



BAYTOP

**COMMERCE
CENTER**

SPEC DEVELOPMENT
INDUSTRIAL BUILDING

126,000 SF AVAILABLE

NEW CONSTRUCTION
NOW COMPLETE

AVAILABLE FOR IMMEDIATE OCCUPANCY



Baytop Commerce Center, Tampa FL



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

CBRE

BUILDING FEATURES

BUILDING SIZE: 172,620 SF

AVAILABLE SIZE: 126,000 SF

BUILDING DIMENSIONS: 822' x 210'

OFFICE: +/- 2,226 SF

WH LIGHTING: 25 FC LED Lights On 15' Whips

CONFIGURATION: Rear-Load

COLUMN SPACING: 54' x 50' (End Caps 60' x 50')

SPEED BAY: 60'

SLAB THICKNESS: 6" Reinforced With #3s @ 18" OCEW

DOCK DOORS (9'x10'): 49

RAMP DOORS (14'x16'): 2 With Ability To Add 2 More

PIT LEVELERS: (4) 40K LB Mechanical Levelers

DOCK APRON: 60' Concrete

TRUCK COURT: 130'

AUTO PARKING: 173

FIRE PROTECTION: ESRF With K-17 Heads

CLEAR HEIGHT: 32'

POWER: 2000A 277/480V Main With Ability To Add Another 2000 Amps

ROOF: 60-Mil TPO Roof With 20-Year NDL Warranty & R-20.5 Insulation

AVAILABLE SPACE



126,000 SF Available



+/- 2,226 SF Office Space



36 Dock Doors (3 40K LB Mechanical Levelers) & 1 Ramp With Ability To Add 2 More



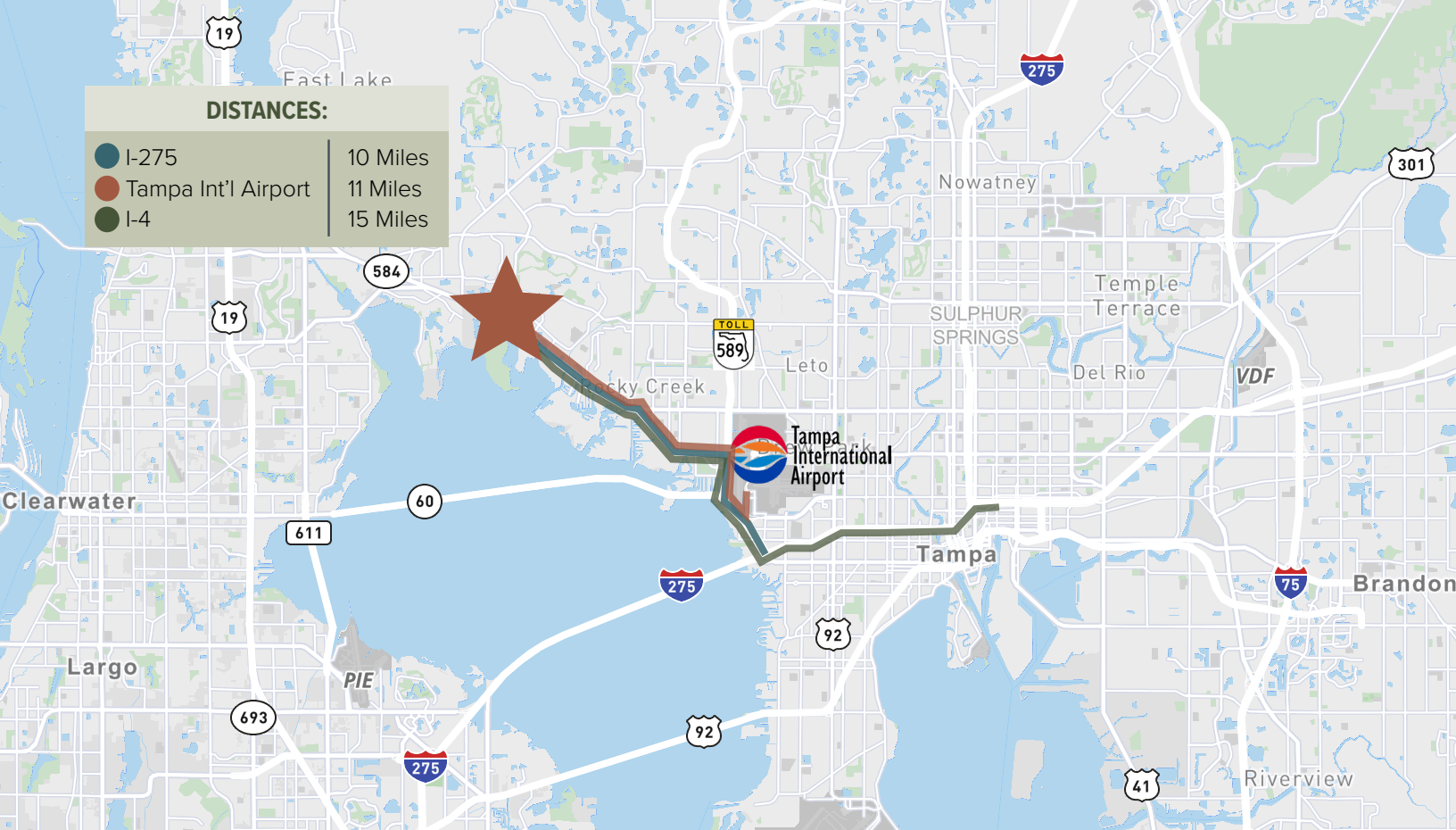
131 Car Parking Spaces



130' Truck Court Depth



32' Clear Height



RETAILERS IN THE MARKET:



LOCATION



Conveniently located at the top of the bay, Baytop Commerce Center straddles three counties with a population over 3,200,000 people. The location's demographics offer access to a robust work force pool that is tiered to provide high tech and executive level employees. Nearby amenities include countless restaurants, retailers and hotels. The location truly delivers the perfect live, work and play environment for labor and manufacturing to thrive.



Minutes from the Courtney Campbell Causeway, I-275, & Tampa International Airport

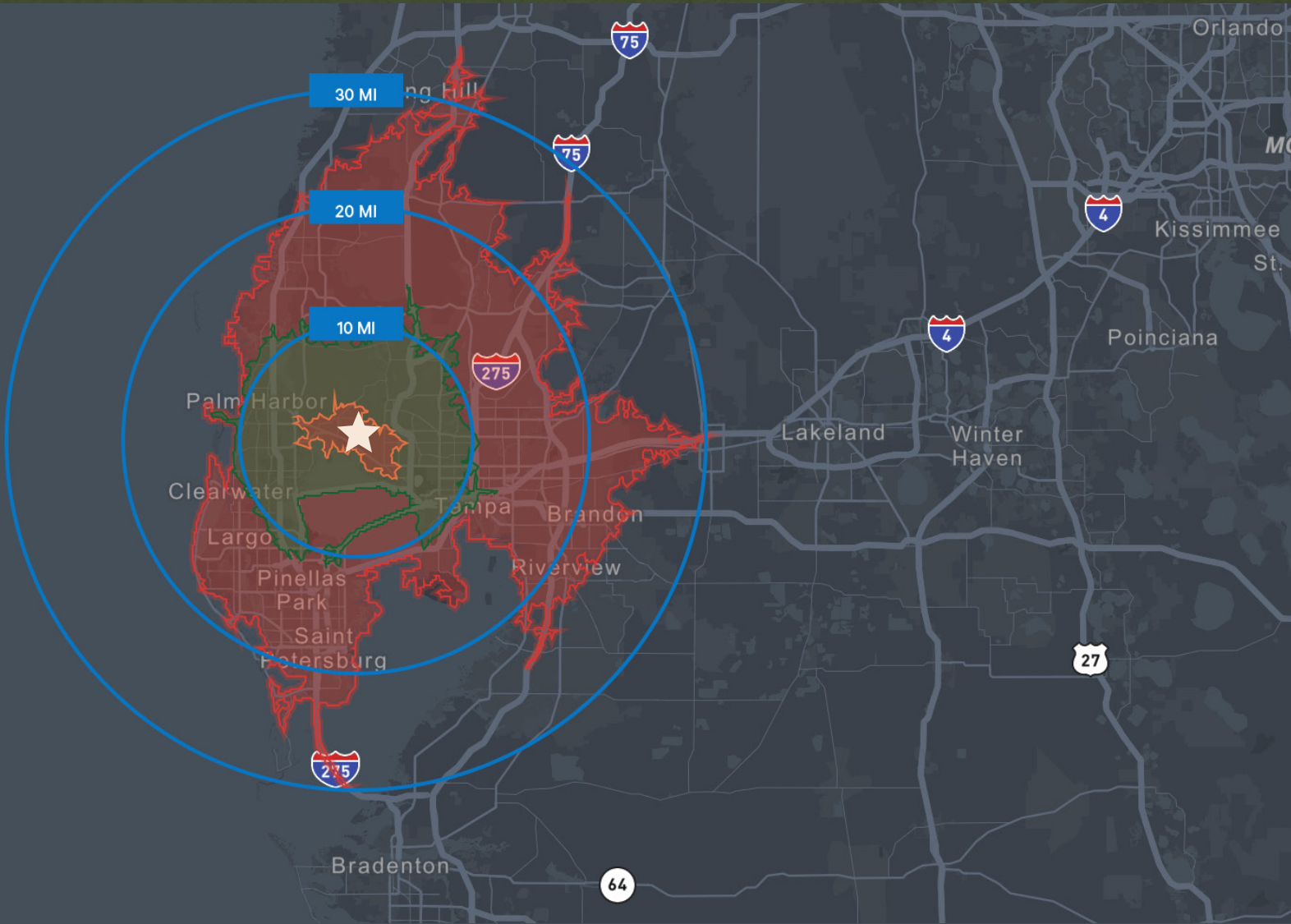
New, Class A industrial opportunity on the border of two of Tampa's tightest industrial submarkets – North Pinellas County and Northwest Tampa, each under 2% vacant.

Baytop Commerce Center is filling a void in available, modern industrial product as it is just one of just two speculative projects over 20,000 square feet to come to the area over the past decade.

As of Q2 2024, it is one of only two existing options in the area that can accommodate a user larger than 35,000 square feet.



DRIVE TIMES & DEMOGRAPHICS



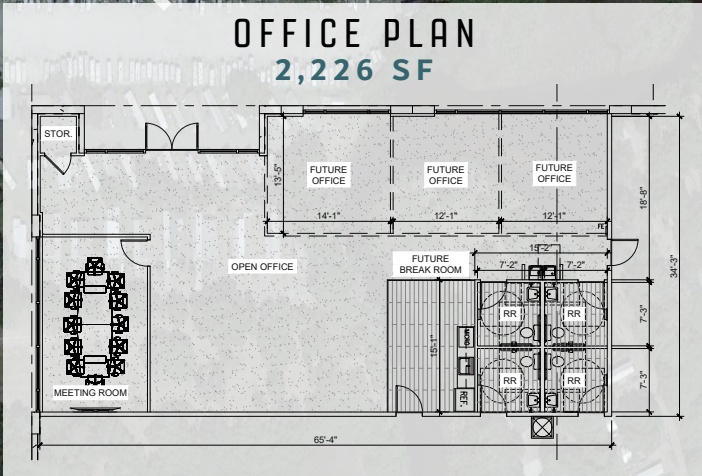
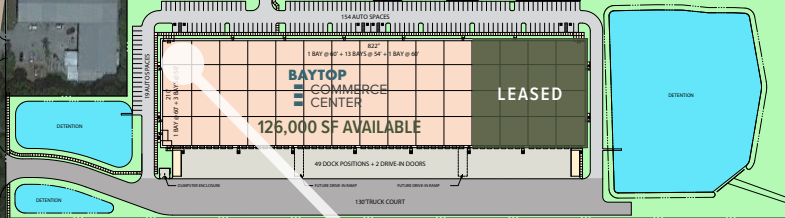
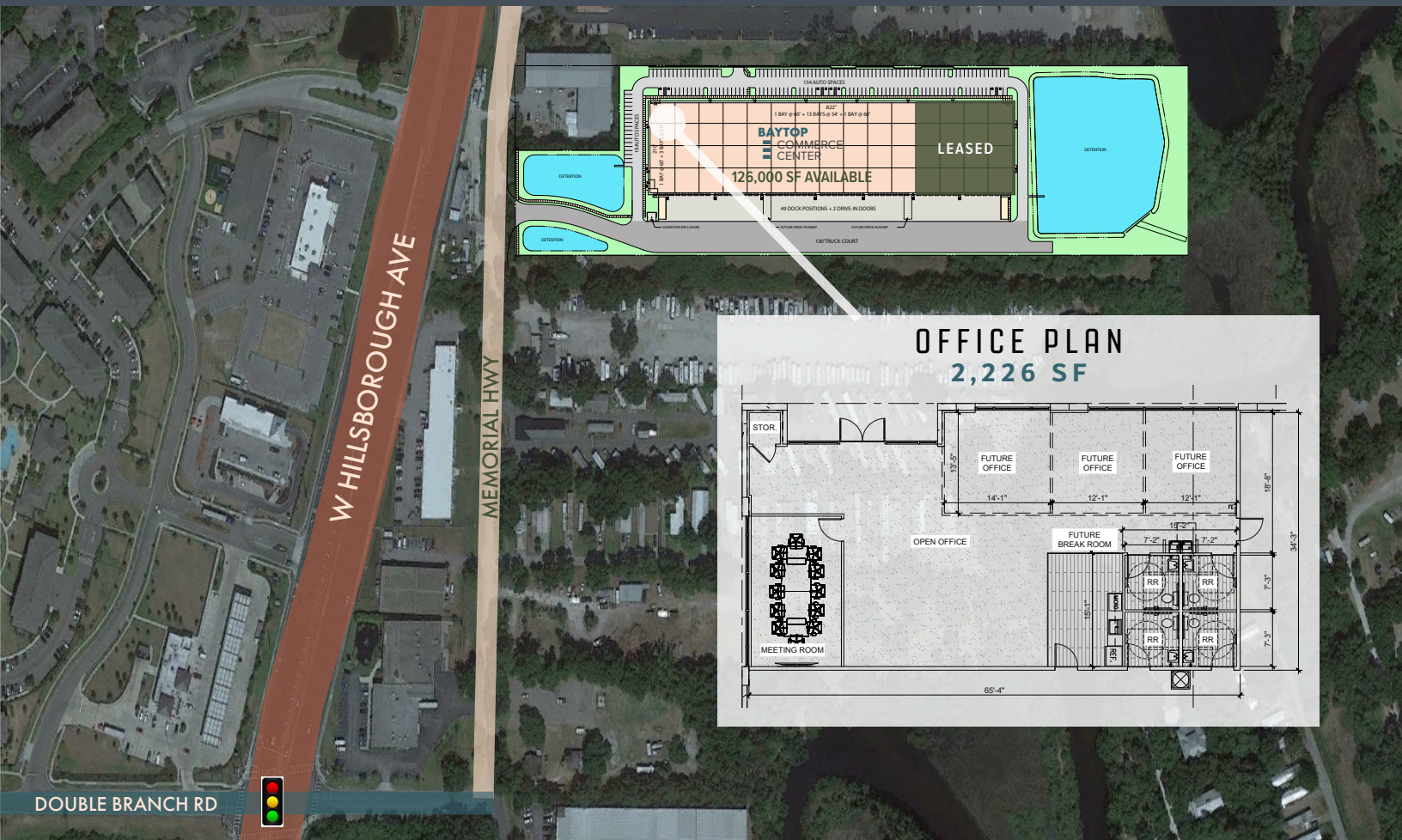
COLOR KEY

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES

POPULATION

	10 MINUTES	20 MINUTES	30 MINUTES
2024 Employees	29,403	228,959	688,168
2024 Population <i>(Current Year Estimate)</i>	61,049	378,545	1,129,776
2029 Population <i>(Five Year Projection)</i>	61,179	382,104	1,157,658
2024 Unemployed <i>(Population 16+)</i>	3.7%	3.3%	3.7%

SPEC OFFICE



CONTACTS

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