

BAYTOP

COMMERCE CENTER

SPEC DEVELOPMENT
INDUSTRIAL BUILDING

46,620 SF AVAILABLE

NEW CONSTRUCTION
NOW COMPLETE

AVAILABLE FOR IMMEDIATE OCCUPANCY



13209 Memorial Highway, Tampa, FL 33635



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of The Johnson Group

CBRE

BUILDING FEATURES

BUILDING SIZE: 172,620 SF

AVAILABLE SIZE: 46,620 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 (1/1,000 SF)

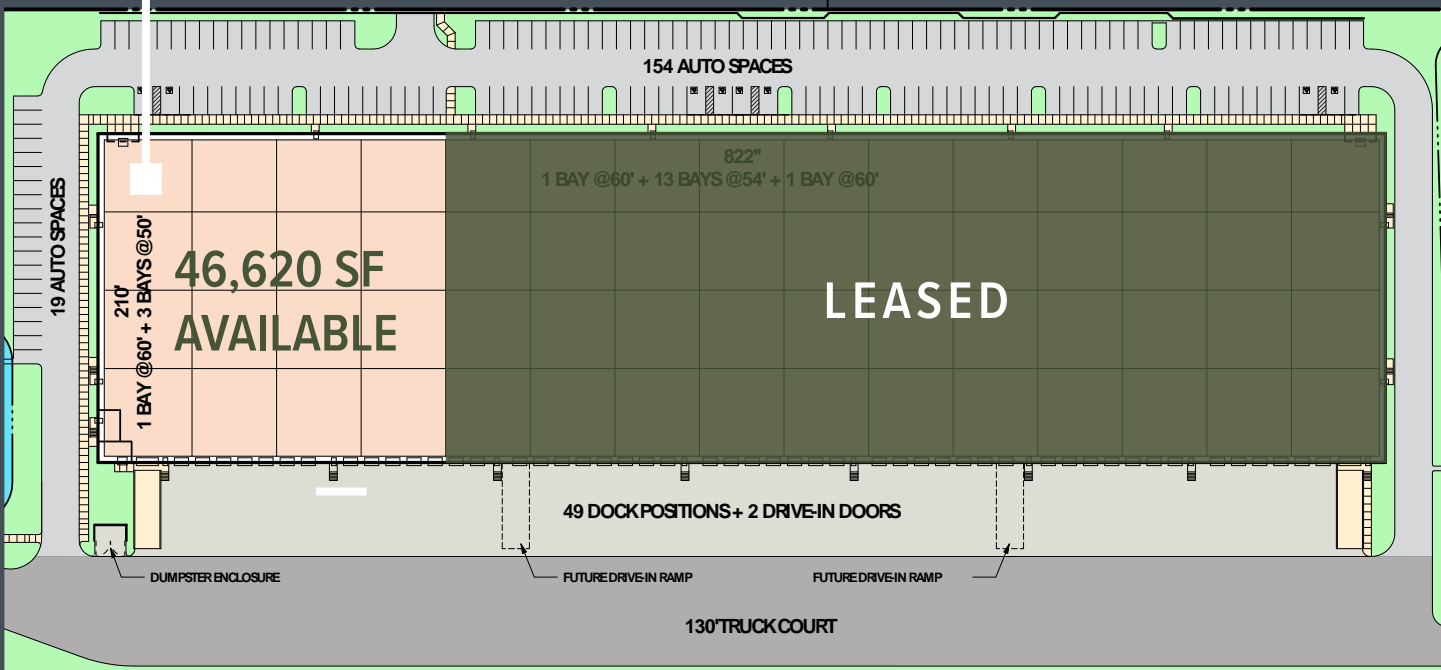
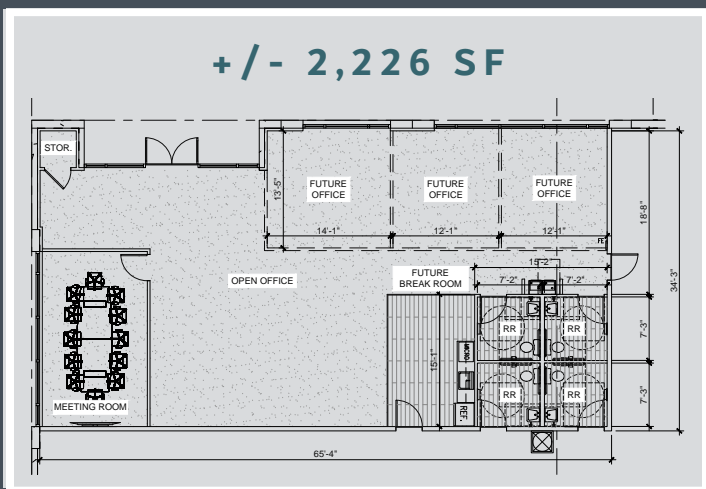
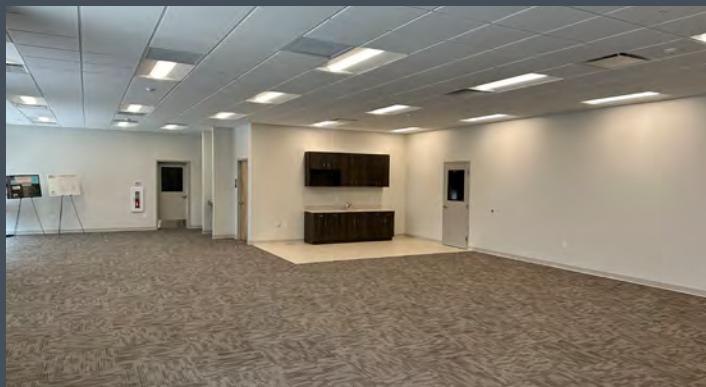
FIRE PROTECTION: ESFR with K-17 Heads

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

SPEC OFFICE



AVAILABLE SPACE



46,620 SF Available



+/- 2,226 SF Office Space



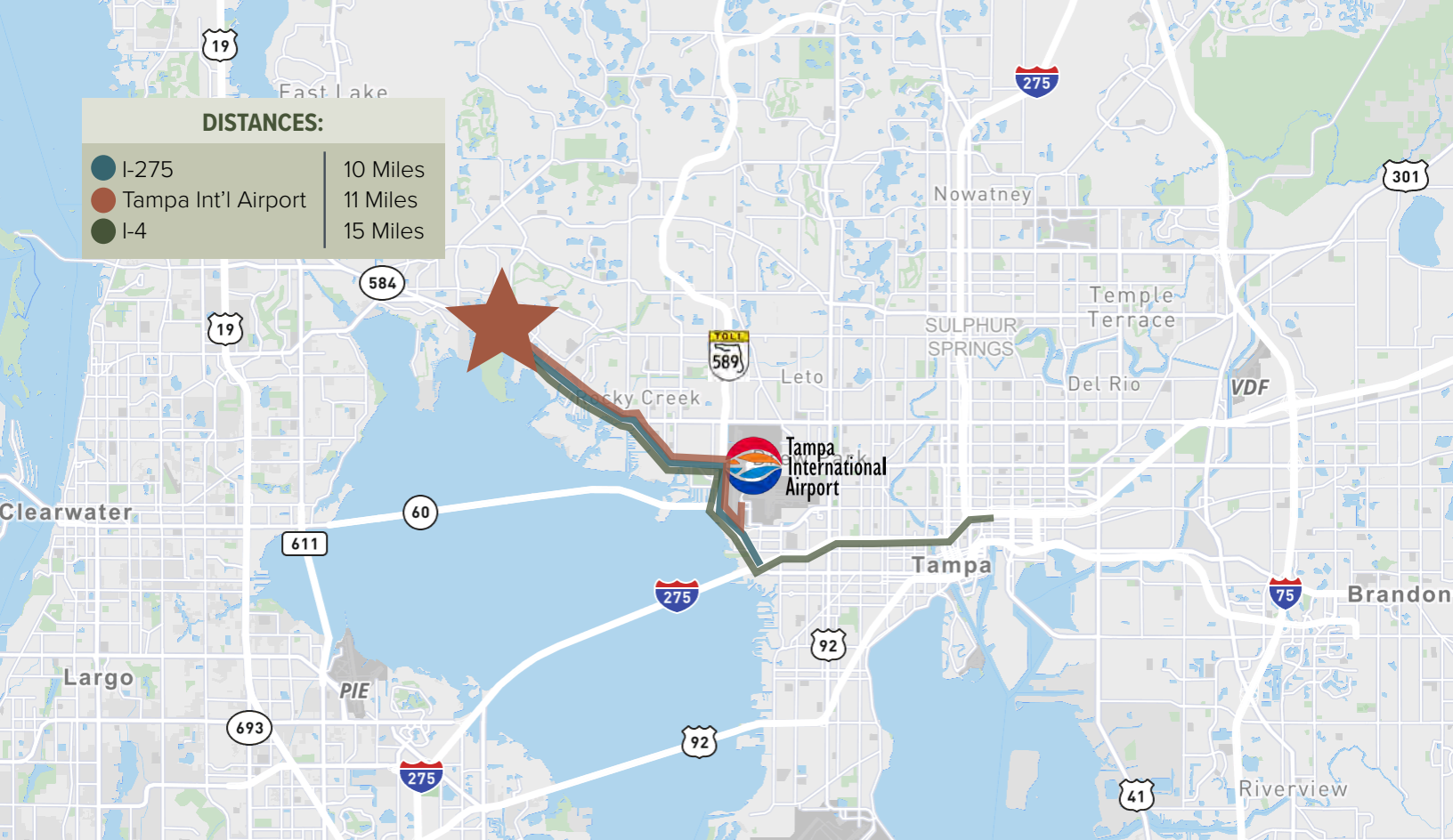
12 Dock Doors (9' x 10), 1 with a 40K LB Mechanical Leveler & 1 Ramp Door (14' x 16')






222' x 210' Space Dimensions



57 (1.22/1,000 SF) Auto Parking Spaces



DISTANCES:

 I-275	10 Miles
 Tampa Int'l Airport	11 Miles
 I-4	15 Miles

RETAILERS IN THE MARKET:



LOCATION



Conveniently located at the top of the bay, Baytop Commerce Center straddles three counties with a population over 3,300,000 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

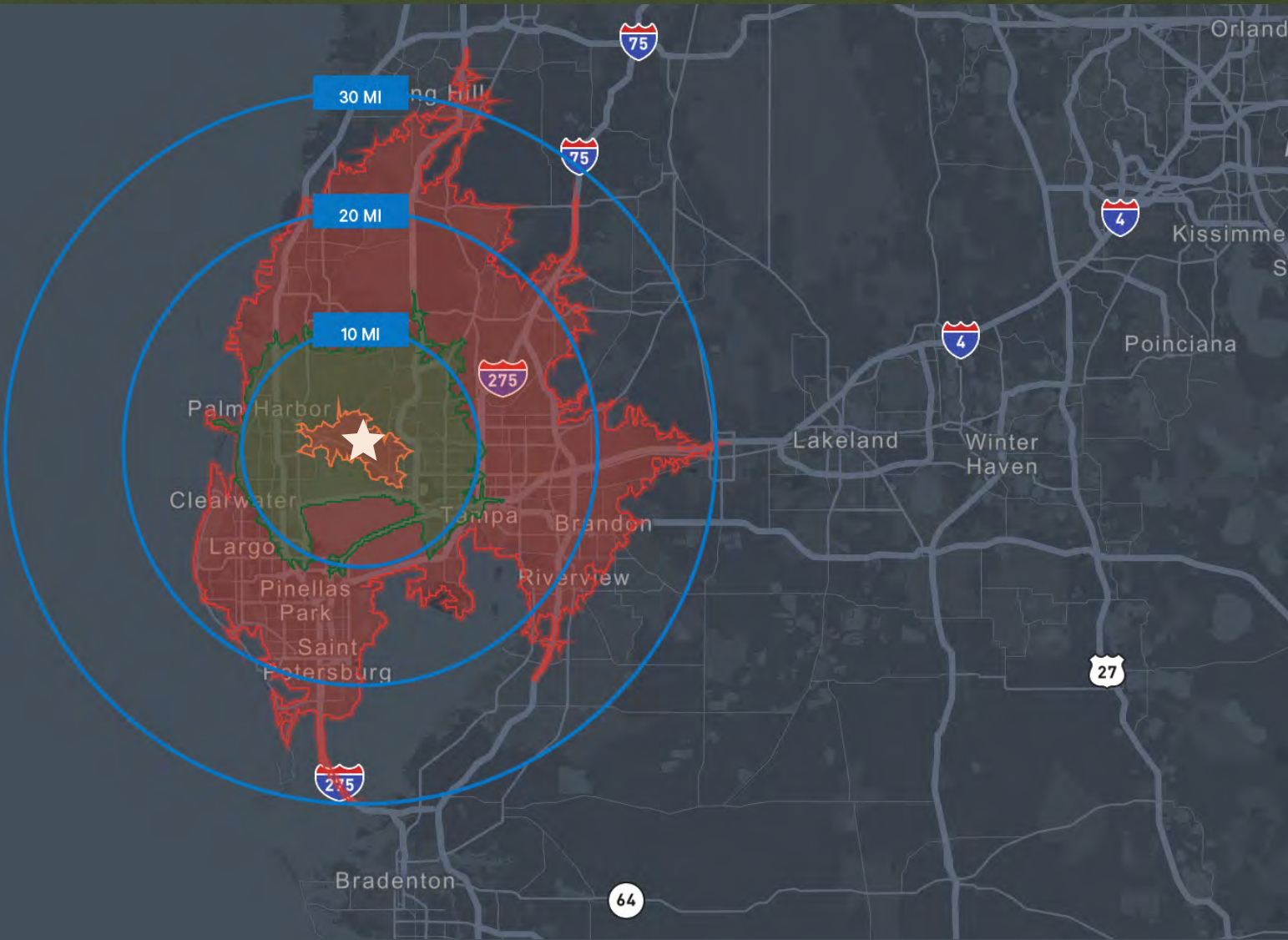
New, Class A industrial opportunity on the border of two of Tampa's tightest industrial submarkets – North Pinellas County and Northwest Tampa, each under 3% vacant.

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

As of Q1 2026, it is one of only three 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
2025 Employees	23,787	181,024	555,018
2025 Population <i>(Current Year Estimate)</i>	45,811	320,670	993,380
2030 Population <i>(Five Year Projection)</i>	46,147	323,693	1,022,739
2025 Unemployed <i>(Population 16+)</i>	4.3%	3.6%	4.0%



CONTACTS

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BAYTOP

■ COMMERCE
 ■ CENTER

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