



BUILT WHERE INDUSTRY IS  
**EXPANDING**

11600 TRADE PARK WAY | SAN ANTONIO, FL 33576



**BUILDING 200 | 2 SPEC OFFICES**  
**AVAILABLE NOW**  
**12,000 SF AND UP**  
**UP TO 86,890 SF**



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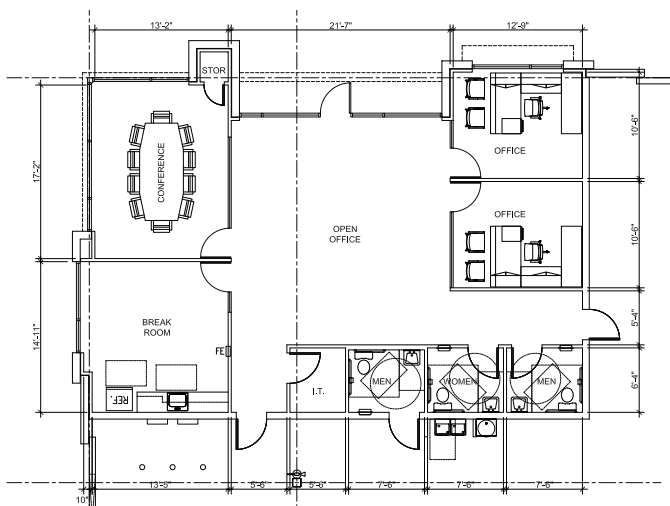
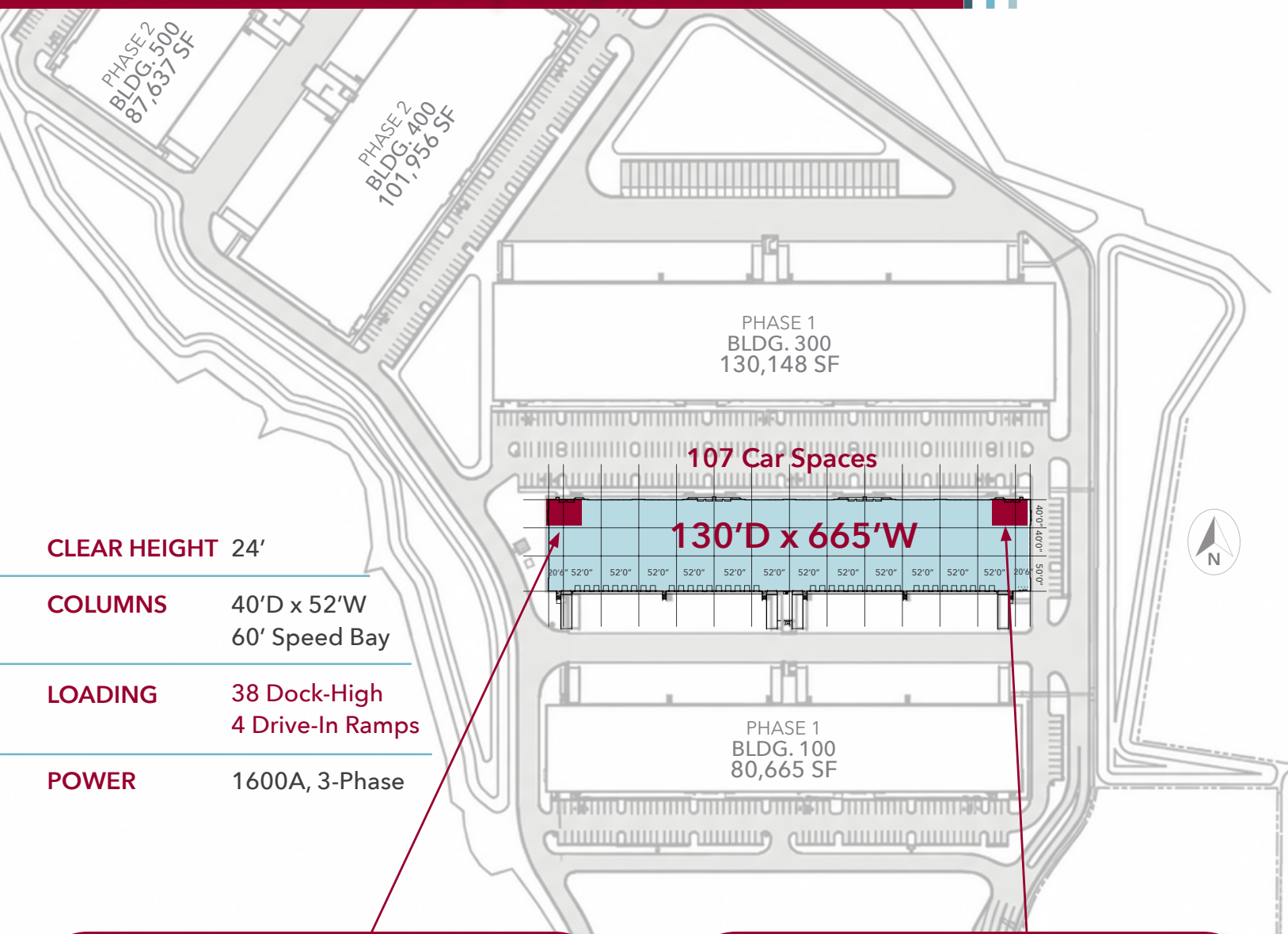
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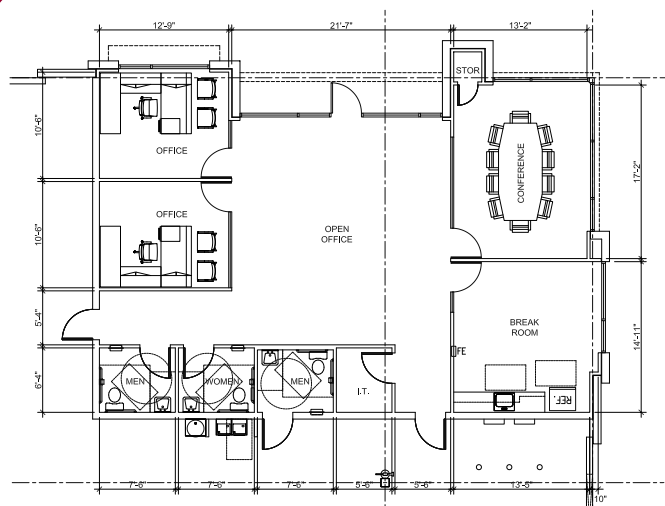
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**BUILDING 200 | 86,890 SF**



## 1,609 SF OFFICE PLAN



## 1,609 SF OFFICE PLAN



# PARK 52 SURROUNDED BY FUTURE RETAIL

MORE LUNCH CHOICES. HAPPIER EMPLOYEES. RIGHT OUTSIDE YOUR DOOR



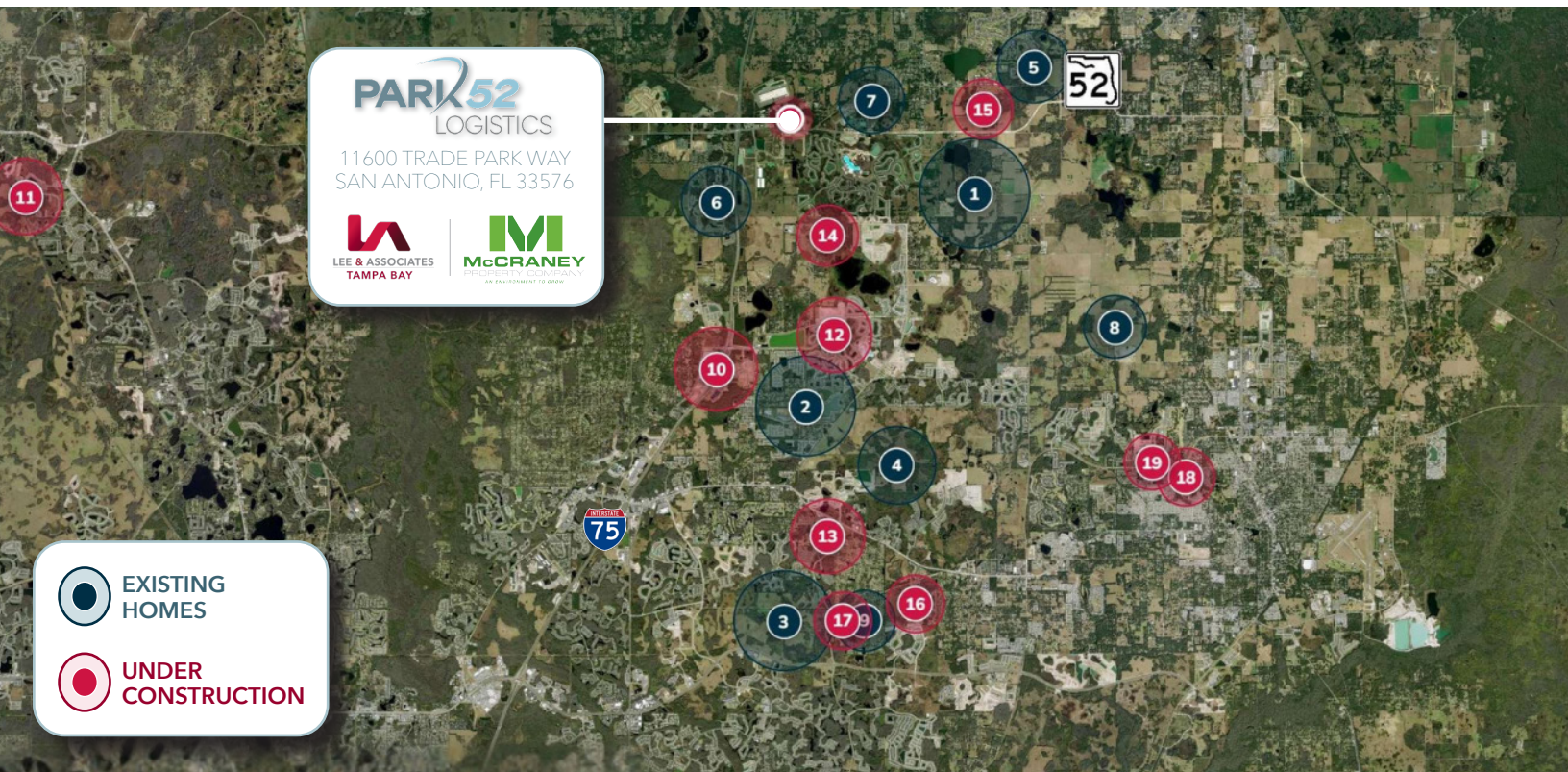
## PROJECTS CURRENTLY IN PLANNING & APPROVAL STAGES

- 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





## ADDITIONAL PARK 52 AVAILABILITES

|              | BUILDING 100                     | BUILDING 200                     | BUILDING 300                        |
|--------------|----------------------------------|----------------------------------|-------------------------------------|
| TOTAL SIZE   | 80,665 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<br>60' Speed Bay     | 55'D x 52'W<br>60' Speed Bay        |
| LOADING      | 38 Dock-High<br>4 Drive-In Ramps | 38 Dock-High<br>4 Drive-In Ramps | 46 Dock-High<br>4 Drive-In Ramps    |
| POWER        | 1600A, 3-Phase                   | 1600A, 3-Phase                   | 1600A, 3-Phase                      |
| PARKING      | 121 Car Spaces                   | 107 Car Spaces                   | 103 Car Spaces<br>32 Trailer Spaces |

READY FOR  
OCCUPANCY

## 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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