

PARK 52

LOGISTICS

BUILT WHERE INDUSTRY IS EXPANDING

11600 TRADE PARK WAY | SAN ANTONIO, FL 33576



297,703 SF

3 NEW CLASS-A
BUILDINGS

5 NEW SPEC
OFFICE SPACES

AVAILABLE NOW FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

McCRANEY
PROPERTY COMPANY
AN ENVIRONMENT TO GROW

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BUILDING OVERVIEW

	BUILDING 100	BUILDING 200	BUILDING 300
TOTAL SIZE	80,655 SF	86,890 SF	130,148 SF
OFFICE SIZE	(2) 1,578 SF	(2) 1,609 SF	(1) 1,609 SF
CLEAR HEIGHT	24'	24'	30'
DIMENSIONS	120'D x 655'W	130'D x 655'W	165'D x 786'W
COLUMNS	60'D x 52'W	40'D x 52'W 60' Speed Bay	55'D x 52'W 60' Speed Bay
LOADING	38 Dock-High 4 Drive-In Ramps	38 Dock-High 4 Drive-In Ramps	46 Dock-High 4 Drive-In Ramps
POWER	1600A, 3-Phase	1600A, 3-Phase	1600A, 3-Phase
PARKING	121 Car Spaces	107 Car Spaces	103 Car Spaces 32 Trailer Spaces

READY FOR
OCCUPANCY

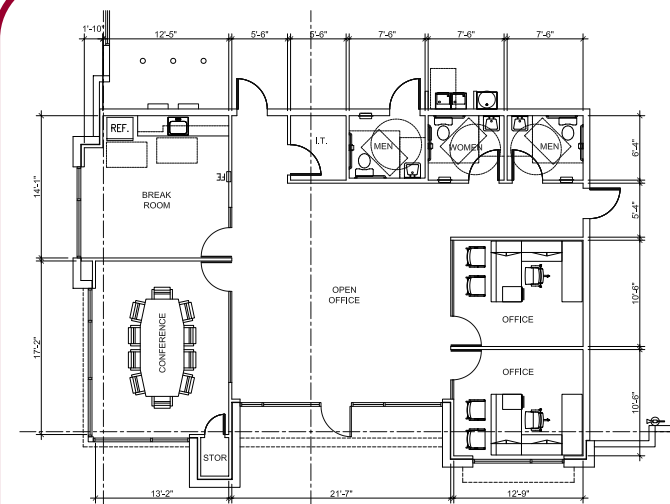
BUILDING 100 | 80,665 SF

CLEAR HEIGHT 24'

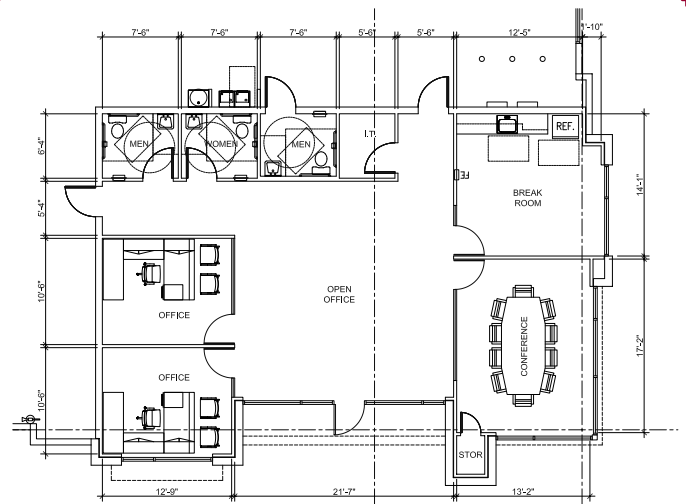
COLUMNS 60'D x 52'W

LOADING 38 Dock-High
4 Drive-In Ramps

POWER 1600A, 3-Phase



1,578 SF OFFICE PLAN



1,578 SF OFFICE PLAN

120'D x 665'W
121 Car Spaces



BUILDING 200 | 86,890 SF

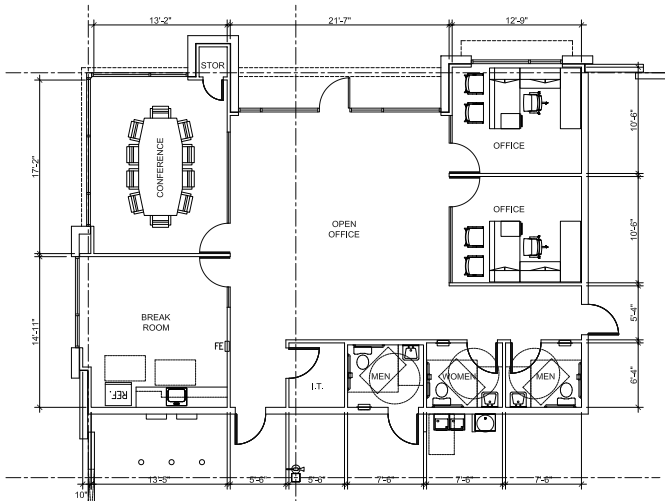
CLEAR HEIGHT 24'

COLUMNS 40'D x 52'W
60' Speed Bay

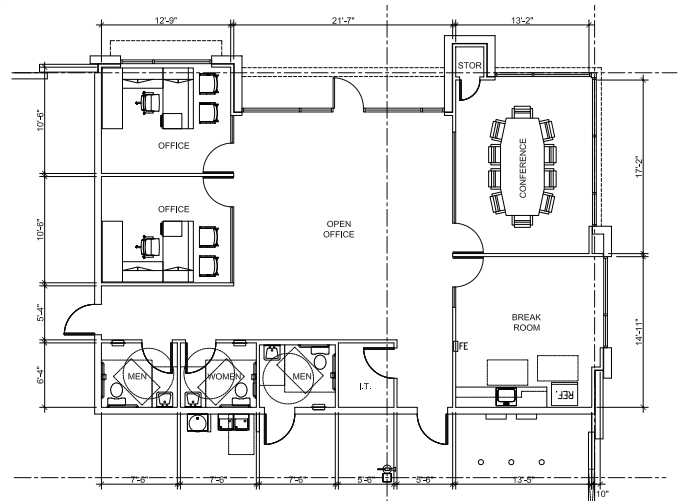
LOADING 38 Dock-High
4 Drive-In Ramps

POWER 1600A, 3-Phase

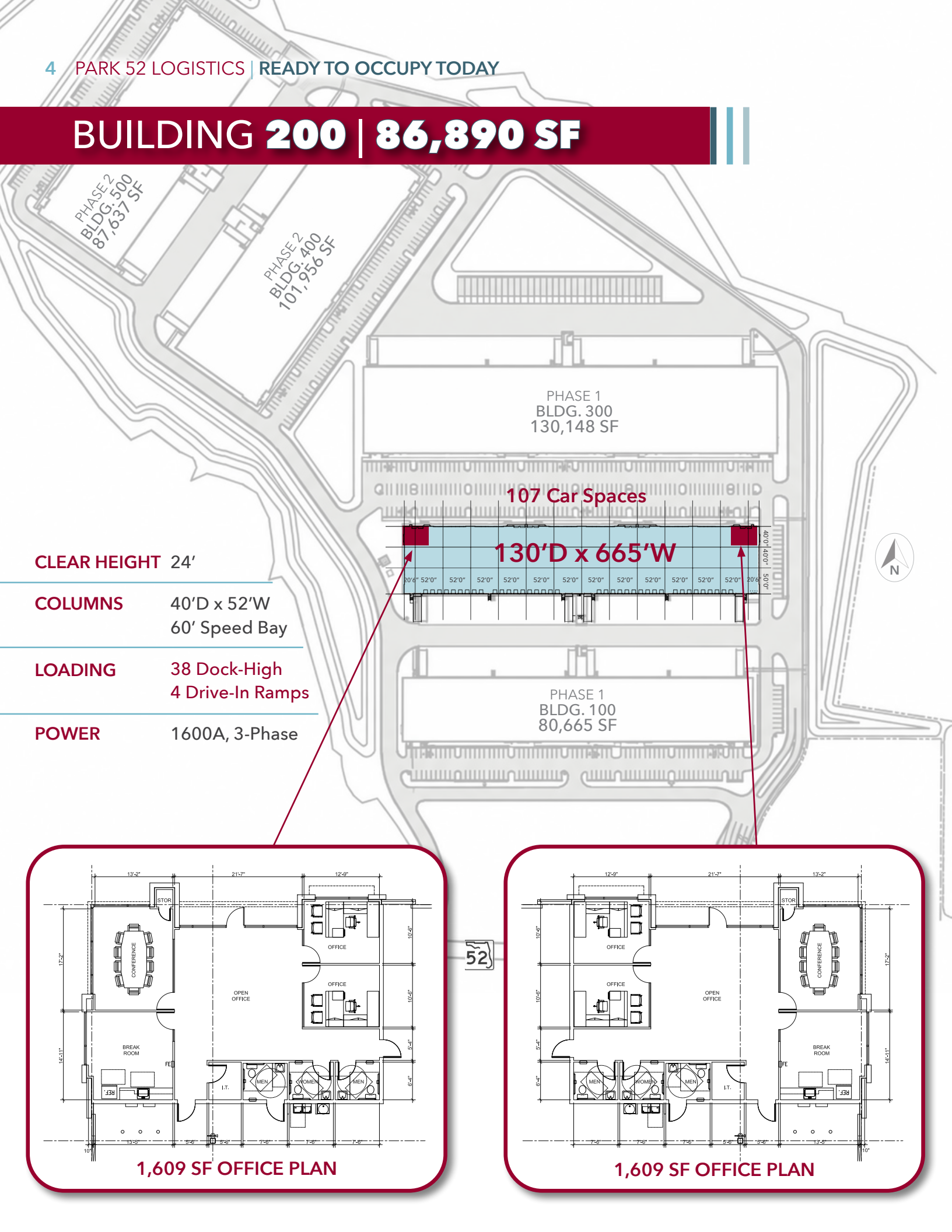
107 Car Spaces
130'D x 665'W



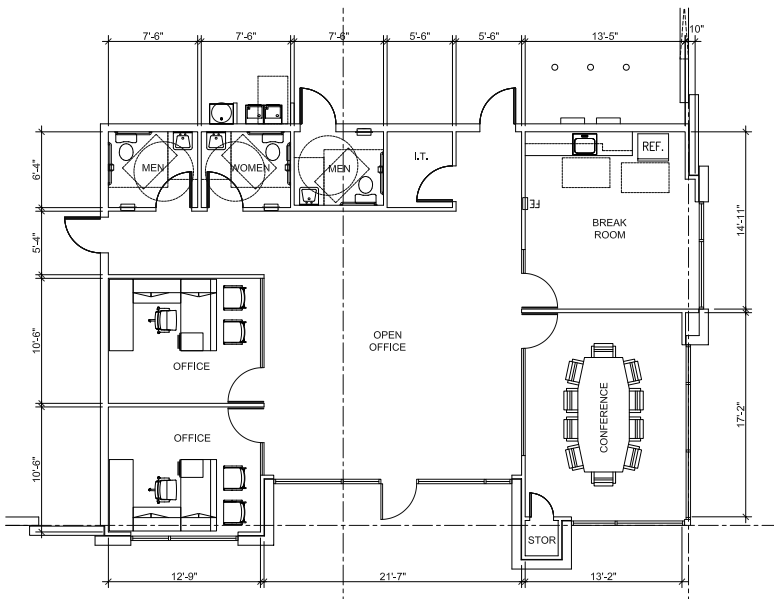
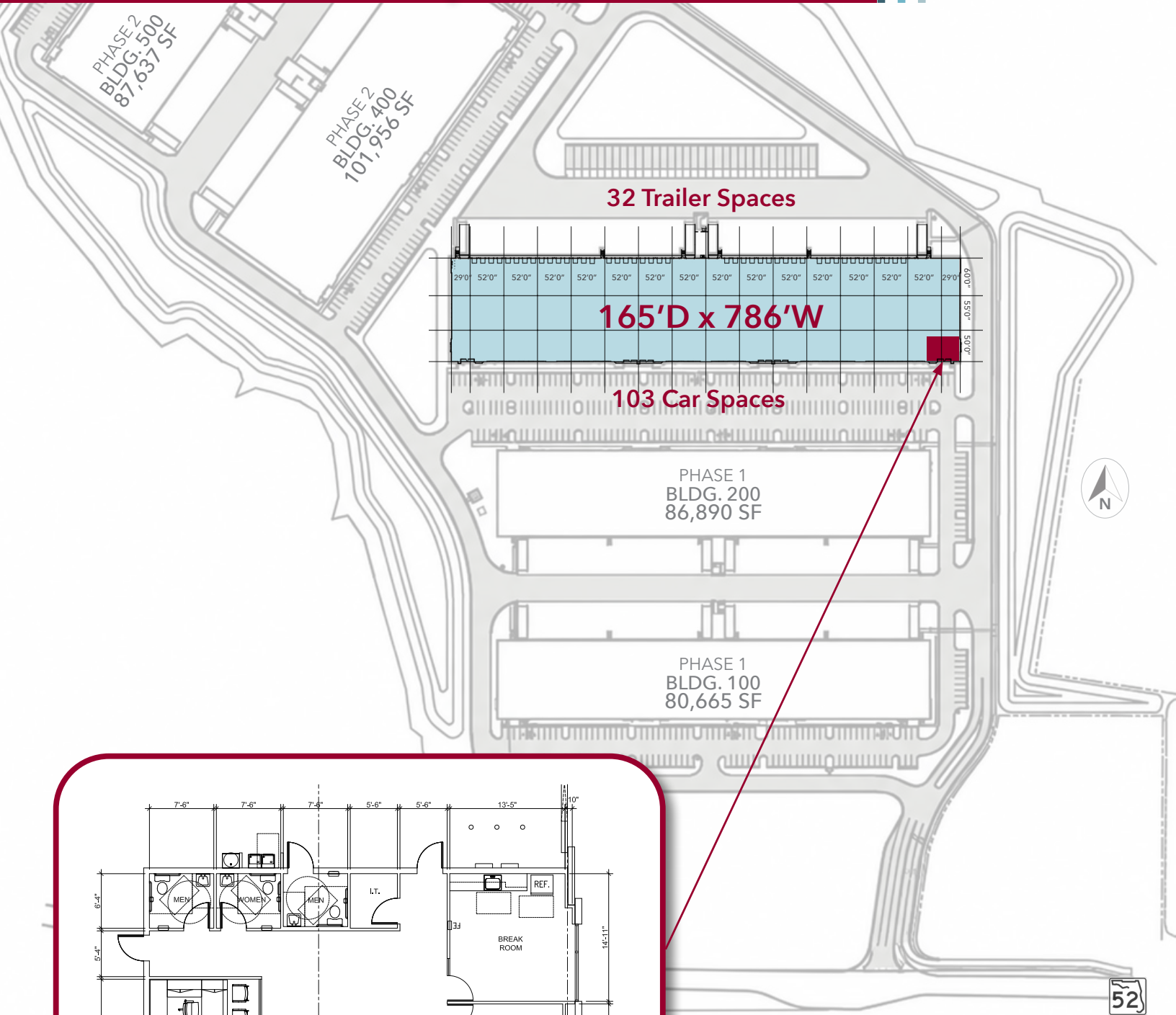
1,609 SF OFFICE PLAN



1,609 SF OFFICE PLAN



BUILDING 300 | 130,148 SF



1,609 SF OFFICE PLAN

CLEAR HEIGHT 30'

COLUMNS 55'D x 52'W
60' Speed Bay

LOADING 46 Dock-High
4 Drive-In Ramps

POWER 1600A, 3-Phase

PARK 52 SURROUNDED BY FUTURE RETAIL

MORE LUNCH CHOICES. HAPPIER EMPLOYEES. RIGHT OUTSIDE YOUR DOOR

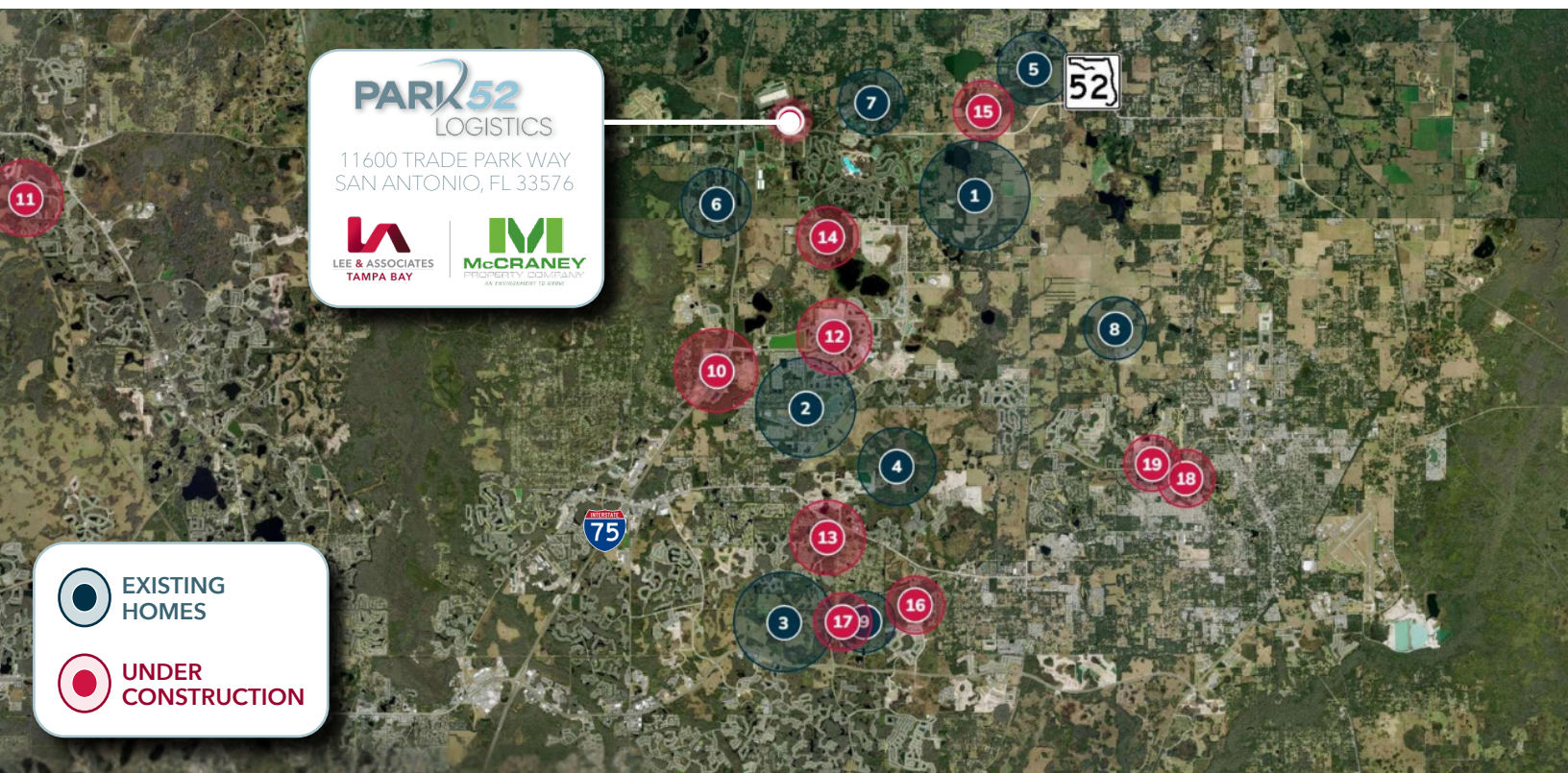


PROJECTS CURRENTLY IN PLANNING & APPROVAL STAGES

- Chick-fil-A
- Chili's
- Wild Fork
- Pacific Dental
- Mattress Firm
- Wingstop
- Goddard School
- Self Storage

PASCO COUNTY HOUSING GROWTH

YOUR EMPLOYEES HAVE HOUSING OPTIONS.



26,690+ Total Housing Units Existing & Under Construction

18,400+

Existing Homes within a 5-Mile Radius

7,690+

Homes Under Construction within a 5-Mile Radius

EXISTING HOMES

1. MIRADA.....	5,500+
2. EPPERSON RANCH.....	4,000+
3. WIREGRASS RANCH.....	3,900+
4. WATERGRASS.....	1,500+
5. LAKE JOVITA.....	1,100+
6. HILLCREST PRESERVE.....	850+
7. MEADOWS OF SAN ANTONIO....	650+
8. VILLAGES OF PASADENA HILLS..	500+
9. THE ARBORS AT WIREGRASS.....	400+

UNDER CONSTRUCTION HOMES

10. DOUBLE BRANCH.....	2,000+
11. ANGELINE.....	1,400+
12. CONNECTED CITY.....	1,250+
13. CHAPEL CROSSINGS.....	1,200+
14. SONOMA RESORT.....	450+
15. SPRINGS AT ABBEY CROSSING...	330+
16. AVALON PARK.....	300+
17. WINDING RIDGE.....	300+
18. ABBOTT SQUARE.....	260+
19. BROOKSIDE.....	200+

PASCO EXPANSION

THE NEXT WAVE OF ADVANCED MANUFACTURING IS CHOOSING PASCO COUNTY.

Pasco County is rapidly emerging as one of Florida's most compelling destinations for advanced manufacturing. A growing skilled workforce, significant infrastructure investment, and direct access to Tampa Bay and Central Florida are attracting innovative companies ready to expand, produce, and compete.

Park 52 Logistics places your operation at the center of this momentum. Located along State Road 52 near I 75, the park connects manufacturers, suppliers, and distributors to the talent, transportation, and expanding business network they need to scale with confidence.



40%

Workforce
Increase over
10 Years

250,000

Skilled Workers
Live in Pasco
County

61%

of Pasco County
Residents Work
Within the County

114

People move to
Pasco County
Each Day

LOCATION OVERVIEW



**TOTAL
POPULATION**



**POP. GROWTH
2026-2030**



**BLUE COLLAR
WORKFORCE**

10 MILES

214,994

2.4%

15%

20 MILES

835,135

1.8%

16.2%

30 MILES

2,283,653

16.2%

18.8%



ACCESS | GROWTH | REACH

9,771,671

Population reach
within a 2-hour drive

17,770,399

Population reach within
a 4-hour drive

TRAVEL DISTANCES

I-75
1 MILE

SR 56
11 MILES

I-4
25 MILES

LAKELAND
36 MILES

SARASOTA
82 MILES

US HWY 301
8 MILES

I-275
13 MILES

TIA INT'L AIRPORT
31 MILES

OCALA
66 MILES

JACKSONVILLE
172 MILES

US HWY 98
8 MILES

TOLL 589
15 MILES

TAMPA
31 MILES

OCALA
66 MILES

MIAMI
306 MILES

US HWY 41
11 MILES

US HWY 19
24 MILES

PORT OF TAMPA
32 MILES

ORLANDO
75 MILES

ATLANTA
429 MILES

BUILT FOR GROWTH

Park 52 Logistics is a newly delivered industrial campus strategically positioned in San Antonio, Florida, just one mile from I-75 along State Road 52. Phase I includes three buildings totaling 297,703 square feet, offering flexible suite configurations, modern loading, strong power, and clear heights designed to accommodate a wide range of industrial users.

What sets Park 52 apart is what is happening around it. East Pasco is attracting significant residential, healthcare, manufacturing, food production, logistics, and infrastructure investment, creating new demand for the users that support and supply those operations. Park 52 is positioned to serve that expanding ecosystem with ready-to-tour space, direct interstate access, and the flexibility to support users as they establish or grow their presence in the Tampa Bay region.

For users looking to reach Tampa Bay while staying connected to Central Florida and the broader Southeast, Park 52 offers a practical combination of location, modern product, workforce access, and scalability at the point where population growth and industrial expansion are converging.



WHY PARK 52 LOGISTICS

- 1 Mile to I-75
- 297,703 SF in Phase I
- 40% Workforce Increase in Pasco County

Within a 10-Mile Radius:

- 214,000+ Population
- 90,000+ Households
- 11,000 Incoming Home Sites
- 5+ Major Retail Center Nodes
- 2 Major Hospitals



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