

# PARK 52

LOGISTICS



## FIVE-BUILDING INDUSTRIAL PROJECT UNDER DEVELOPMENT

11600 TRADE PARK WAY | SAN ANTONIO, FL 33576



PHASE I | Q2 2026 DELIVERY | 3 BUILDINGS TOTALING 297,703 SF

# UNDER DEVELOPMENT

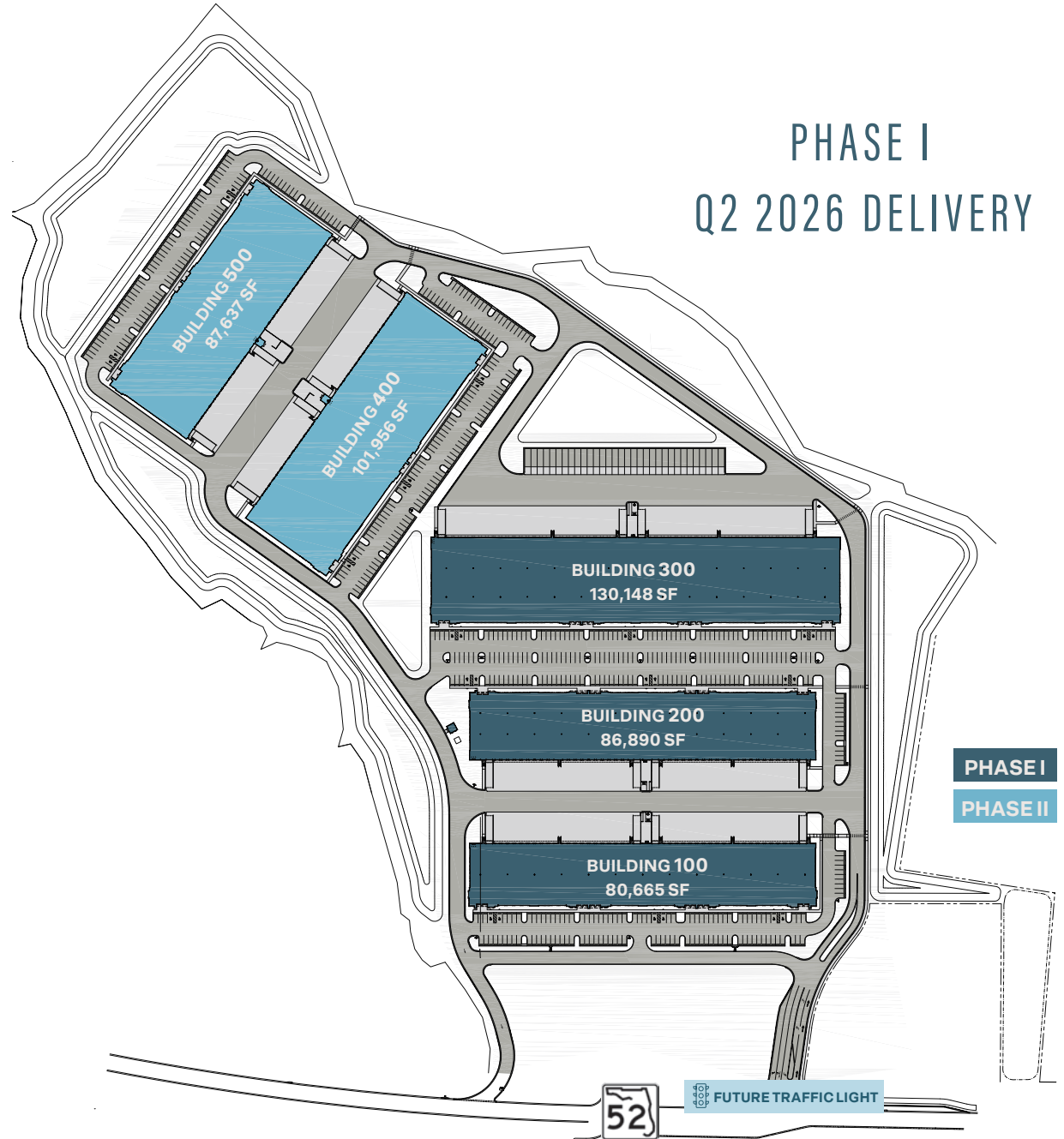
## FIVE-BUILDING INDUSTRIAL PROJECT

CBRE is excited to introduce Park 52 Logistics, a cutting-edge business park featuring five speculative industrial buildings spanning over 480,000 SF.

Located in Pasco County, just northeast of Tampa, Park 52 Logistics boasts a prime location situated just 1 mile from Interstate 75 in San Antonio, off State Road 52. This strategic position places the facility at the epicenter of a rapidly developing corridor, poised to welcome a 1.4 million SF e-commerce fulfillment center, a 50,000 SF robotics sorting center that recently started site work, and a lagoon community boasting over 5,000 planned homes.

Park 52 Logistics, where efficiency meets excellence, offers a comprehensive solution for businesses in need of prime industrial space. Whether you're involved in manufacturing, logistics, distribution, or warehousing, Park 52 Logistics provides the ideal environment for success.

Discover unparalleled efficiency, flexibility, and scalability as you elevate your operations to new heights within these state-of-the-art facilities.



### BUILDING 100

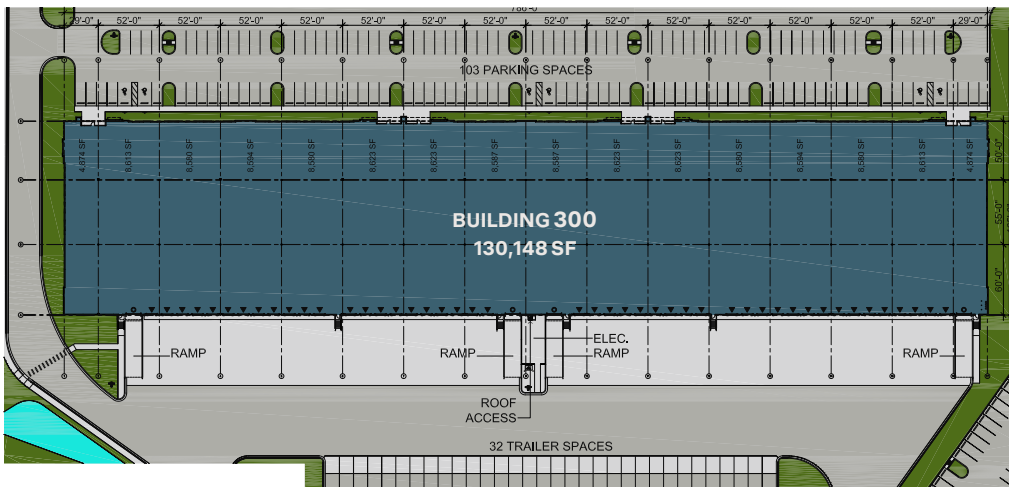
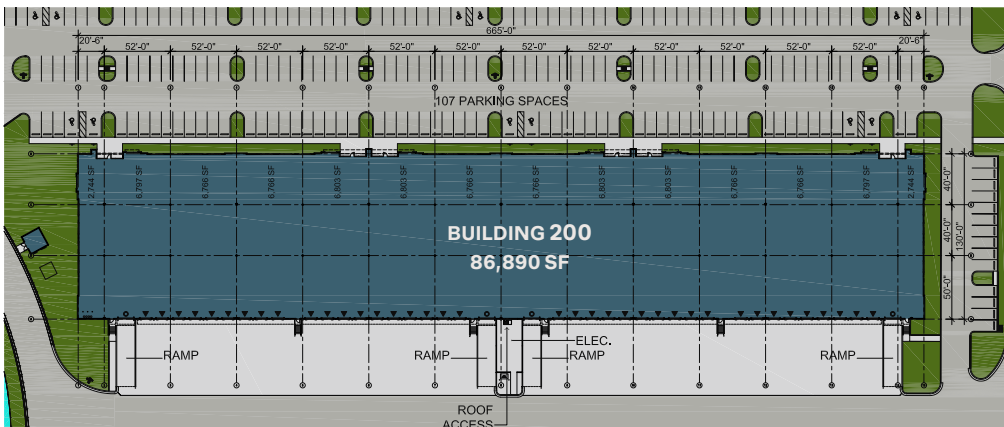
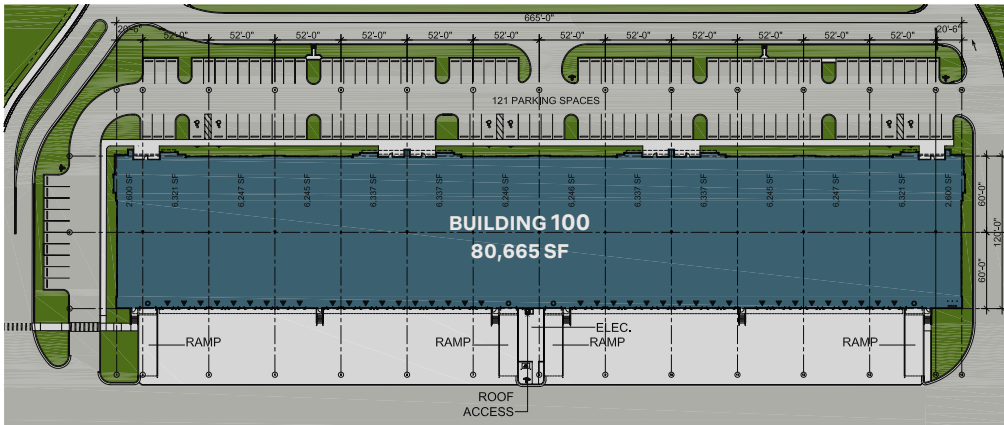
- + Total SF: 80,665 SF
- + Office SF: 1,578 SF (2)
- + Clear height: 24'
- + Building dimensions: 120' D x 665' W
- + Column spacing: 60' D x 52' W
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto parking spaces: 121

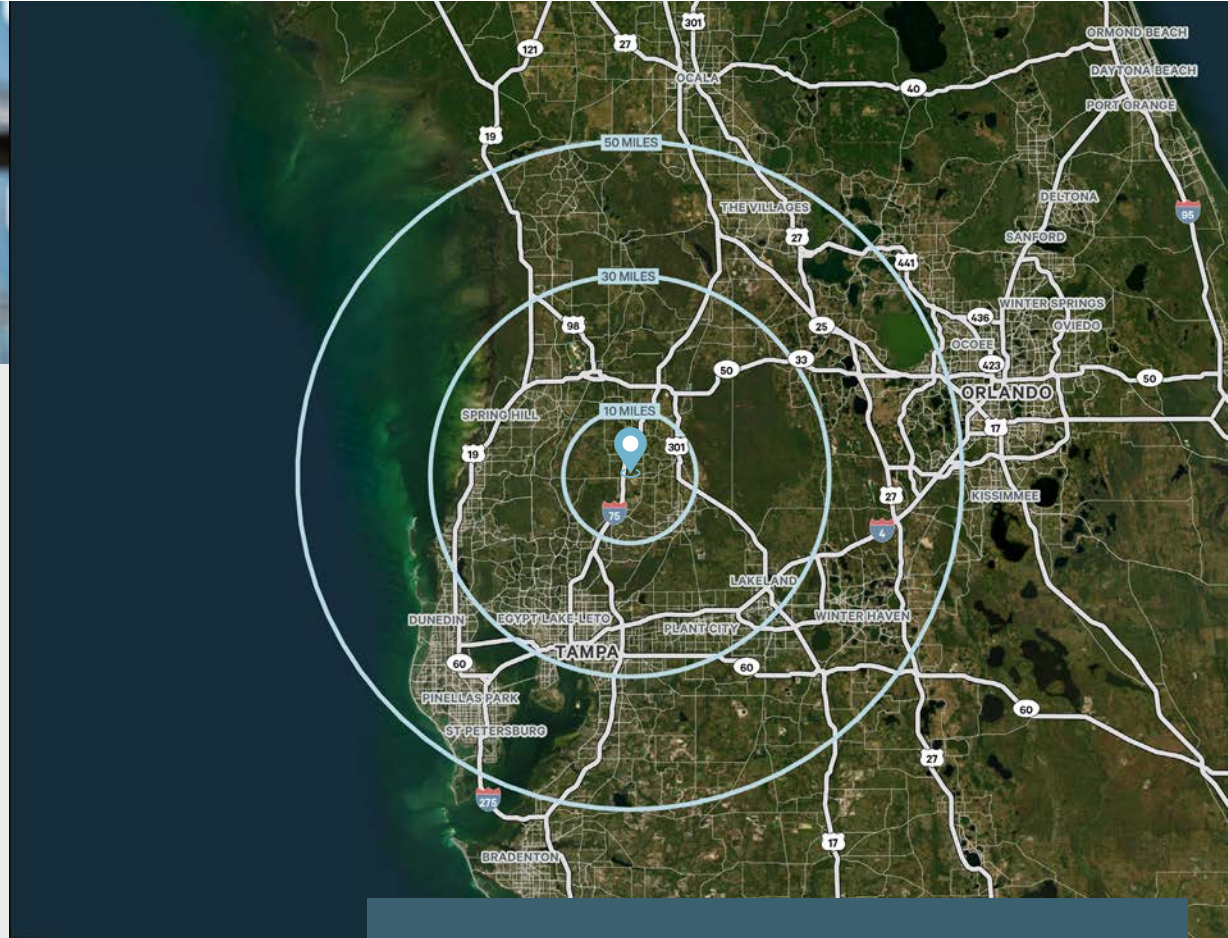
### BUILDING 200

- + Total SF: 86,890 SF
- + Office SF: 1,609 SF (2)
- + Clear height: 24'
- + Building dimensions: 130' D x 665' W
- + Column spacing: 40' D x 52' W, 50' speed bay
- + Dock-high doors: 38
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto parking spaces: 107

### BUILDING 300

- + Total SF: 130,148 SF
- + Office SF: 1,609 SF
- + Clear height: 30'
- + Building dimensions: 165' D x 786' W
- + Column spacing: 55' D x 52' W, 60' speed bay
- + Dock-high doors: 46
- + Drive-in doors: 4
- + Power: 1,600A, 3-phase
- + Auto spaces: 103
- + Trailer spaces: 32






# DEMOGRAPHICS

- + People aged 25-64 make up 78.6% of the labor force
- + 7.4% Average annual increase to Pasco County GDP over the last 10 years (2.3% is the United States annual increase)

 10,500+ EXPECTED JOB GROWTH IN THE NEXT 10 YEARS

 37% WORKFORCE INCREASE OVER THE LAST 10 YEARS.

**3.4 MIL**

TOTAL MSA POPULATION

**626,875**

TOTAL PASCO POPULATION

**328,932**

TOTAL PASCO WORKFORCE

## 10 MILES

4,560  
2024 Business

183,061  
2024 Population

208,268  
2029 Projected Population

## 30 MILES

89,371  
2024 Business

2,194,644  
2024 Population

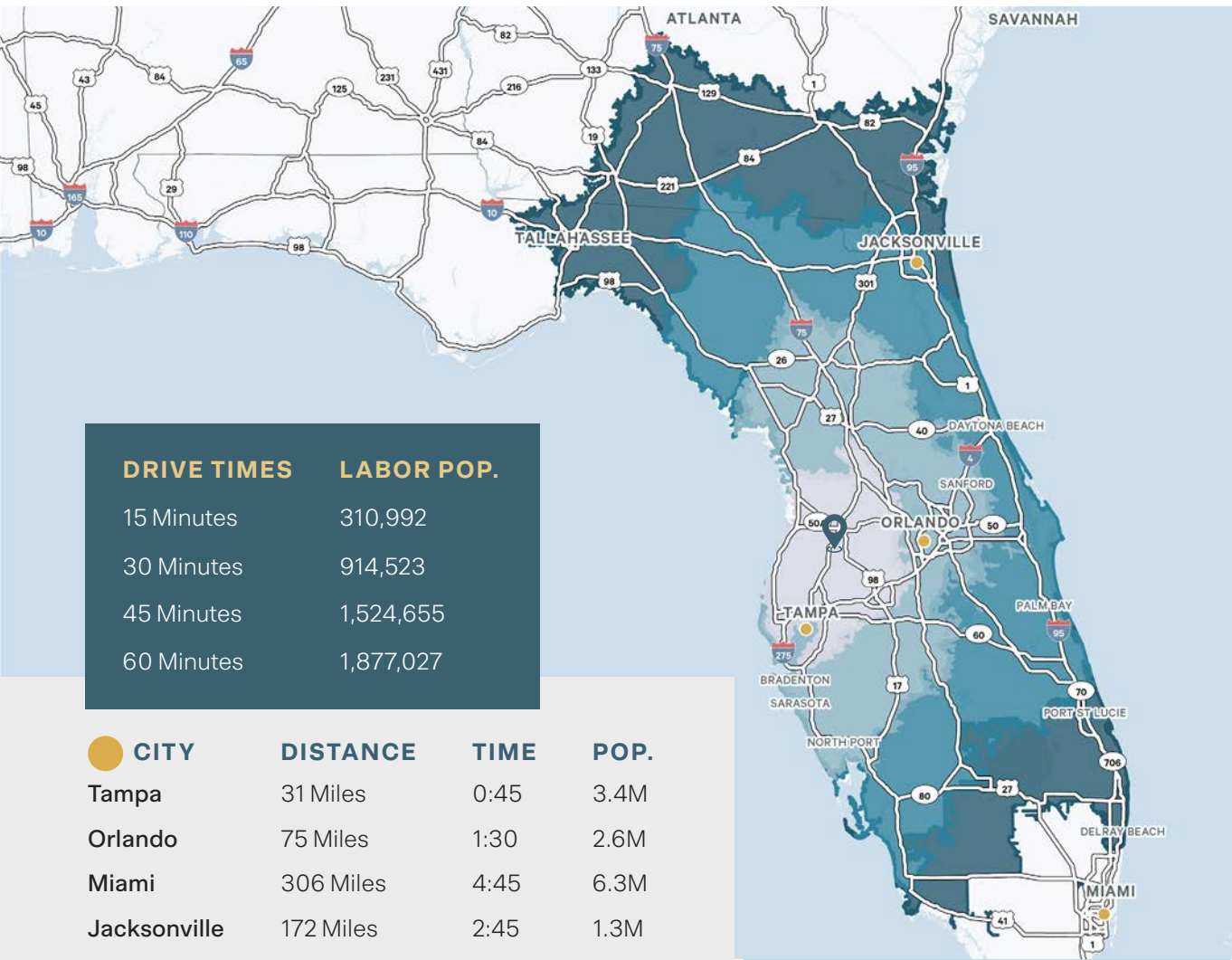
2,334,758  
2029 Projected Population

## 50 MILES

190,494  
2024 Business

5,005,265  
2024 Population

5,321,921  
2029 Projected Population



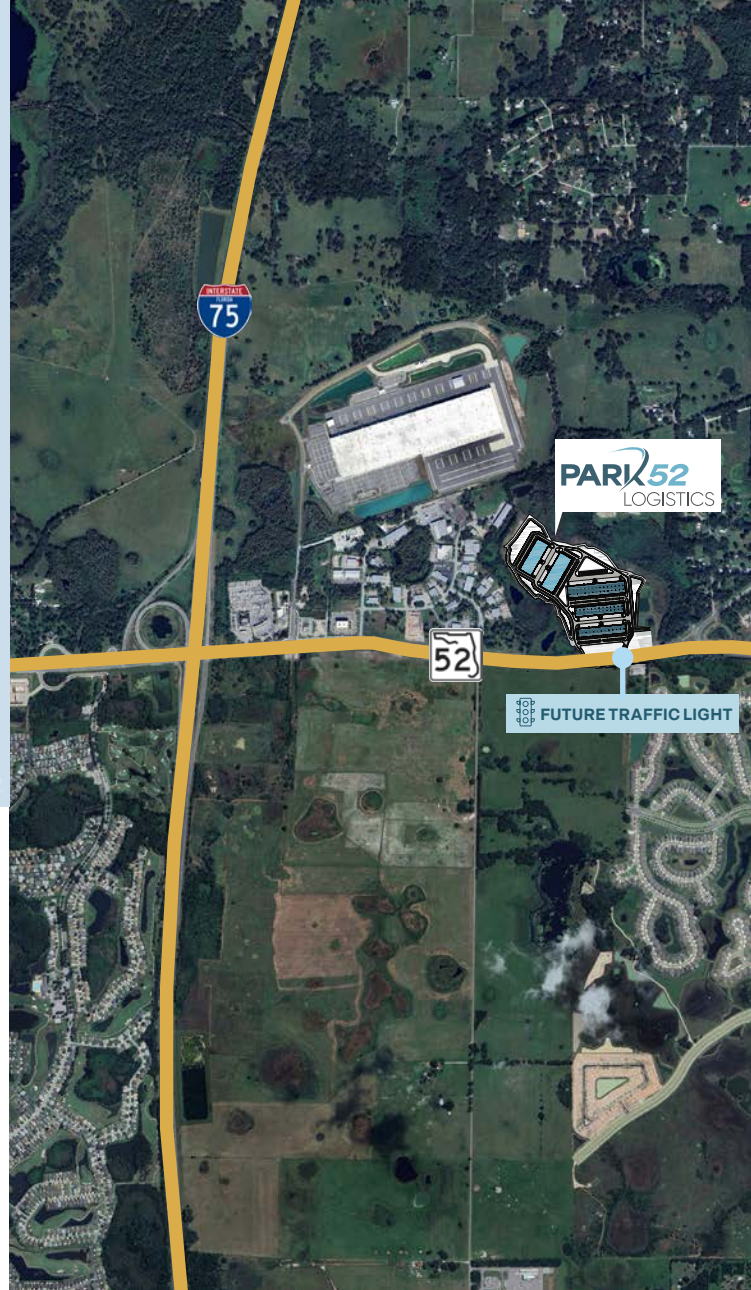
DRIVE TIMES	LABOR POP.
15 Minutes	310,992
30 Minutes	914,523
45 Minutes	1,524,655
60 Minutes	1,877,027

CITY	DISTANCE	TIME	POP.
Tampa	31 Miles	0:45	3.4M
Orlando	75 Miles	1:30	2.6M
Miami	306 Miles	4:45	6.3M
Jacksonville	172 Miles	2:45	1.3M
Atlanta	429 Miles	6:00	6.3M
Savannah	308 Miles	4:45	339K

DRIVE TIMES	2023 POP.	2028 POP.
1 Hour	3,947,908	4,172,670
2 Hours	9,535,571	10,132,358
3 Hours	14,071,230	14,946,742
4 Hours	17,408,481	18,384,425

**Pasco's population grew almost 9% from 2020 to 2023.**

# LOCATION OVERVIEW



# PASCO COUNTY HOUSING GROWTH

- 1 Villages of Pasadena Hills
- 2 Mirada
- 3 Epperson
- 4 DoubleBranch
- 5 Tampa Bay Gulf & Country Club
- 6 Hillcrest Preserve
- 7 Wildcat Groves
- 8 Abbey Crossings
- 9 Lake Jovita Golf & Country Club
- 10 KD52
- 11 Bridgewater
- 12 Watergrass
- 13 The Cedars
- 14 Palm Cove
- 15 Grande Oaks
- 16 Mango Hills
- 17 Towns at Woodsdale
- 18 Hillcrest West
- 19 RD Ranch
- 20 Park Meadows
- 21 Aprile
- 22 Villas At Connected City
- 23 Homesteads of Saddlewood
- 24 Storia
- 25 Stonehill
- 26 Sanctuary Ridge
- 27 Hilltop Vistas
- 28 Boyette Oaks
- 29 Tall Timbers
- 30 Chapel Chase
- 31 Westwood Estates
- 32 Oak Glen
- 33 Happy Hill
- 34 Oakley Groves
- 35 Carmela
- 36 Woodridge
- 37 Summerfield
- 38 Pinewood Manor
- 39 Farmington Hills
- 40 Austin Woods
- 41 Palm Ridge Estates
- 42 Timber Run
- 43 Old St Joe
- 44 Al Mar Acres
- 45 Crimson Estates
- 46 Meadows of San Antonio
- 47 Rusty Creek
- 48 Kumquat Landing
- 49 Drake Estates
- 50 Darby Estates
- 51 Heaven
- 52 Ridge



## 1,607

TOTAL PREPARED LOTS

## 938

TOTAL UNDER CONSTRUCTION

## 76

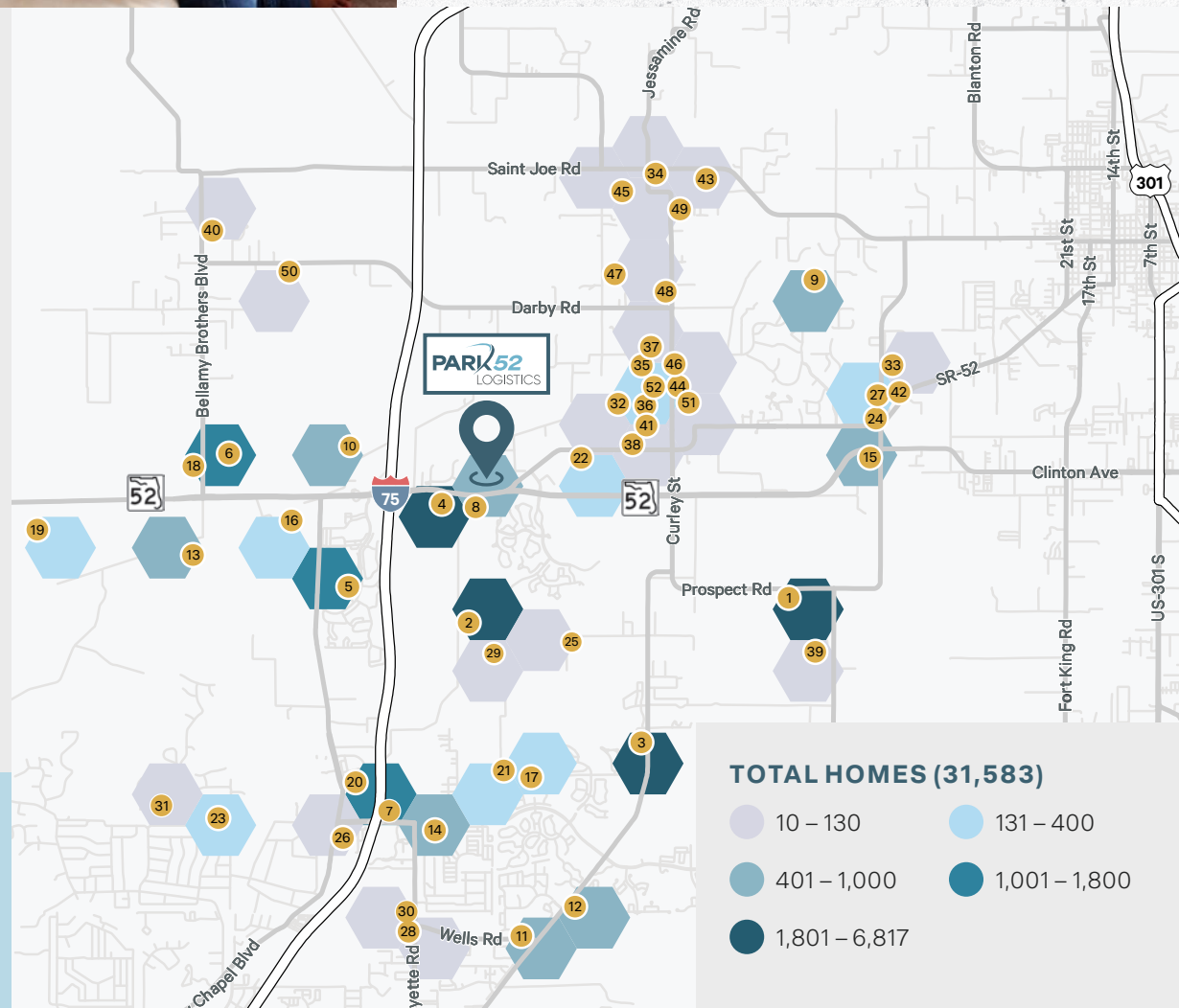
TOTAL FINISHED AND VACANT

## 9,660

TOTAL OCCUPIED

# 19,272

TOTAL FUTURE LOTS





**NEARBY  
AMENITIES**

**18.1M**  
REACHING OVER 18.1M  
CONSUMERS WITHIN  
A 4-HOUR DRIVE

**210,000**  
SKILLED PROFESSIONALS  
ALONG THE 1-75 CORRIDOR

# PARI 52

## LOGISTICS

### CONTACT US

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# CBRE



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