



CLEARWATER LOGISTICS CENTER

13141 34th Street North | Clearwater, FL 33762

±50,000 – 156,300 SF Leasing Opportunities

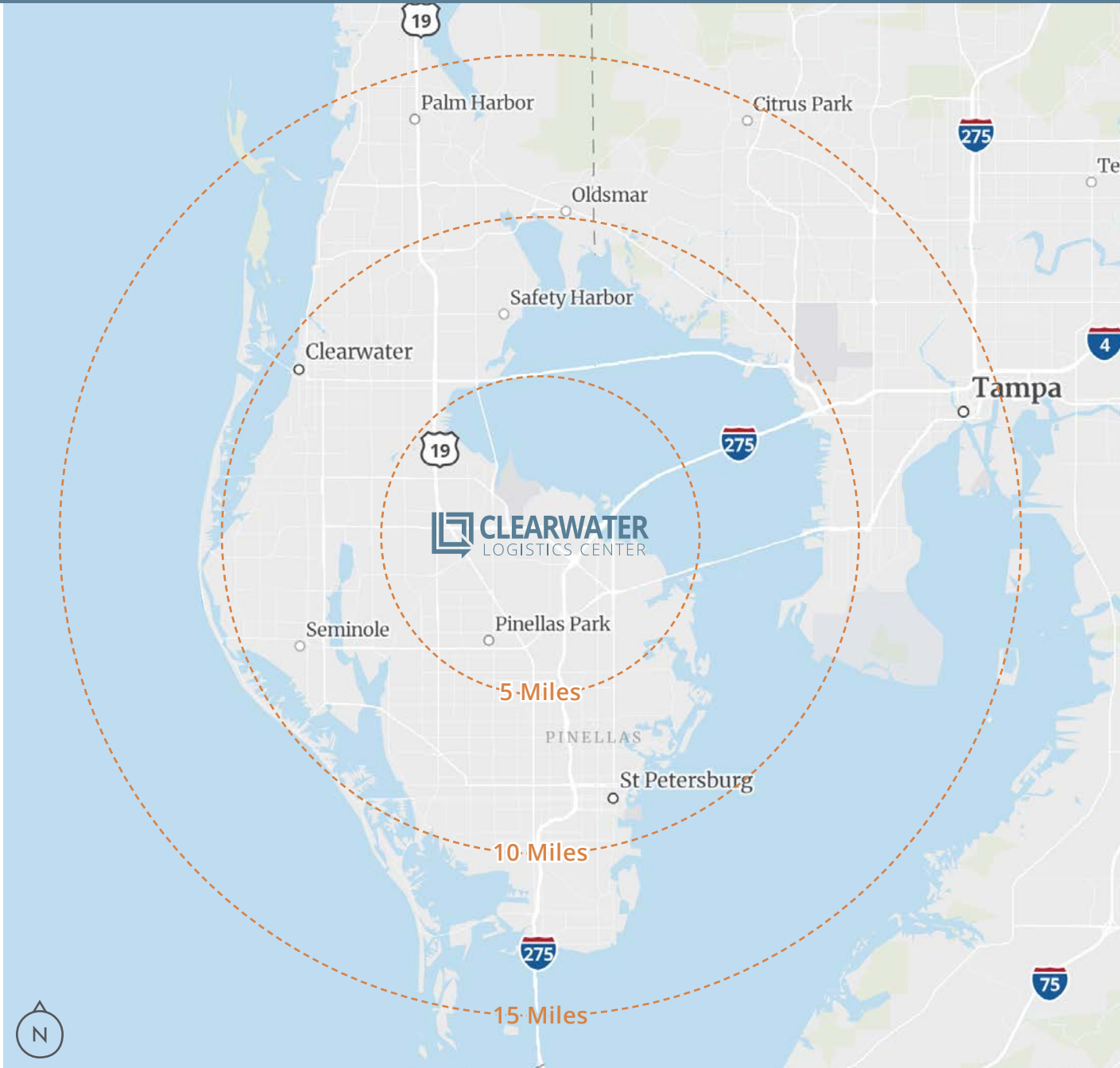
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Densely Populated, Infill Location



Approximately 2 Miles
To I-275 for Distribution Efforts



963,916

Population in Pinellas County



3,517

People Per Square Mile
in Pinellas County



1,296,572

Population Within 15 Miles



3,251,689

Population In Greater Tampa Bay



Redevelopment Site Plan



307,400 SF

Between Two Rear-Load Buildings

Q4 2023

Estimated Delivery

32'

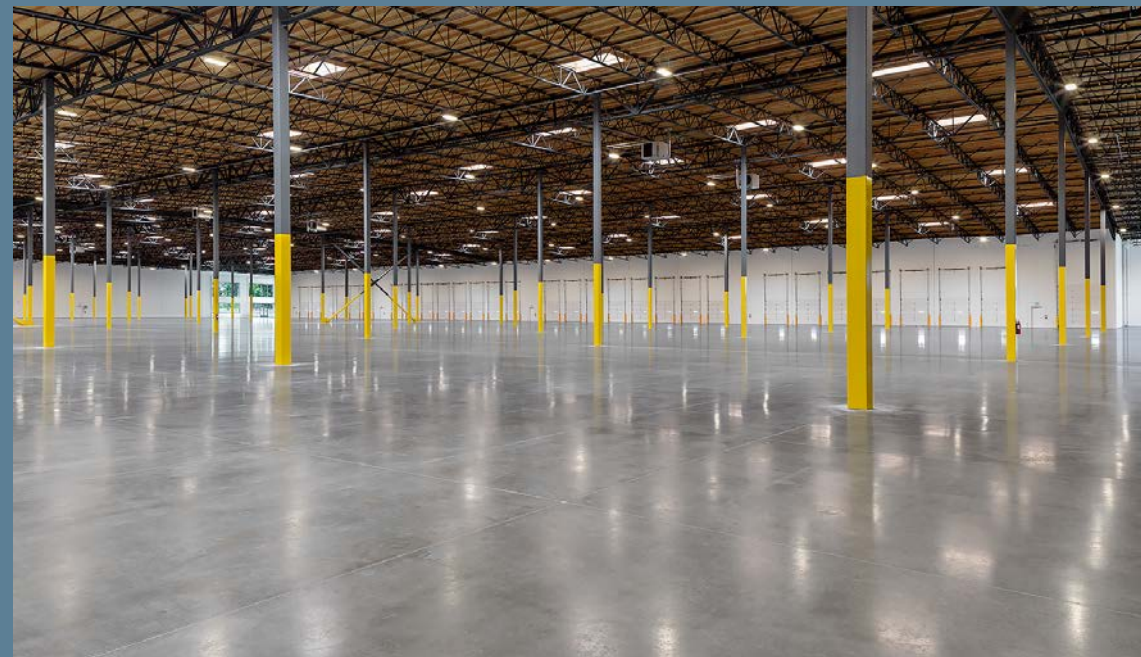
Clear Height

±50,000-156,300 SF

Leasing Opportunities

Building 1

Total Building Size:	156,300 SF
Delivery:	Q4 2023
Office:	Build-to-Suit
Available for Lease:	±50,000 - 156,300 SF
Load Type:	Rear-Load
Clear Height:	32'
Building Dimensions:	790' (w) x 200' (d)
Column Spacing:	54' x 46'8"
Dock-High Doors:	49 (3.13/10,000 SF)
Drive-In Doors:	2 Drive-In Ramps
Truck Court:	180' Shared
Electrical Service:	1,600 amp, 277/480V, 3 phase, 4 wire service
Fire Protection:	ESFR
Slab Thickness:	7" thick, 4,000 PSI
Auto Parking (spaces):	171 (1.09/1,000 SF)
Trailer Parking (spaces):	Up to 10 Off-Dock
Roof:	R-20; 60-mil TPO membrane system





Building 2

Total Building Size:	151,100 SF
Delivery:	Q4 2023
Office:	Build-to-Suit
Available for Lease:	±50,000 - 151,100 SF
Load Type:	Rear-Load
Clear Height:	32'
Building Dimensions:	755' (w) x 200' (d)
Column Spacing:	54' x 46'8"
Dock-High Doors:	43 (2.85/10,000 SF)
Drive-In Doors:	2 Drive-In Ramps
Truck Court:	180' Shared
Electrical Service:	1,600 amp, 277/480V, 3 phase, 4 wire service
Fire Protection:	ESFR
Slab Thickness:	7" thick, 4,000 PSI
Auto Parking (spaces):	125 (0.83/1,000 SF)
Trailer Parking (spaces):	Up to 10 Off-Dock
Roof:	R-20; 60-mil TPO membrane system





Surrounding, Notable Industrial Occupiers





Why Clearwater Logistics Center?



Situated on 34.5 acres, Clearwater Logistics Center is **strategically located in the heart of the most densely populated County in the entire state of Florida**, with almost one million people living on the Pinellas peninsula.

Pinellas County is a 274-square mile peninsula bordered by the Gulf of Mexico and Tampa Bay with a few core arteries connecting the county to the MSA. Clearwater Logistics Center sits in the heart of the Gateway Industrial submarket with proximity to Interstate-275 (“I-275”), the major elevated highway running through Pinellas County to connect to the major neighboring Counties, Hillsborough (1,496,221 population) and Manatee (411,921 population). It’s exceptional connectivity to the residents of Tampa Bay has driven the mid-Pinellas direct vacancy rates to 1.5% (as of Q2 2022, according to Colliers reports). Recognizing the tremendous occupier demand for additional industrial space, LBA Logistics will be delivering two state-of-the-art warehouse facilities in Q4 of 2023.

The Project

Address:	13141 34th St N, Clearwater, FL 33762
Total Project Size:	307,400 SF
# of Buildings:	Two rear-load warehouses
Estimated Delivery:	Q4 2023

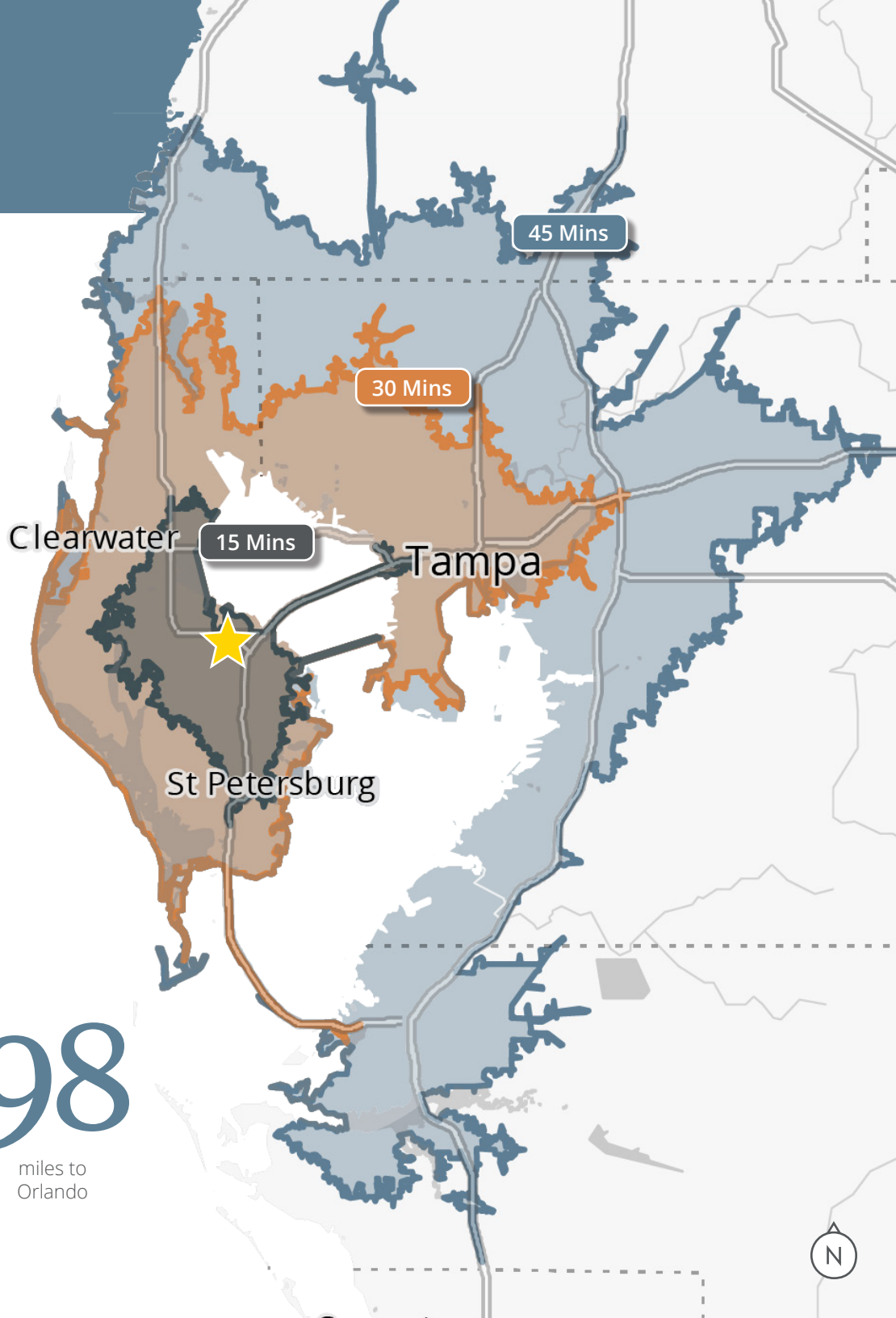
Location Overview

Key Infrastructure

St. Pete-Clearwater International Airport	1.8 miles
Tampa International Airport	12.4 miles
Port Tampa Bay	16.3 miles
CSX Intermodal Tampa	20.4 miles
Lakeland Linder International Airport	46.0 miles
CSX Intermodal Winter Haven	70.4 miles

2022 Demographics

	15 Minutes	30 Minutes	45 Minutes
Total Population	375,981	1,404,286	2,499,774
2027 Projected Population	376,579	1,418,844	2,557,071
Total Households	174,481	628,771	1,056,221
Median Age	45.9	45.8	43.1
Median Household Income	\$59,545	\$64,878	\$63,863
Bachelor's Degree or Higher	30.9%	36.4%	34.1%



11

miles to
St. Petersburg

15

miles to
Tampa

34

miles to
Bradenton

98

miles to
Orlando



Infrastructure Improvements Underway

Gateway Expressway Project



As the most densely populated county in the state of Florida, Pinellas County began the \$595M Gateway Expressway Project in 2017 which will provide better connectivity throughout the county by creating two new elevated tollways between US Highway 19 and I-275, as well as the Bayside Bridge and I-275. The project component along I-275 includes the design and construction of one tolled express lane in each direction (one northbound and one southbound) from south of Gandy Boulevard to north of 4th Street North. The new express lanes are in addition to existing general purpose (non-tolled) lanes.

SR 690 will be a new 4-lane tolled expressway connection from US 19 to west of I-275. The tolling will be "static," meaning the cost will remain the same at all hours. SR 686A will be a new 4 lane elevated tolled (static) expressway from the Bayside Bridge (CR 611) to just west of I-275. Completion is slated for Q2 2023.

Howard Frankland Bridge

Florida Department of Transportation (FDOT) is rebuilding the existing northbound bridge, which was originally constructed in 1959, and adding capacity to alleviate traffic congestion.

As one of the primary connectors between Hillsborough and Pinellas County, the Howard Frankland Bridge (I-275) is undergoing a \$865M redesign, which will expand the south-bound bridge to allow for eight lanes. Completion is slated for Q4 2025.

New design benefits include:

- Improvement of incident management in emergency responses
- Hurricane evacuation plans to utilize all lanes
- Improved operations of Express Bus Service
- Includes a bicycle/pedestrian trail
- Future light rail designs
- Additional express lanes





Why Tampa Bay?

Fast Growing, Next Generation Metro

- 18th largest metro in the U.S.
- One of America's Fastest-Growing Cities (Forbes)
- Tampa is the third placed city in the U.S. when it comes to net daily migration (U.S. Census)
- Nearly 150 people move to Tampa each day (U.S. Census)
- Florida's millennial population growing 11 to 13% faster than the U.S. as a whole (U.S. Census)
- Tampa is #3 on the list of U.S. cities where people want to move

Strong State and Local Economy

- Tampa has more high-growth companies per capita than New York City (Inc.)
- Unemployment rate remains low
- Florida's economy hit \$1 trillion for the first time in 2018 and continues to grow
- Florida is fourth among states in terms of millionaires
- Top 10 market for real estate investors (PwC and ULI)
- 20 major corporate headquarters including The Mosaic Company, Bloomin' Brands, Raymond James Financial, Jabil, Publix and Sykes Enterprises

Recruiting Diverse Talent is Easier

- 80+ colleges, universities and technical schools in the region
- An average of 75% of graduates end up staying in Florida - a majority within the Tampa MSA
- 92,000+ veterans in local workforce
- Diverse population - 20% bilingual
- 3rd lowest labor cost metro in the U.S.
- Millennials are the second largest labor base in Florida
- Tampa has 6th most minority business owners in the U.S.

Pro-Business Climate

- Zero personal income tax; low corporate income tax
- Right to Work state
- #1 best cities for women to start a business (Business.org)
- Ranked among the 50 best places in America for starting a business (Inc.)
- #4 most attractive metro areas for corporate relocations and expansions (Site Selection)
- Stable, pro-business elected leadership

Convenient Global Connectivity

- Tampa International Airport ranked among top 5 best U.S. airports (Conde Nast)
- 250+ daily flights; 80+ nonstop routes to major U.S. cities and global destinations such as Frankfurt, Amsterdam, London and Panama City
- Port Tampa Bay is Florida's largest and most diversified seaport
- Closest deepwater port to Panama Canal
- Major interstate access and CSX rail lines to reach 33 million consumers within 8-hour drive
- Conveniently located on the prime I-4 warehouse, distribution and logistics corridor

An Unbeatable Quality of Life

- Cost of living consistently below national average
- Most Livable City in America (US Conference of Mayors)
- Four professional sports teams and MLB spring training
- Year-round outdoor activities
- 35 miles of best beaches in America within 30-minute drive
- Booming craft beer and foodie scene
- #1 market for first-time home buyers (Zillow)
- Diverse and affordable housing options include waterfront, urban, suburban, and rural





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