA


UP TO 200 AC AVAILABLE | USER SALE | DATA CENTER SITE | BUILD-TO-SUIT OPPORTUNITY

Your Gateway to the Future of Logistics

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



-  UNDER CONSTRUCTION | DELIVERING Q2 2025
-  PERMIT READY | CAN DELIVER 8 MONTHS AFTER LEASE EXECUTION
-  AVAILABLE FOR SALE | UP TO 200 AC

-  LOGISTICS
-  HEALTHCARE & MEDICAL OFFICE
-  RESIDENTIAL
-  RETAIL

965
AC of Master
Planned Development

5.5M
SF of Industrial

250+
AC of Healthcare,
Wellness

1M
SF of Office

3500
Multifamily &
Lifestyle Units


500K
SF of Dining, Retail,
& Entertainment


2
Rejuvenating Hotels


200+
AC of Parks & Trails


PROPERTY SUMMARY

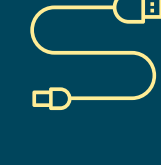
SIZE (AC)	up to 200 AC
MINIMUM AC	± 30 AC
ZONING	IH (Industrial - Heavy) & IL (Industrial - Light)
UTILITIES	Utilites available on-site
NOTES	Pad Ready Sites


- 

ELECTRIC/POWER: +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
- 

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.



MASTER RETENTION IN PLACE

SITE IMPROVEMENTS

Lighted, full movement intersection is complete at SR-52 & Tradeway. This is the first traffic signal east of the I-75 interchange.

Roundabout complete at Tradeway into entrance of industrial pad, providing unfettered access.

Tradeway Boulevard construction complete along entire frontage of parcel, including paving, curb, sidewalk, and utilities



Master signage program in design and scheduled to be completed in Q4 2025.

Setter Palm Road, from the roundabout to McKendree Road is complete for a secondary, emergency point of ingress/egress.

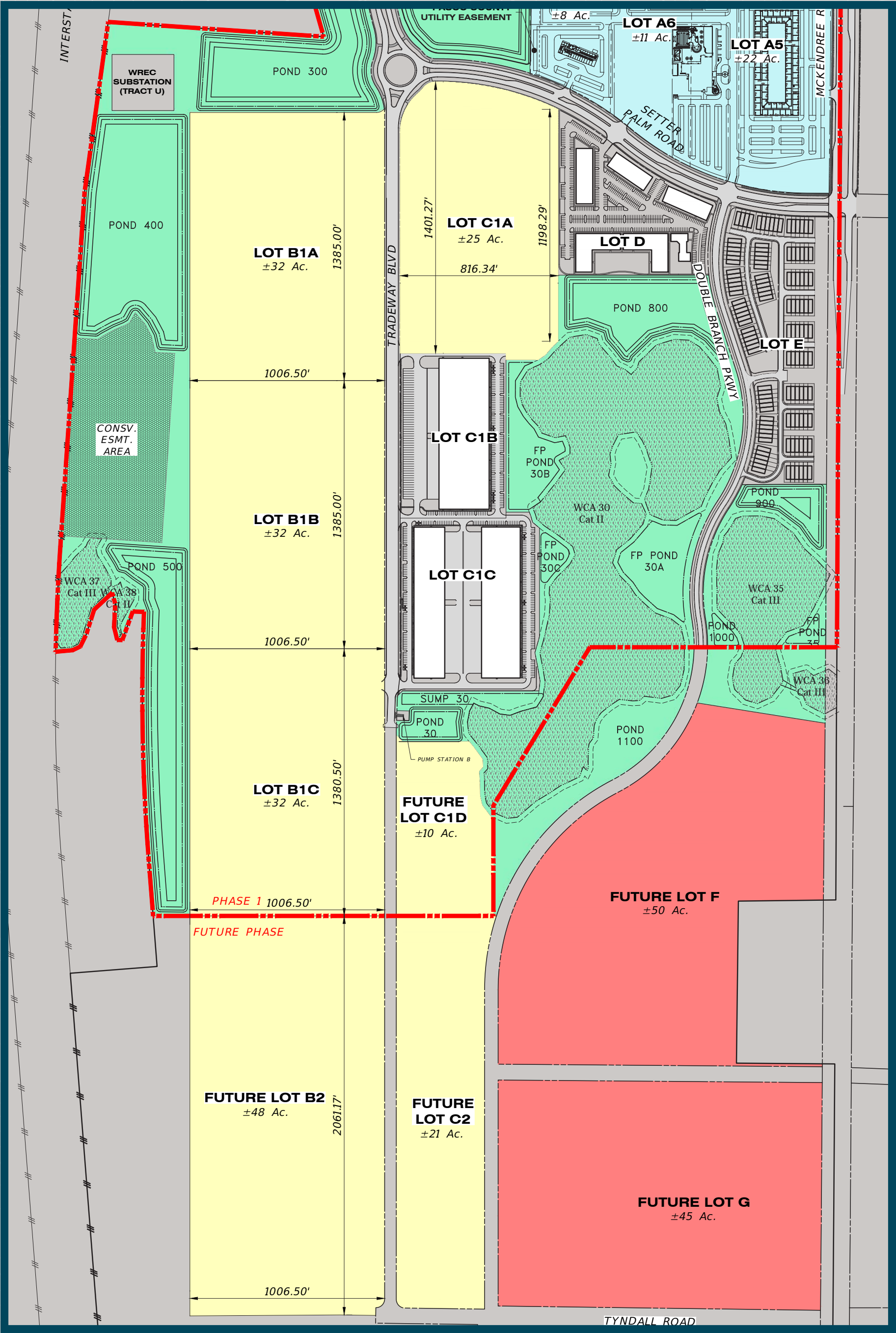
McKendree Road widening and intersection improvements for a signalized, full movement intersection is under construction and scheduled to be complete in Q3 2025.

Street signs being installed as road construction continues.

SITE PLAN | LOT ACREAGE SUMMARY

200 TOTAL AC AVAILABLE

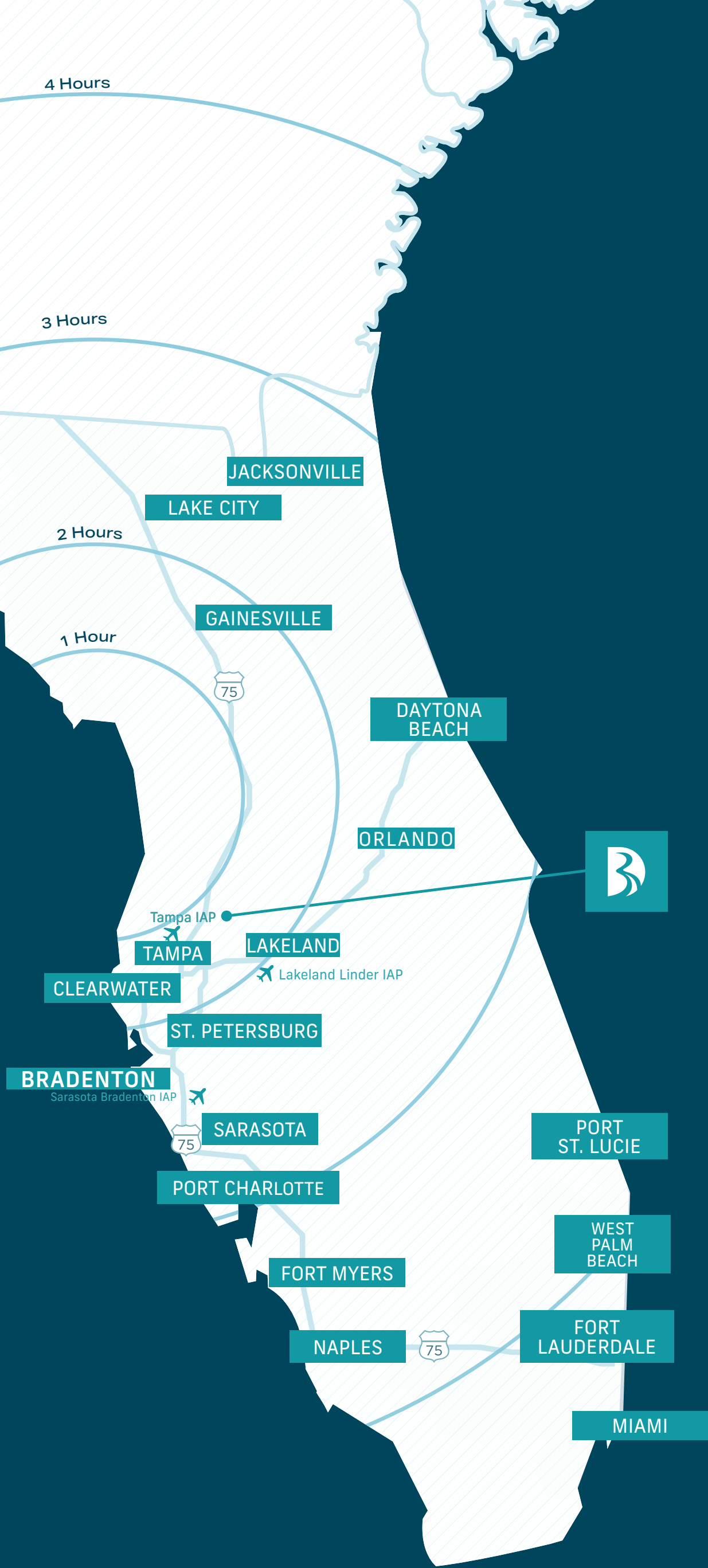
LOT C1-A	± 25 AC
LOT C1-D	± 10 AC
LOT B1-A	± 32 AC
LOT B1-B	± 32 AC
LOT B1-C	± 32 AC
LOT B2	± 48 AC
LOT C2	± 21 AC



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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VISIT WEBSITE

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