

# CAUSEWAY LOGISTICS CENTER



3600 CAUSEWAY BLVD  
TAMPA, FL

# KEY ADVANTAGES

## OF CAUSEWAY LOGISTICS CENTER



**STRATEGIC  
LOCATION**



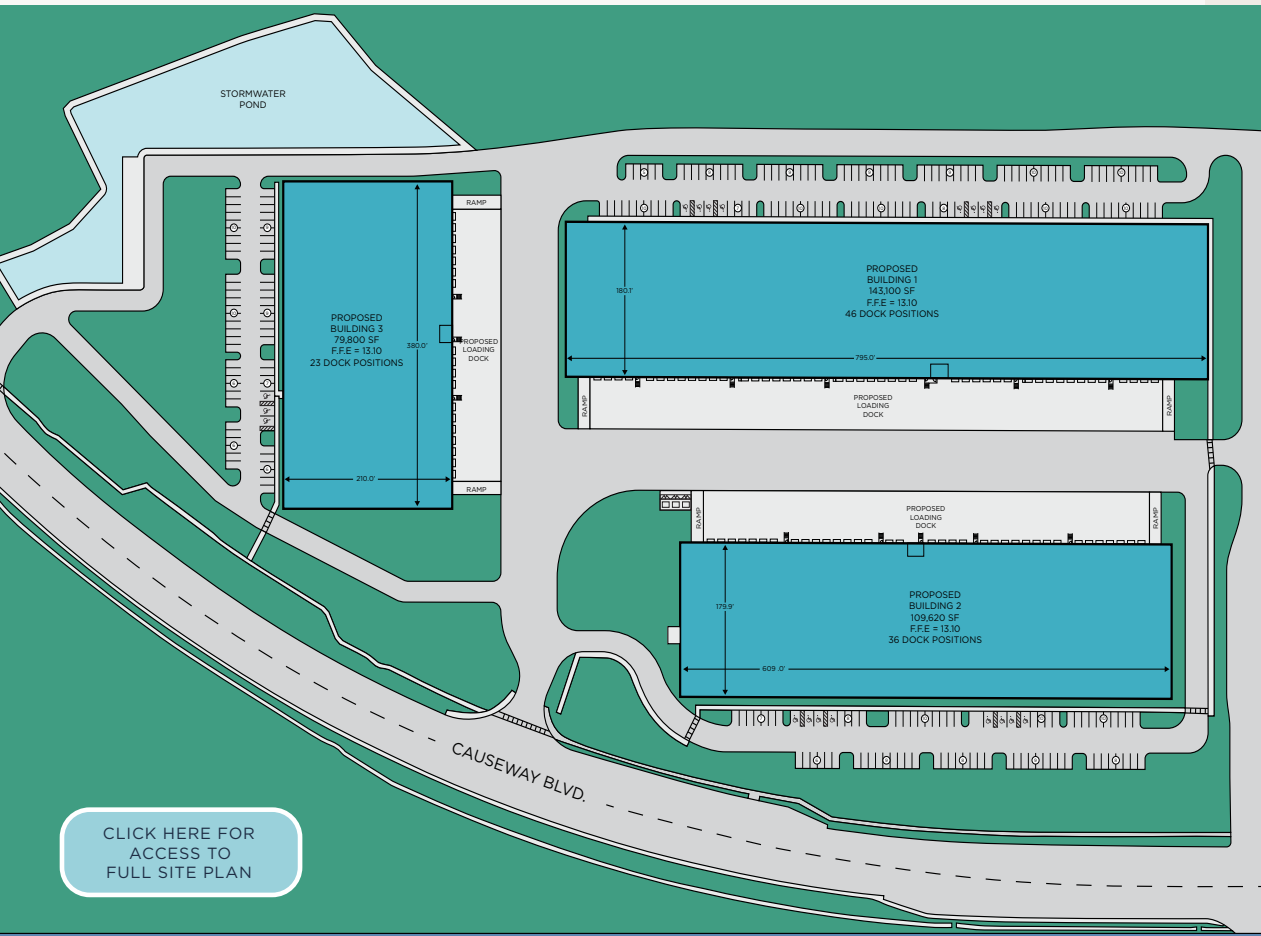
**CLASS A  
FACILITIES**



**BUSINESS  
FRIENDLY**



**QUALITY, AFFORDABLE  
WORKFORCE**

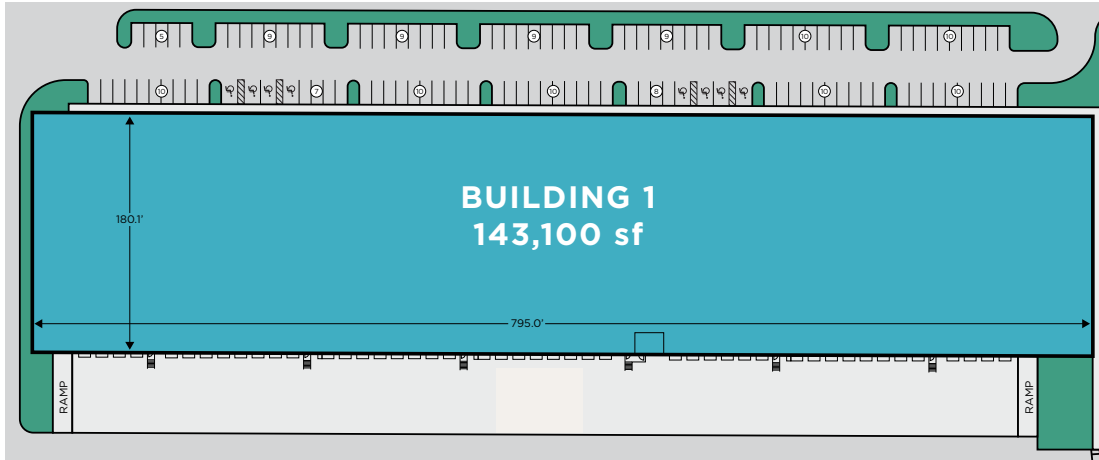


[CLICK HERE FOR  
ACCESS TO  
FULL SITE PLAN](#)

## PROJECT OVERVIEW

TOTAL SF	332,520 SF
BUILDINGS	3
SITE SIZE	40.26 AC
CLEAR HEIGHT	32'
AUTO PARKING	274 SPACES
POWER	3-PHASE, 480V/277
SLAB	6" SLAB AT 4,000 PSI
ROOF	R-19, 60 Mil TPO
LIGHTING	LED
SPRINKLERS	ESFR
ACCESS	3 POINTS OF INGRESS/EGRESS

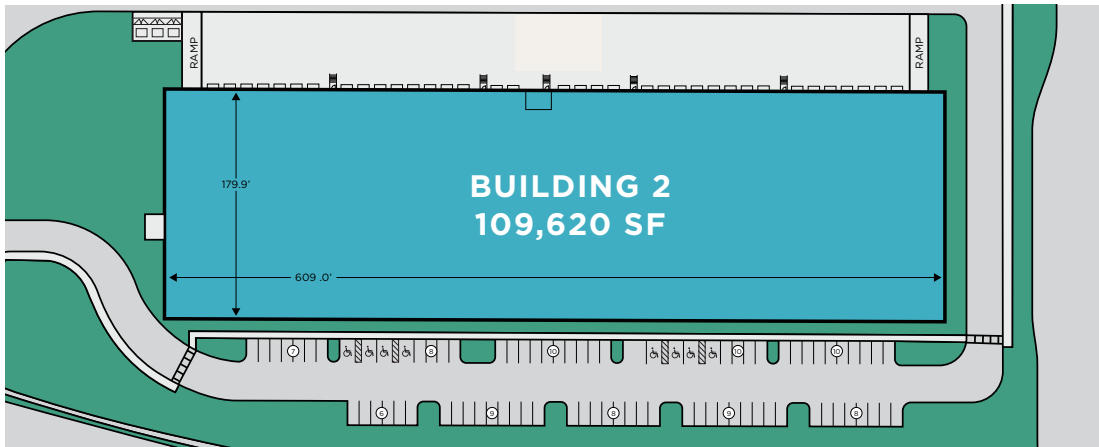




### BUILDING 1

<b>TOTAL SF</b>	143,100 SF
<b>BUILDING DIMENSIONS</b>	795' x 180'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	46 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 2,000 AMPS
<b>AUTO PARKING</b>	126 SPACES

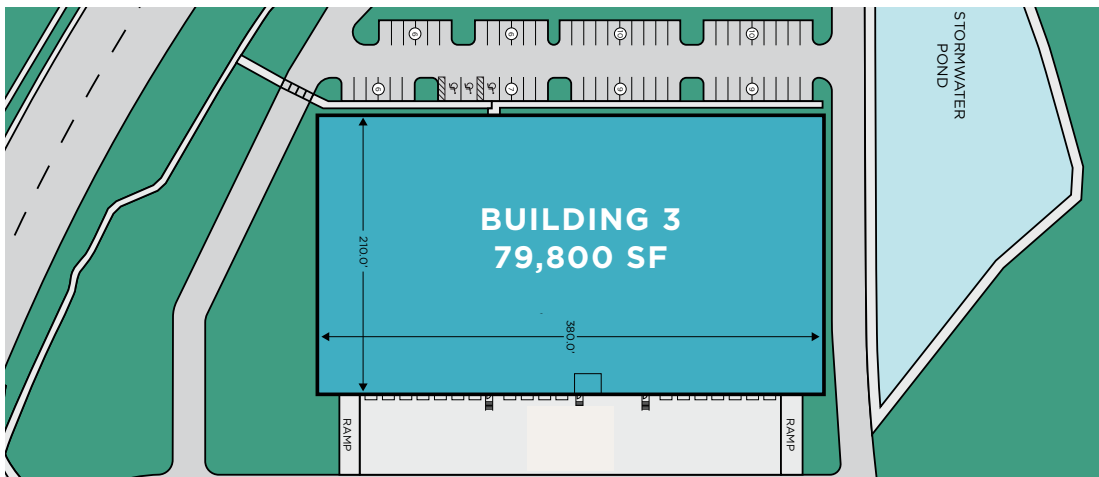
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### BUILDING 2

<b>TOTAL SF</b>	109,620 SF
<b>BUILDING DIMENSIONS</b>	609' x 180'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	36 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 2,000 AMPS
<b>AUTO PARKING</b>	85 SPACES

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### BUILDING 3

<b>TOTAL SF</b>	79,800 SF
<b>BUILDING DIMENSIONS</b>	380' x 210'
<b>CLEAR HEIGHT</b>	32'
<b>LOADING DOCKS</b>	23 TOTAL
<b>DRIVE-IN RAMPS</b>	2
<b>POWER</b>	3-PHASE, 480V/277, 1,600 AMPS
<b>AUTO PARKING</b>	63 SPACES

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# POSITIONED FOR PERFORMANCE

A STRONG BUSINESS ADVANTAGE

35M PEOPLE WITHIN  
AN 8 HR DRIVE

5 INTERNATIONAL  
AIRPORTS WITHIN  
75 MILES

+500 MILES OF RAIL  
IN TAMPA BAY

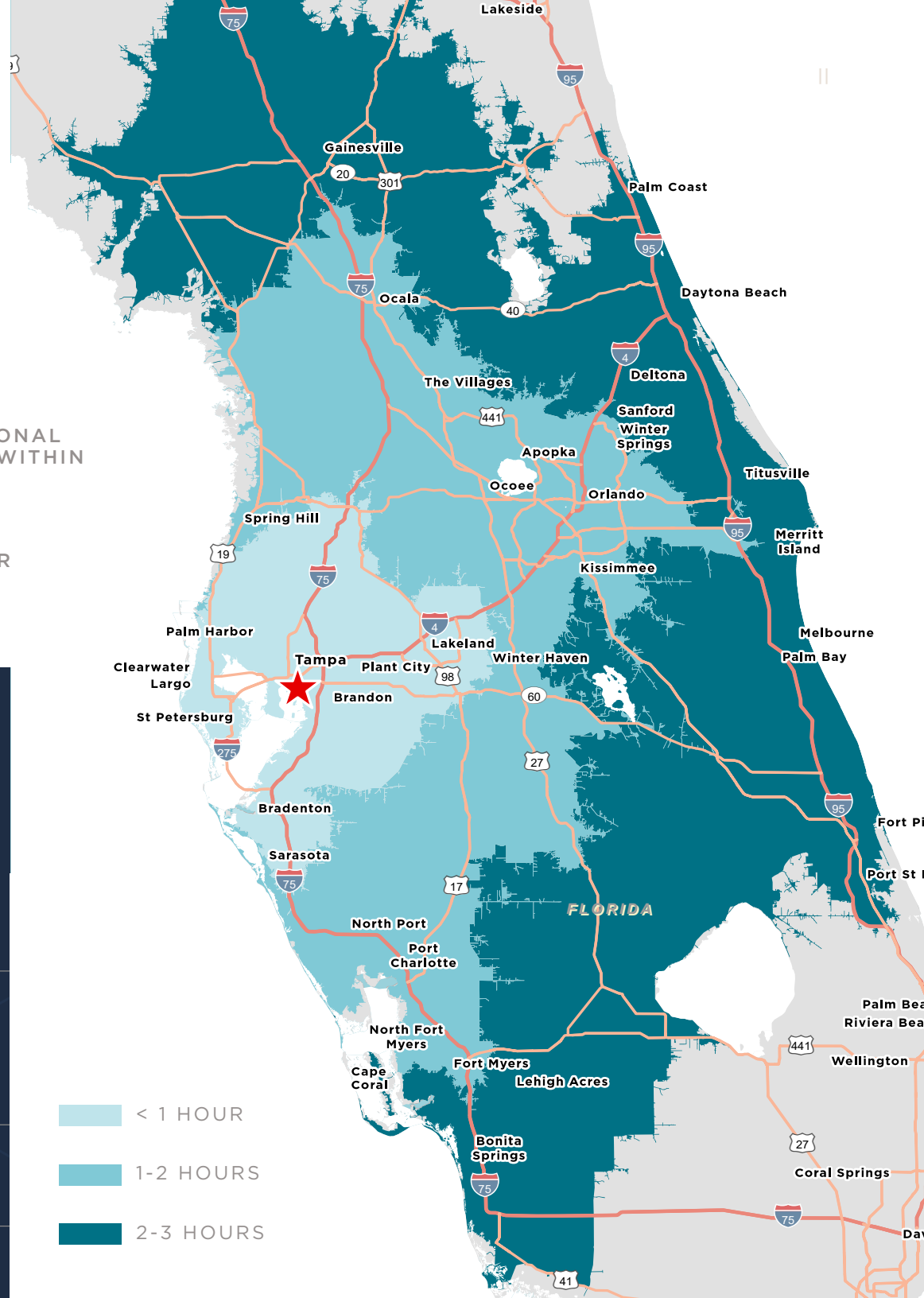
3 DEEPWATER  
SEAPORTS

## KEY DISTANCES

HWY 41	1.0 miles
I-4	4.0 miles
HWY 301	4.0 miles
I-75	5.0 miles

TAMPA INT'L AIRPORT	11.8 miles
ST.PETE/CLEARWATER INT'L AIRPORT	22.2 miles

PORT OF TAMPA	1.0 miles
TAMPA CBD	4.3 miles



# WORKFORCE WITHIN REACH

- + Tampa Ranks among the **TOP 10 METROS FOR LARGEST GAIN OF COLLEGE GRADUATES** at 56%
- + **75% OF GRADUATES** at local post-secondary institutions end up staying in Florida, a majority within the Tampa Bay Region

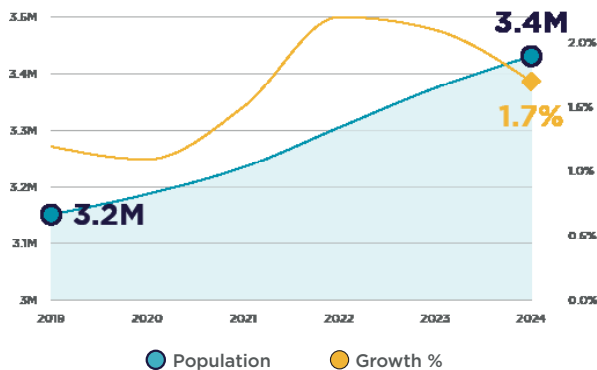


**1.7M**  
Employed Workers

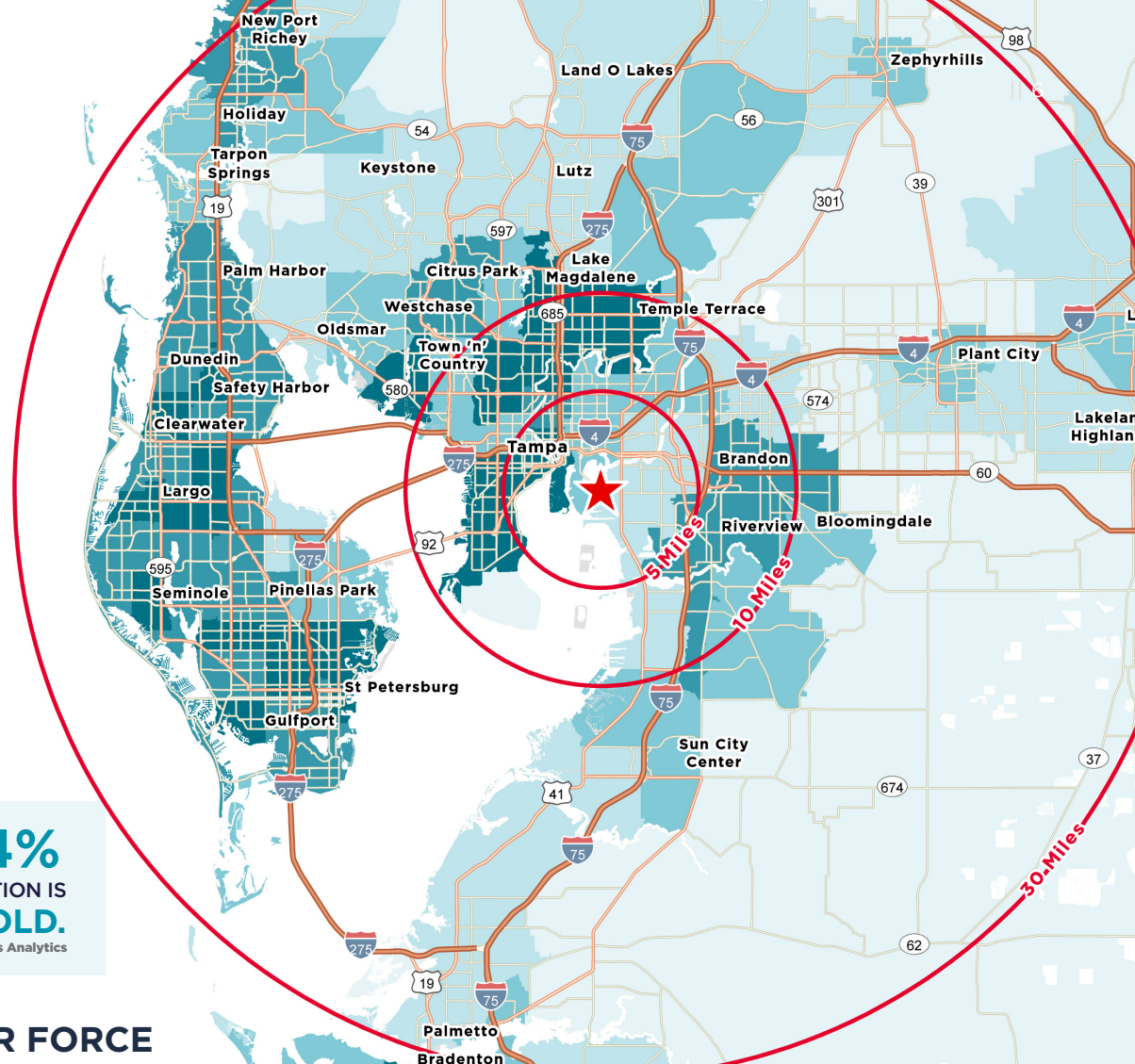
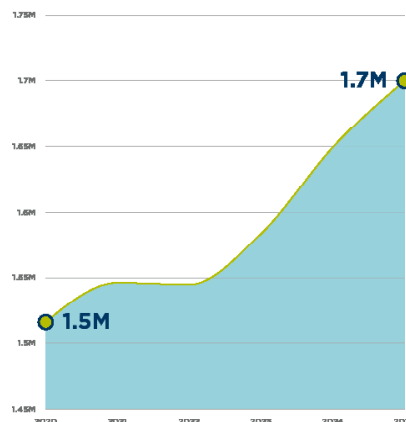


**Nearly 44%**  
OF THE TOTAL POPULATION IS  
**20-54 YEARS OLD.**  
Moody's Analytics

## HISTORIC POPULATION



## LABOR FORCE



**5 MILES | TOTAL POP: 177,601**

**10 MILES | TOTAL POP: 770,046**

**30 MILES | TOTAL POP: 3,357,251**

- UNDER 600 / DENSITY PER SQ MILE
- 600 - 1,600 / DENSITY PER SQ MILE
- 1,600 - 2,800 / DENSITY PER SQ MILE
- 2,800 - 4,400 / DENSITY PER SQ MILE
- 4,400 - 8,185 / DENSITY PER SQ MILE



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REAL ESTATE

