

NEW TAMPA

BUSINESS CENTER



112,593 SF FOR LEASE



Trammell Crow Company

9447 FOWLER AVE, THONOTOSASSA, FL 33592

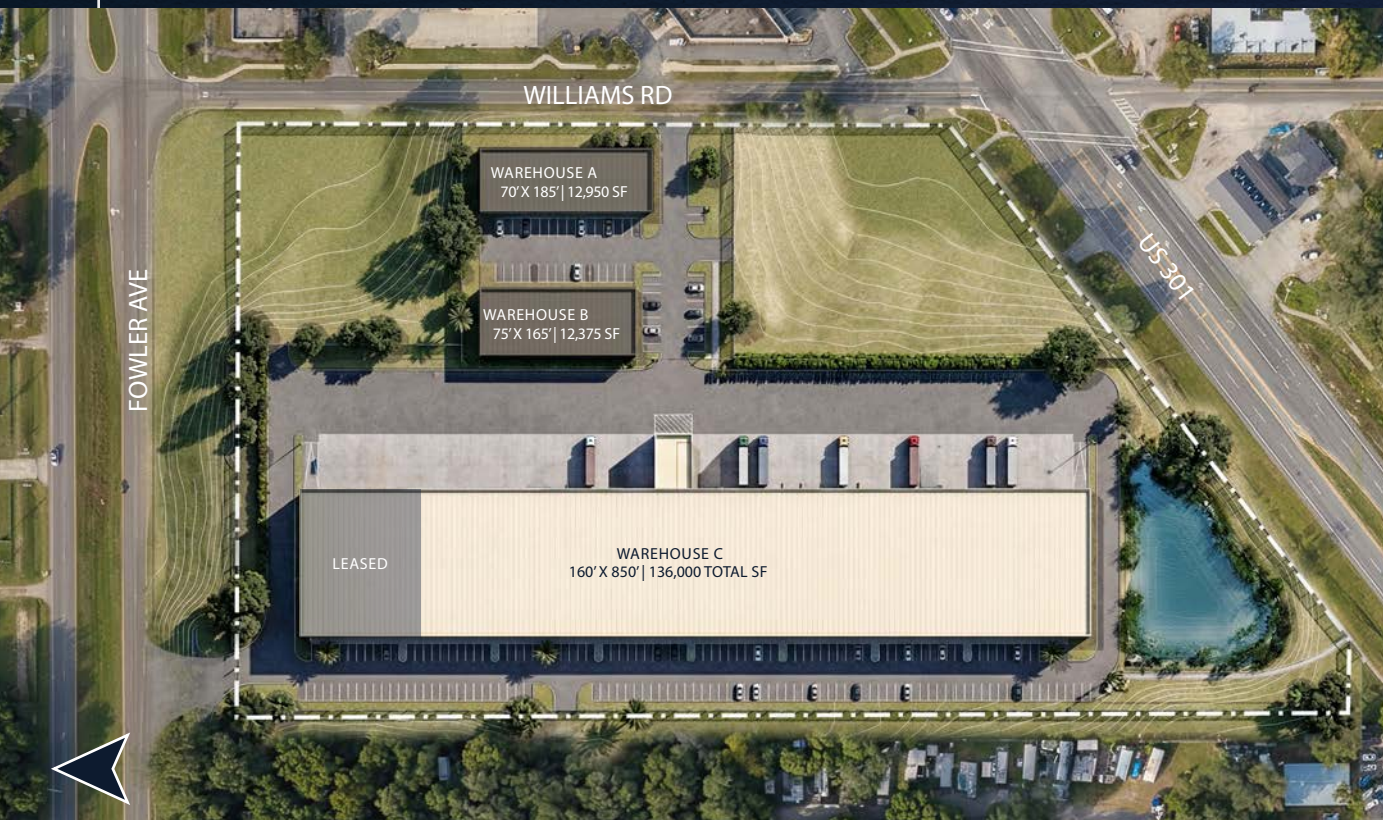
DELIVERING Q1 2027

BUILT FOR MODERN

INDUSTRIAL GROWTH

NEW TAMPA BUSINESS CENTER delivers a modern industrial solution tailored for today's diverse user base in the thriving Tampa market. Spanning 136,714 square feet, this Class A facility accommodates everything from regional fulfillment and e-commerce to light manufacturing and third-party logistics operations.

Strategically located at Fowler Avenue and US 301, the site provides immediate access to I-75 and I-4, connecting users to the population core of the Tampa MSA, with suite sizes available from $\pm 16,000$ square feet to a full-building opportunity.



112,593 SF Available | $\pm 16,000$ SF Min. Divisibility

Q1 2027 Delivery

Institutional-grade Class A Warehouse in one of the strongest industrial markets

Direct access to I-75

Access to more than 4 million Floridians within a 60-minute drive radius

PROJECT SPECIFICATIONS

BUILDING SIZE	Approximately 136,714 RSF	CONCRETE FLOOR SLAB	6" 4,000 psi reinforced w/ #3 bars 18" OCEW, 10-mil full-floor vapor barrier
BUILDING DIMENSIONS	850'W × 160'D	ROOF SYSTEM	TPO membrane
CLEAR HEIGHT	32' clear at the first column line	FIRE PROTECTION	ESFR (Early Suppression Fast Response) sprinkler system per NFPA 13
BAY SPACING	50'W × 50'D (60'D Speed Bay)	INTERIOR LIGHTING	30fc high-bay LED lighting with 10' whips for future relocations; clerestory windows at dock door tilt panel elevation
CONFIGURATION	Modern dock-high shallow-bay rear-load fulfillment center	ELECTRICAL SERVICE	2,200 Amp, 480 Volt service
DOCK-HIGH DOORS	57 (9' × 10') standard non-insulated dock doors with vision panels	EXTERIOR WALLS	Painted concrete tilt-wall with exterior caulked joints; colored Texture-Coat finish
DRIVE-IN DOCK DOORS	4 (12' × 14') oversized dock doors — 2 with ramps and 2 for future ramps	STOREFRONT ENTRANCES	2 corner storefronts + 3 future in-line storefronts at front façade in shell; 3 additional knockouts for future tenants
DRIVE-IN RAMPS	2 drive-in ramps with oversized doors (1 on each end of the building)	FLOOR SEALER	Ashford sealer throughout
DOCK EQUIPMENT	Z-Guards and Dock Bumpers at each door; (7) 40,000 lb. capacity mechanical dock levelers included in shell	DOCK CANOPY	Full-length modern canopy over dock doors
TRUCK COURT	130' truck court — 60' heavy-duty concrete apron (6" thick, 4,000 psi)	EXTERIOR LIGHTING	LED wall packs and LED site lighting poles
AUTO PARKING	168 spaces (1.24 / 1,000 SF) including 6 ADA	INTERIOR PAINTING	Warehouse walls white to deck; columns safety yellow up to 12'; prefinished white roof decking
TRAILER PARKING	N/A	MONUMENT SIGN	Included at Williams Road entrance

THE EPICENTER OF TAMPA LOGISTICS

Strategically positioned on US 301 with direct access to I-75 via Fowler Avenue, the property sits at the heart of Tampa's last-mile distribution corridor.

I-75 (FOWLER AVE INTERCHANGE) | 3 MILES
Direct access to the I-4 / I-75 logistics corridor

DOWNTOWN TAMPA | 14 MILES
Tampa CBD & population core

PORT TAMPA BAY | 17 MILES
Florida's largest deep-water port

TAMPA INTL AIRPORT (TPA) | 19 MILES
Cargo + passenger gateway

LAKELAND (CSX INTERMODAL) | 31 MILES
CSX Winter Haven ILC connection

ORLANDO MSA | 71 MILES
Disney / Central FL distribution

JACKSONVILLE | 196 MILES
JaxPort & northeast FL

MIAMI | 281 MILES
South FL gateway

NEWTAMPA
BUSINESS CENTER

Tampa International Airport
TAMPA
ST. PETERSBURG Port Tampa Bay

JACKSONVILLE

ORLANDO

DRIVE TIMES

	1 hour
	2 hours
	3 hours

*Distances approximate; via primary truck routes.

TAMPA MSA ADVANTAGE

Tampa sits at the center of one of the fastest-growing regions in the United States, with more than 4 million residents accessible within a 60-minute drive. Anchored by strong population growth, record activity at Port Tampa Bay, and sustained demand from major industrial users, the market continues to solidify its role as a key distribution hub.

TAMPA MSA HIGHLIGHTS

3.3M

MSA
POPULATION

131,491

5 MILES
TOTAL POPULATION

#5

U.S. POPULATION
GROWTH

642,057

10 MILES
TOTAL POPULATION

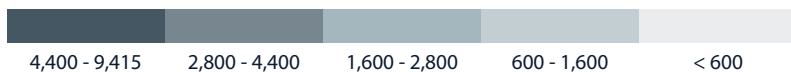
36M

TONS/YR
PORT OF TAMPA

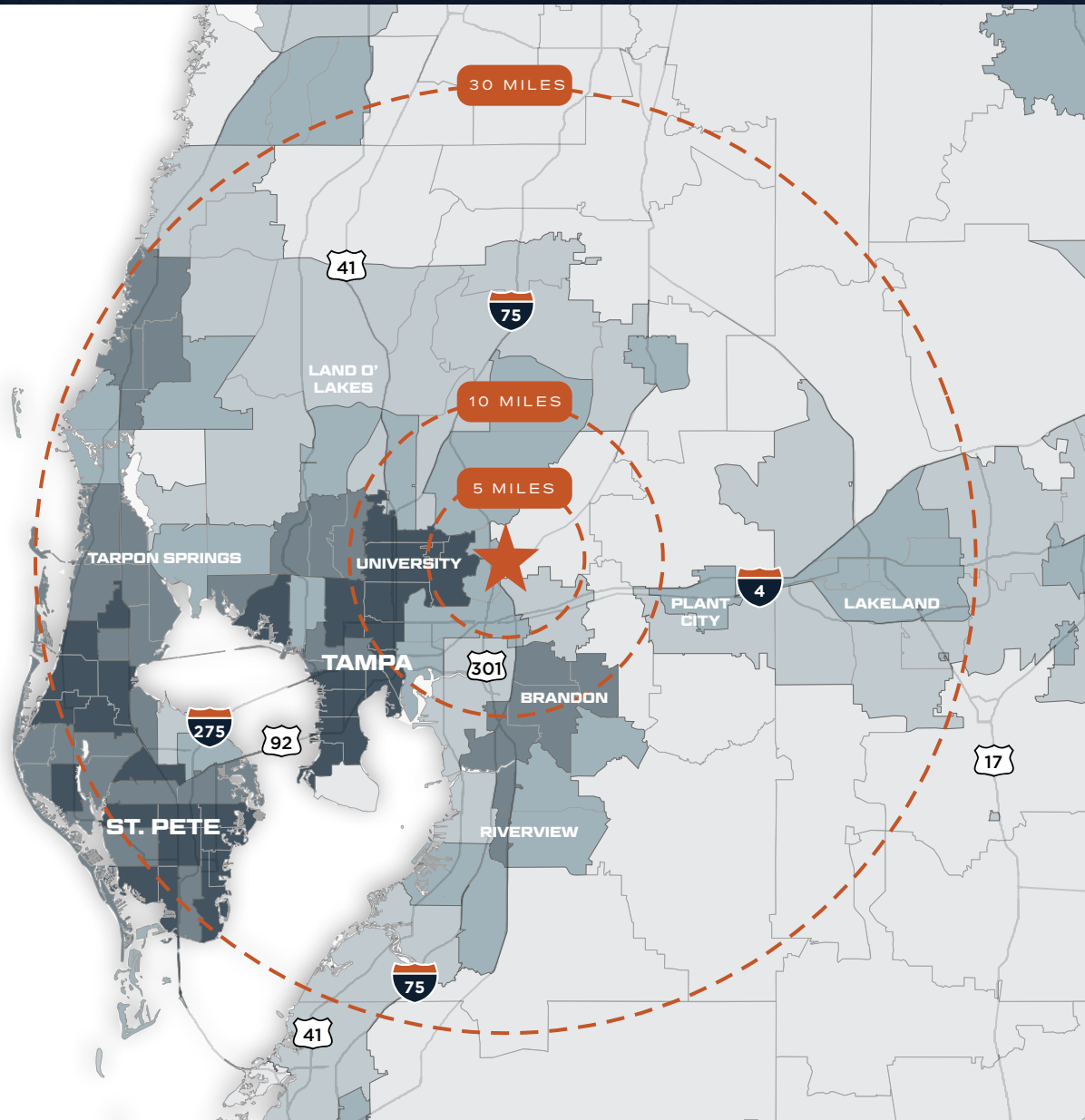
3,291,971

30 MILES
TOTAL POPULATION

2025 POPULATION DENSITY



*Per square mile



NEWTAMPA

BUSINESS CENTER



FOR MORE INFORMATION, PLEASE CONTACT:

TREY CARSWELL, SIOR
Executive Director
813 230 6131
trey.carswell@cushwake.com

LISA ROSS, SIOR
Executive Director
813 424 3211
lisa.ross@cushwake.com

SAM KOROLOS
Director
704 989 1327
sam.korolos@cushwake.com

MELISSA WATTERWORTH
Senior Associate
813 599 2190
melissa.watterworth@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



Trammell Crow Company