CONFIDENTIAL OFFERING MEMORANDUM

8102 PATTERSON ROAD

TAMPA, FLORIDA

ENTITLED & SHOVEL READY **LAND OPPORTUNITY** IN **TAMPA'S MOST DESIRED** INDUSTRIAL MARKET

JLL

8102 PATTERSON ROAD

TABLE OF

CONTENTS

EXECUTIVE

SUMMARY

01

THE
OFFERING

CLASS A, INSTITUTIONAL-QUALITY INDUSTRIAL BUILDING

RARE OPPORTUNITY TO DEVELOP IN TAMPA'S CORE WITH ENTITLEMENTS IN PLACE

STRATEGIC INFILL LOCATION

IRREPLACABLE AIRPORT LOCATION WITH ACCESS & VISIBILITY ON VETERANS EXPRESSWAY

FLORIDA'S HOTTEST INDUSTRIAL MARKET

THE SITE

02

PROPERTY

OVERVIEW

PROPERTY
DETAILS

8102 PATTERSON ROAD, TAMPA, FLORIDA 33634	
ACRES	4.26
ZONING	PD (Planned Development)

THE BUILDING

BUILDING SIZE	77,750 SF
OFFICE	BTS
BUILDING DIMENSIONS	485’ w x 150 d
CLEAR HEIGHT	32’
LOADING	Front-load
DOCK-HIGH DOORS	19
DRIVE-IN DOORS	2
COLUMN SPACING	TBD
POWER	TBD
CAR PARKS	49
SPRINKLER SYSTEM	ESFR
LIGHTING	LED
GROUNDBREAKING	November 2026

SITE PLAN

77,750 SF
485'
150'
49 DOCK-HIGH DOORS
2 RAMPS
49 CAR PARKS
W SITKA STREET
HOMETOWN STUDIOS HOTEL
W SITKA STREET
PATTERSON ROAD
589
VETERANS EXPRESSWAY

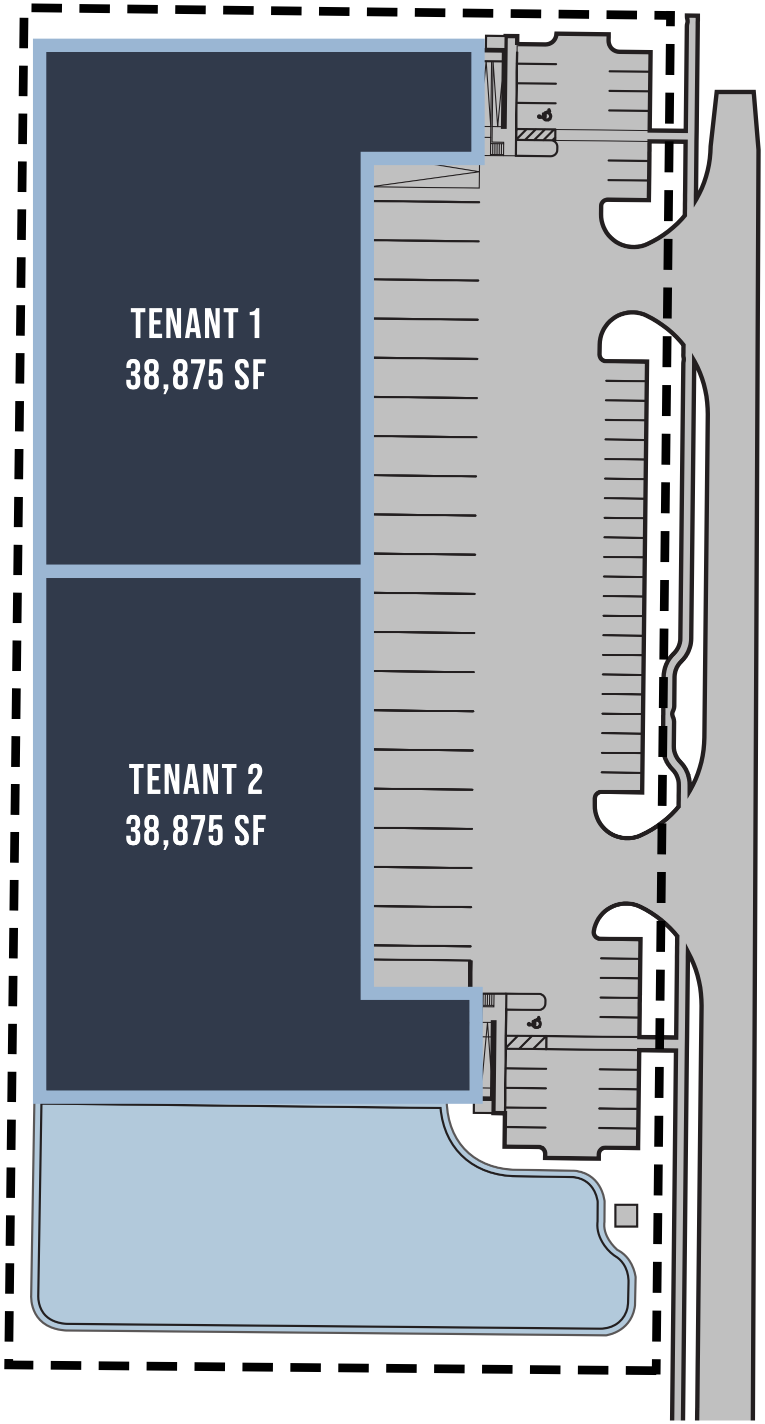
ACCESS MAP

JUST 0.6 MILES TO THE VETERANS EXPRESSWAY

LEASE

ASSUMPTIONS

03



LEASE
ASSUMPTIONS

ASSUMING THE BUILDING IS LEASED TO TWO TENANTS

$14.00 NNN
BASE RATE

5-YEAR
LEASE TERM

1 MONTH
FREE RENT

$18 TI
PER SQUARE FOOT

LEASE

COMPS

DEVELOPMENT NAME	ADDRESS	SIZE (SF)	TENANT	LEASE TYPE	RENTAL RATE (NNN)	TERM	TI (PSF)	ESC.	FREE RENT
Tampa Airport Distribution Center - 7002	8110 Anderson Rd	55,352	Elliott Electric	New	$12.50	124	$10.00	3.60%	4
Eagle Creek Business Center 3	8603 Florida Mining Blvd	45,954	Omnicare Pharmacy of Florida	Renewal	$16.14	61	$1.50	3.60%	1
South Tampa Trade Center - Bldg C	4130 W Gandy Blvd	43,022	Weather Tite Windows	New	$14.25	84	$14.00	4.00%	0
Westport Commerce Center - Bldg B	6013 Benjamin Rd	39,400	United States Postal Service	Renewal	$14.00	60	As-is	3.50%	0
Eagle Creek Business Center II	8655-8675 Florida Mining Blvd	36,343	Xerox (Zeno)	Renewal	$13.25	62	As-is	4.00%	2
Eagle Creek Business Center II	8655-8675 Florida Mining Blvd	36,343	Zeno Office Solutions	Renewal	$13.25	62	$5.00	4.00%	2
	6005 Benjamin Rd	25,320	Smart Meter LLC,	New	$13.15	85	$5.00	3.50%	1
Pioneer Industrial Park - 5440	5440 Pioneer Park Blvd	25,002	Worldpac	Renewal	$13.25	60	As-is	4.00%	0
Tampa West Distribution Center - Bldg 2	4909-4929 Tampa West Blvd	25,000	4 Power Stones, LLC	New	$13.75	62	Turn-Key	4.00%	2
Eagle Creek Business Center II	8655-8675 Florida Mining Blvd	24,316	Howmedia Osteonics Corp (Stryker)	Renewal	$13.90	61	$4.50	4.00%	1

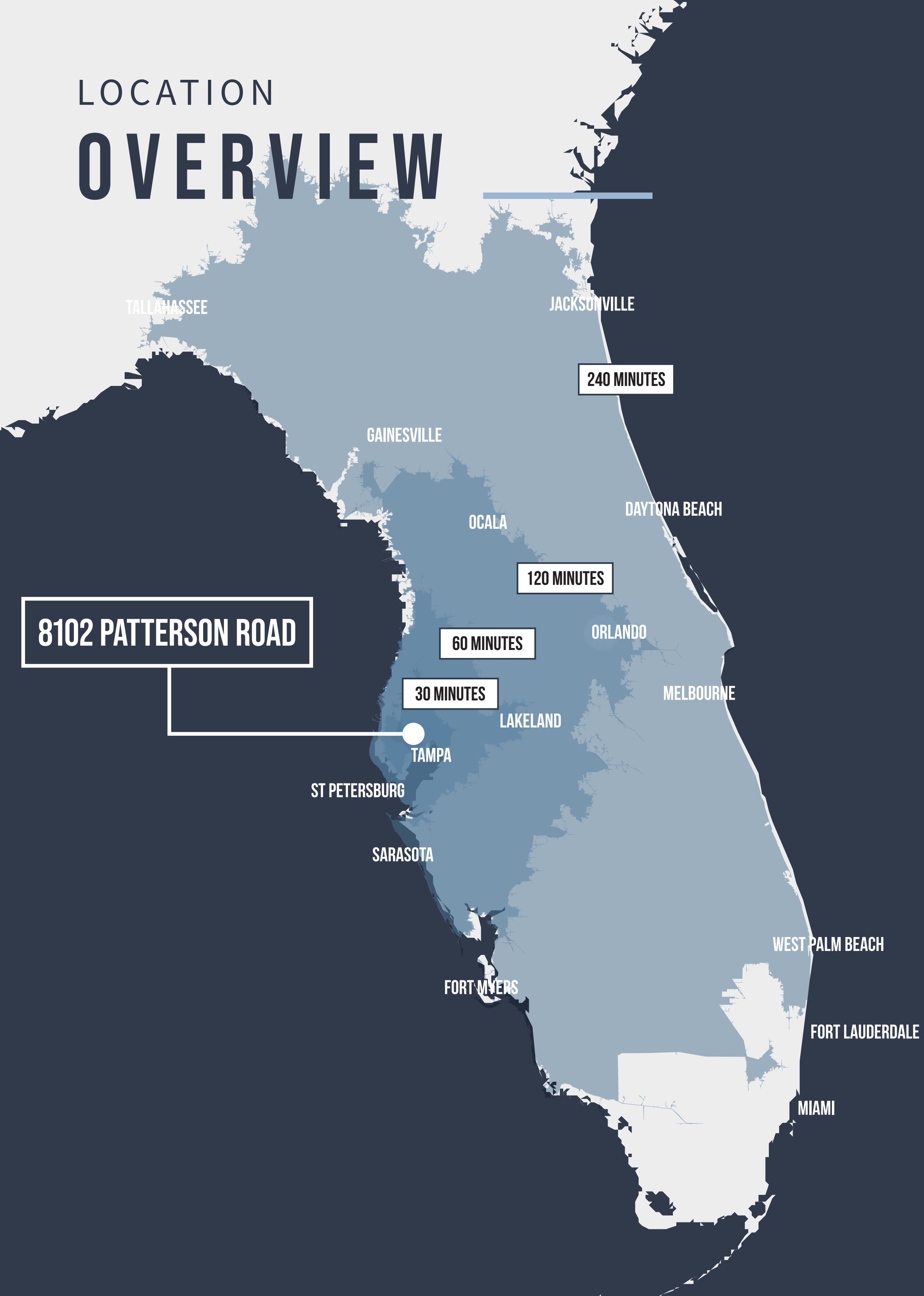
04

MARKET

OVERVIEW

LOCATION

OVERVIEW



DRIVE TIME DEMOGRAPHICS

POPULATION	30 MIN	60 MIN	90 MIN	120 MIN
2025 TOTAL POPULATION	1,332,156	3,885,339	5,570,917	9,092,397
2030 TOTAL POPULATION	1,384,604	4,104,475	5,966,036	9,760,881
2025-2030 CHANGE	+ 52,448	+ 219,136	+ 395,119	+ 668,484

EMPLOYEES	30 MIN	60 MIN	90 MIN	120 MIN
2025 TOTAL EMPLOYEES	719,720	1,941,662	2,684,935	4,377,560

HOUSEHOLDS	30 MIN	60 MIN	90 MIN	120 MIN
2025 # OF HOUSEHOLDS	567,665	1,608,854	2,312,820	3,700,722
2030 # OF HOUSEHOLDS	595,599	1,709,973	2,492,149	3,999,331
2025-2030 CHANGE	+ 27,934	+ 101,119	+ 179,329	+ 298,609

HOUSEHOLD INCOME	30 MIN	60 MIN	90 MIN	120 MIN
2025 MEDIAN HH INCOME	$80,663	$82,531	$82,478	$81,675
2030 MEDIAN HH INCOME	$96,898	$99,857	$99,425	$97,111

AGE	30 MIN	60 MIN	90 MIN	120 MIN
2025 MEDIAN AGE	40.5	43	44.3	43.7

BUSINESSES	30 MIN	60 MIN	90 MIN	120 MIN
2025 TOTAL BUSINESSES	71,108	146,925	204,855	334,160

KEY TRANSITS

LOCATION	MILES	MINUTES
VETERANS EXPRESSWAY (589)	0.6	2
TAMPA INT'L AIRPORT (TPA)	6	8
I-275	6.1	8
DOWNTOWN TAMPA/PORT TAMPA BAY	12	18
I-4	9.7	14

LOCATION

OVERVIEW

MIGRATION
TRENDS

#1 STATE
TO START A BUSINESS

WALLETHUB, 2026

#1 CITY
FOR FOREIGN BUSINESS INVESTMENT

FINANCIAL TIMES, 2025

#2 CITY
FOR COLLEGE GRADS

ADP, 2026

#4 METRO
FOR NET MIGRATION

(2020-2025) U.S. CENSUS BUREAU, 2026

Tampa and Florida as a whole have been big winners in domestic migration for decades. Nearly the entire Sunshine State has seen recent positive population growth, as Florida continues to attract residents, workers and firms alike. The pandemic only accelerated this trend as people began to value good weather and outdoor space to enjoy it more than ever.

« JLL SPOTLIGHT: TAMPA BAY »

TAMPA BAY MARKET

Located on the central west coast of Florida, the Tampa Bay MSA is home to more than 3.4 million people and is widely considered one of the top places to live in the U.S. Tampa, which was recently named the most livable city in America, includes professional sports teams, a vibrant arts and culture scene, world-class restaurants, and dozens of craft breweries. The region has undergone dramatic growth as residents and businesses have been drawn by its affordable cost of living, low tax environment with zero state income tax, excellent year-round weather, and quintessential waterfront locations. Such growth has put Tampa at the forefront of being both a top vacation destination and an economic hotbed headlined by multiple Fortune 500 companies. The Tampa Bay region is also home to a robust higher education system, which sees an average of 75% of graduates remain within the MSA, creating an immense talent pipeline.

3.4 MILLION
TOTAL POPULATION

TOP 15
FASTEST GROWING MSA 2020-2025

4.7%
UNEMPLOYMENT RATE

130 RESIDENTS
ADDED DAILY

TAMPA MSA SPOTLIGHT	
TOTAL HOUSEHOLDS	1,406,545
MEDIAN NET WORTH	$291,476
LABOR FORCE	1,709,923
PROJ. 5-YEAR POPULATION GROWTH	5.6%
STATE INCOME TAXES	0%
POPULATION	3,385,153

FAVORABLE BUSINESS ECONOMY CONTINUES TO ATTRACT TOP EMPLOYERS

Tampa's strong job growth and industry diversity is achieved by a trifecta of influences, from the in-migration of young, skilled workers, investment from well-established local firms, and a robust local university pipeline. Since 2010, Tampa Bay's population has welcomed more than 600,000 new residents. This has helped the market become an ideal environment for established companies to continue to grow and has attracted a wide range of new-to-market firms. Population growth and the creation of new jobs have allowed employment growth in Tampa Bay to more than double the national average over the past decade. Beyond a diverse array of natural employment drivers, Florida's tax advantages and incentives attract firms, as it is more affordable to operate in Florida than in other peer states for the following reasons:

No corporate income tax on limited partnerships or S-corps, as well as no state income tax.

Florida offers Targeted Industry and Workforce Training incentives that provide tax credits or refunds for jobs created within the state.

Sales and Use Tax exemptions on machinery, R&D labor, electricity used for manufacturing, aerospace and more.

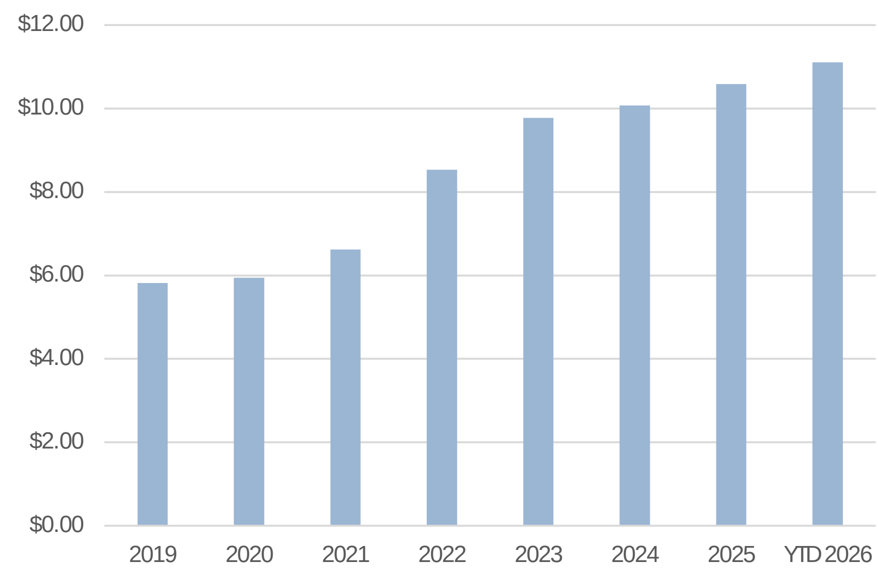
TAMPA BAY

MARKET

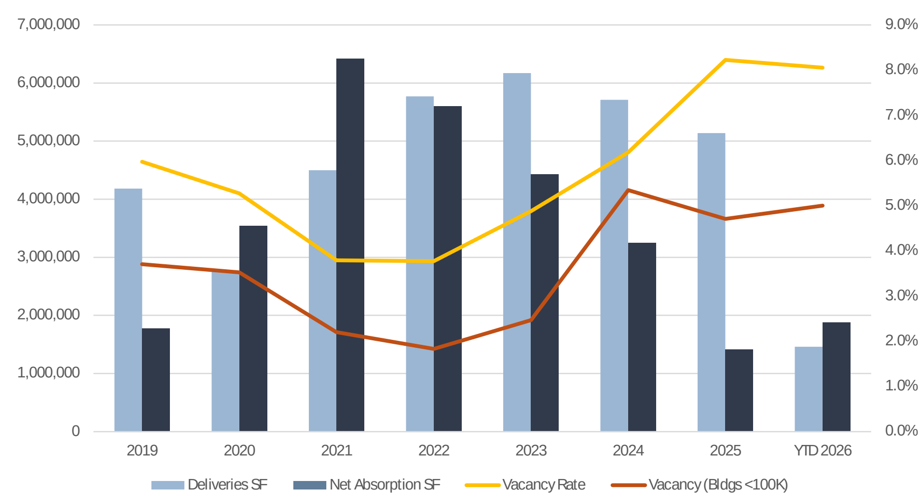
- Total vacancy posted at 8.1% in Q2 2026, holding relatively stable over the past five quarters as absorption has realigned with new supply.
- Tampa Bay's active development pipeline expanded to 3.9 million SF in Q2 2026, with more than 1.8 million SF kicking off during the quarter.
- Tampa Bay posted almost 1.5 million SF of net absorption during Q2 2026, the market's strongest quarterly net absorption in nearly two years. This marked the fourth straight quarter of positive net absorption exceeding 250,000 SF.
- The overall average asking rent reached $11.10 PSF in Q2 2026, up 6.8% from one year ago.
- Since 2020, Tampa Bay has welcomed over 231,000 residents, which is the 10th largest increase across the country.
- The Port of Tampa is the largest and most diversified port in Florida, both in terms of cargo tonnage and geographic area. It is also the closest full-service port to the Panama Canal.
- The Tampa Bay MSA ranked in the top 3 metros for new business applications from 2019-2023.

TAMPA MSA Q1 MARKET FUNDAMENTALS YTD	
METRICS	TOTAL/AVERAGE
INVENTORY (SF)	162,074,683
TOTAL NET ABSORPTION (SF)	1,882,616
TOTAL VACANCY RATE (%)	8.10%
AVERAGE TOTAL RENT ($ PSF)	$11.10
COMPLETIONS (SF)	1,459,745
UNDER CONSTRUCTION (SF)	3,850,301

AVERAGE TOTAL RENT ($PSF)



SUPPLY AND DEMAND



AIRPORT/WESTSHORE OVERVIEW

- Airport/Westshore stands as a prime location for businesses due to its strategic position, offering easy access to major highways and the airport. The area faces a unique challenge: nearly all available land has been utilized, pushing developers to seek creative solutions for growth.
- The submarket continued to command the highest rents in the Tampa Bay region at $13.62 PSF in Q2 2026, buoyed by the area's central location and connectivity via access to several air and road transit nodes.
- Strong leasing activity from a diverse range of tenants should support improving net absorption. So far in 2026, Waymo signed a 100,700-SF new-to-market lease at TIA Executive Center, while JAGG Electrical & Control expanded by 103,300 SF.
- Only 1.2 million SF has been added to the submarket since 2014. A trio of buildings totaling 406,200 SF at South Tampa Trade Center broke ground in early 2025, representing a notable uptick in development relative to recent norms
- While the submarket's overall vacancy rate exceeds the market average, manufacturing space is the primary cause. Airport/Westshore's warehouse and distribution vacancy rate of 7.4% is well below Tampa Bay's overall rate of 9.1%.it is expected that vacancy rates will remain tight in East Tampa for the foreseeable future even as the market has grown at a rapid pace.

AIRPORT/WESTSHORE MARKET FUNDAMENTALS YTD

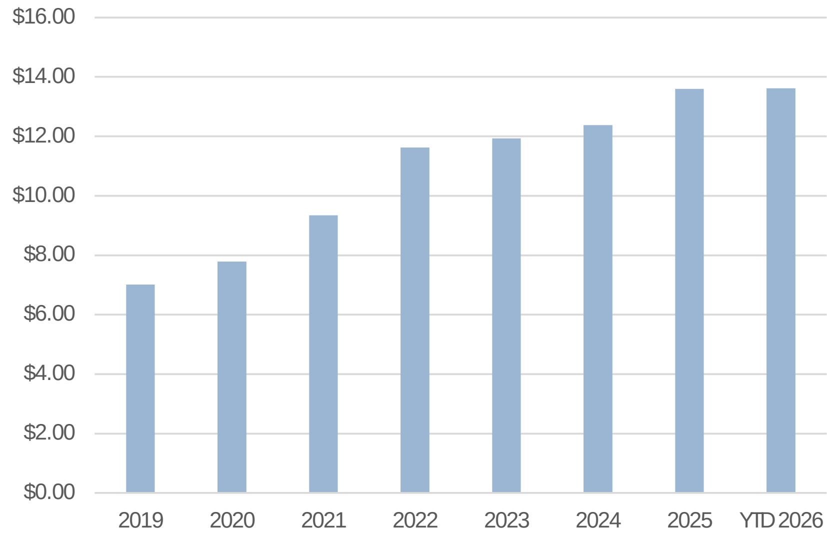
METRICS	TOTAL/AVERAGE
INVENTORY (SF)	10,284,519
TOTAL NET ABSORPTION (SF)	20,128
TOTAL VACANCY RATE (%)	9.9%
AVERAGE TOTAL RENT ($ PSF)	$11.10
COMPLETIONS (SF)	0
UNDER CONSTRUCTION (SF)	406,244

AIRPORT/WESTSHORE SPOTLIGHT

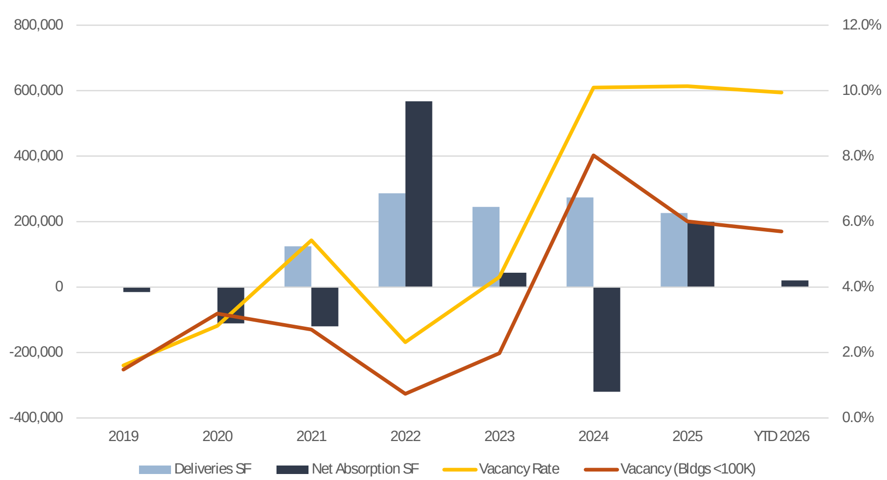
TOTAL HOUSEHOLDS	226,665
MEDIAN NET WORTH	$269,403
PROJ. 5-YEAR POPULATION GROWTH	4.4%
POPULATION	56,620

AIRPORT/WESTSHORE OVERVIEW

AVERAGE TOTAL RENT ($PSF)



SUPPLY AND DEMAND



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TAMPA, FLORIDA

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