



# BAYTOP

COMMERCE  
CENTER

SPEC DEVELOPEMENT  
INDUSTRIAL BUILDING

172,620 SF AVAILABLE

NEW CONSTRUCTION  
TARGET DELIVERY DATE - Q2 2024

CONSTRUCTION UPDATE: PANELS BEING TILTED



Baytop Commerce Center, Tampa FL

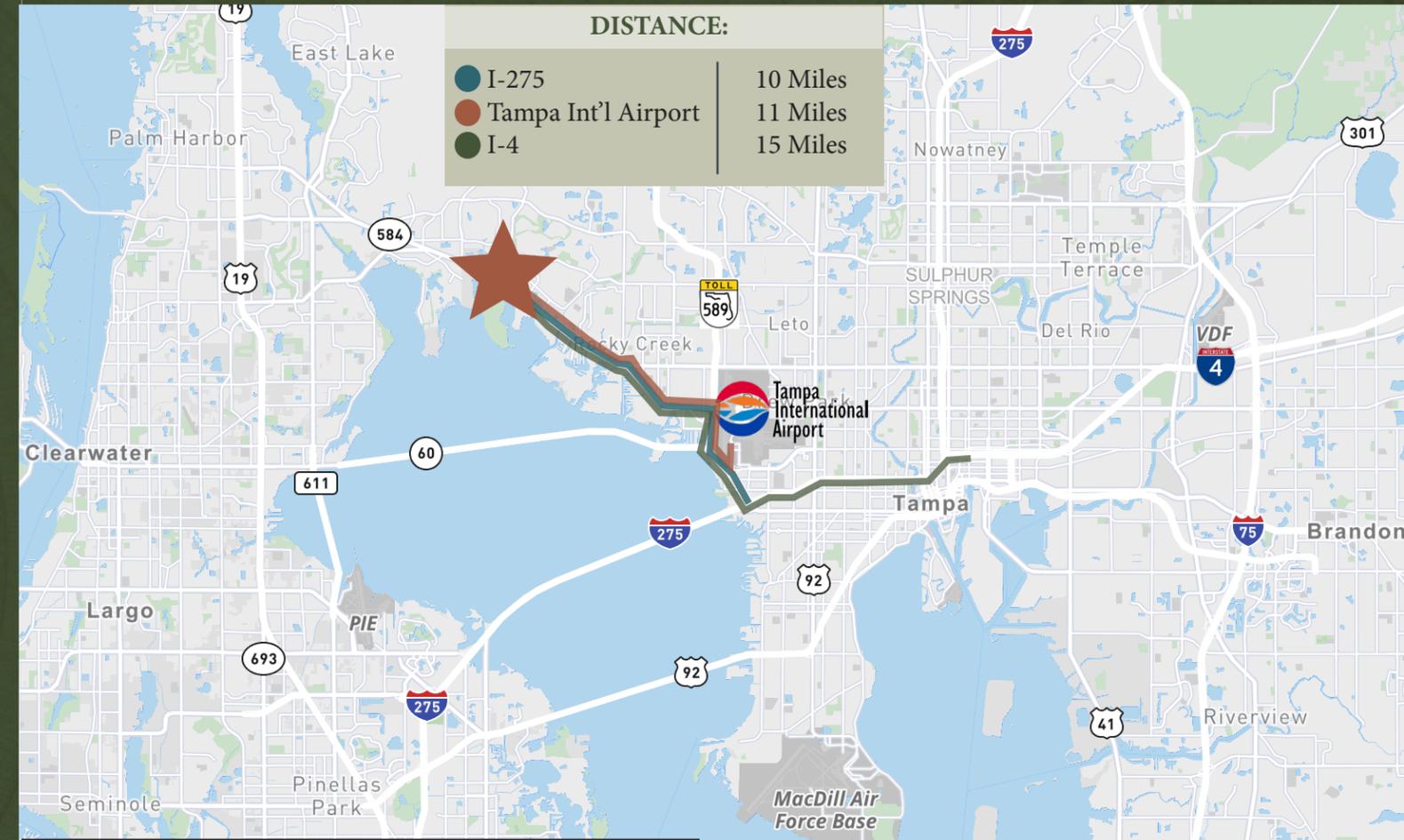
 **JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
Part of TheJohnsonGroup

**CBRE**

# BUILDING FEATURES

- BUILDING SIZE:** 172,620 SF
- BUILDING DIMENSIONS:** 822' x 210'
- OFFICE:** +/- 2,200 SF Planned
- 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:** (10) 35K LB Mechanical Levelers
- DOCK APRON:** 60' Concrete
- TRUCK COURT:** 130'
- AUTO PARKING:** 173
- FIRE PROTECTION:** ESR 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

# MAP



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.

## LOCATION

*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 Q4 2022, no existing asset in this area has availability that can accommodate a user larger than 25,000 square feet.*



172,620 SF Industrial Warehouse



+/- 2,200 SF Proposed Office Space



49 Dock Doors



173 Car Parking Spaces



2nd Quarter 2024 Completion

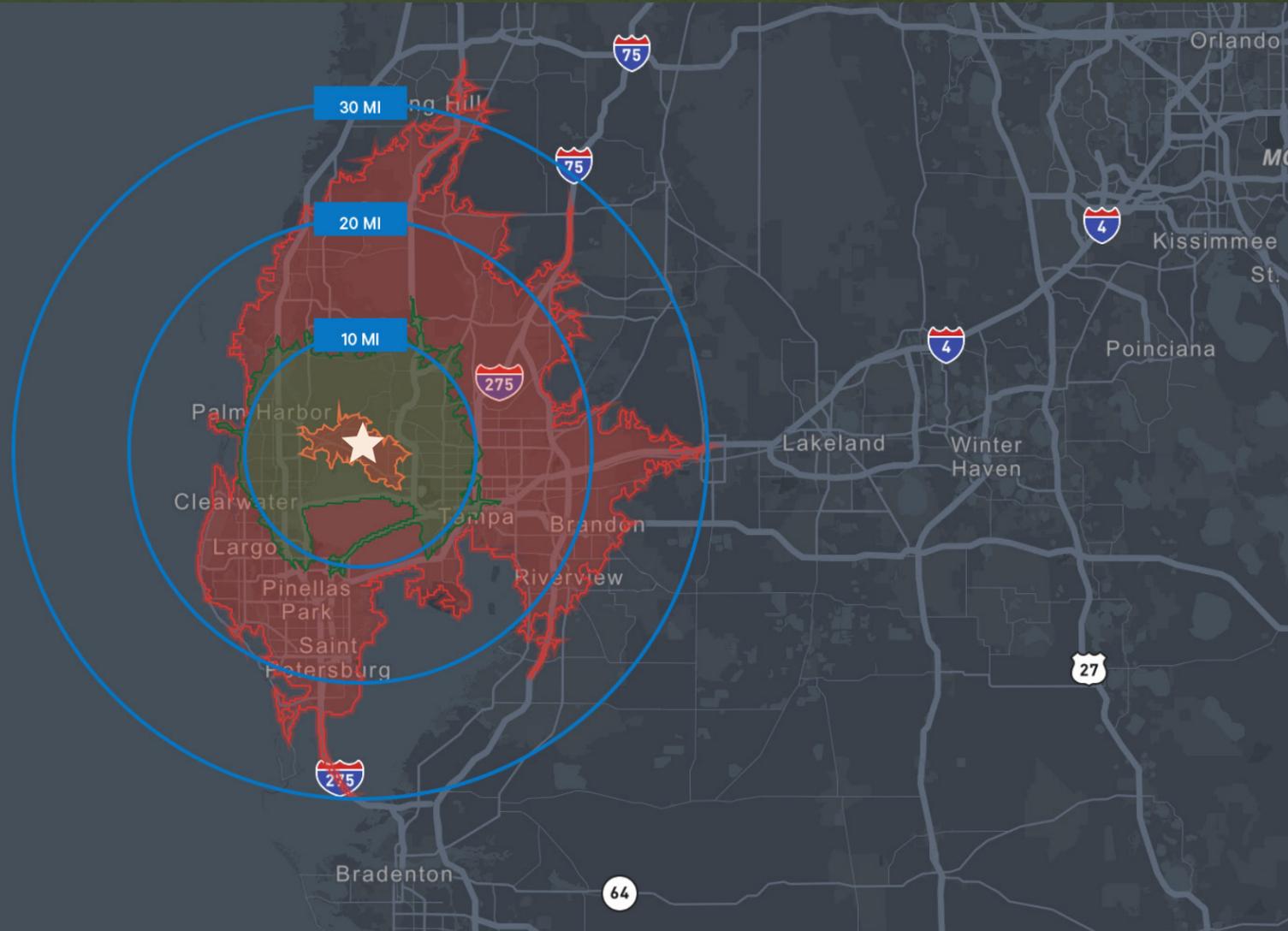


32' Clear Height

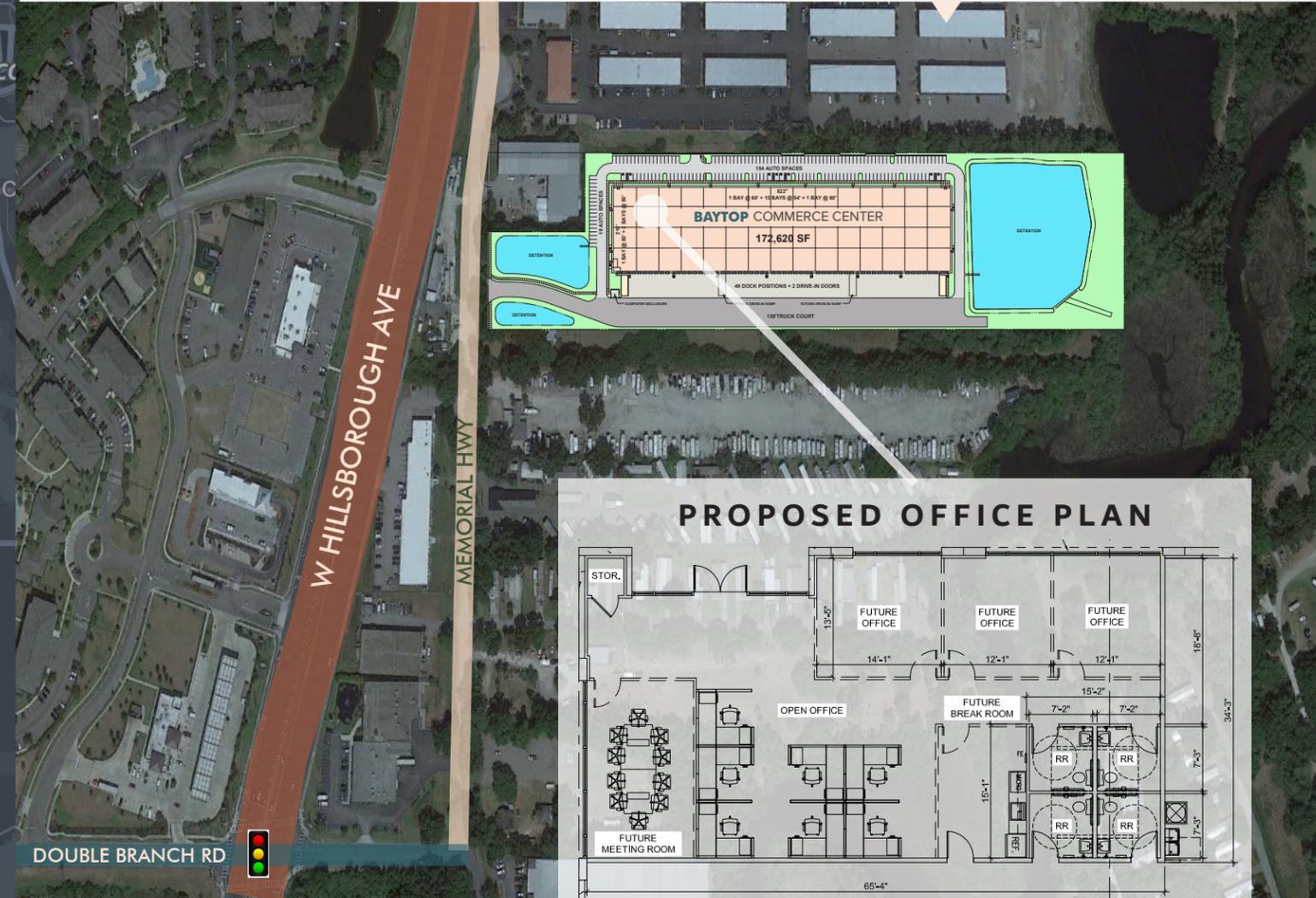


Minutes from the Courtney Campbell Causeway, I-275, & Tampa International Airport

# DRIVE TIME



# SITE PLAN



## COLOR KEY

- 30 MINUTES
- 20 MINUTES
- 10 MINUTES

## POPULATION

	10 MINUTES	20 MINUTES	30 MINUTES
2022 Employees	33,600	267,529	730,361
2022 Population <i>(Current Year Estimate)</i>	71,139	471,307	1,299,410
2022 Population <i>(Five Year Projection)</i>	71,282	475,508	1,324,558
2022 Unemployed <i>(Population 16+)</i>	2.6%	3.0%	3.5%

## CONTACT

**Rian Smith**  
Senior Vice President  
+1 813 380 7388  
rian.smith@cbre.com

**Josh Tarkow**  
Senior Vice President  
+1 813 361 2614  
josh.tarkow@cbre.com

**JOHNSON DEVELOPMENT ASSOCIATES, INC.**  
Part of TheJohnsonGroup

