

**US 41 INDUSTRIAL PARK**  
SEC US-41 and Kracker Avenue  
Tampa, Florida



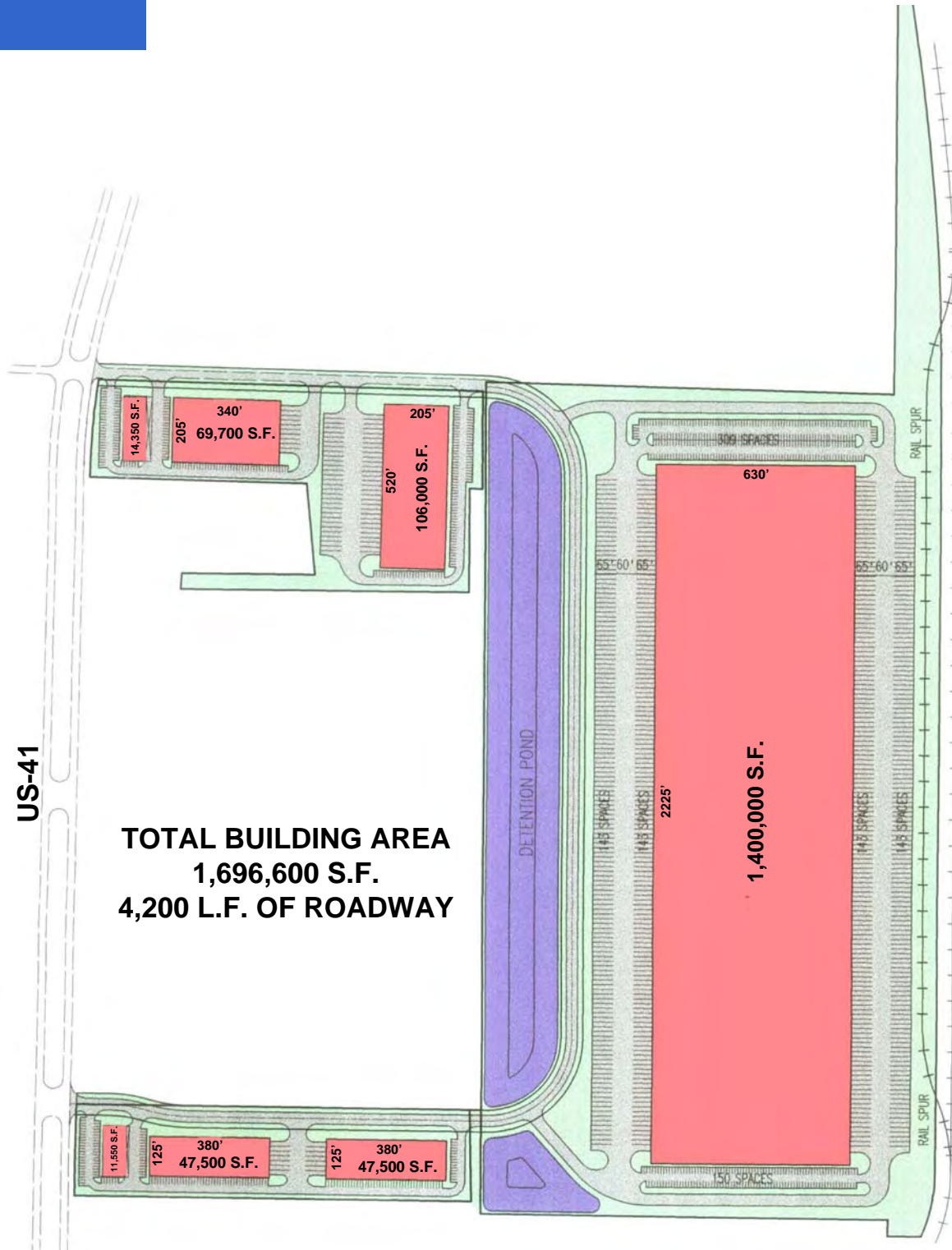
- Project Overview
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# US 41 INDUSTRIAL PARK

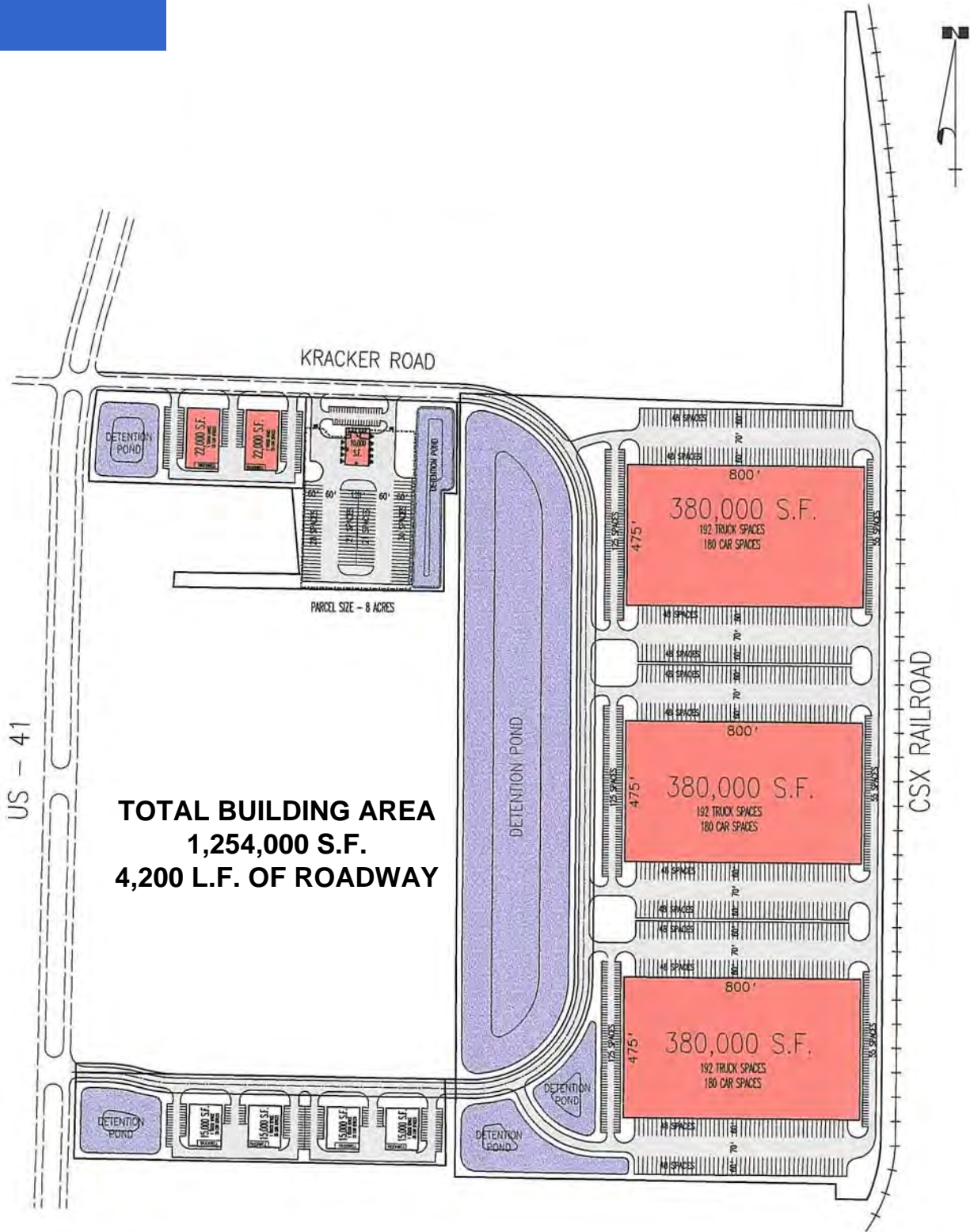
## PROJECT OVERVIEW

<b>SITE:</b>	US 41 Industrial Park
<b>LOCATION:</b>	SEC US-41 and Kracker Road Hillsborough County, Florida
<b>ACRES:</b>	113 Acres
<b>SQUARE FEET:</b>	1,400,000 Square Feet – 1,700,000 Square Feet
<b>ZONING:</b>	Planned Development Approved for Industrial, Distribution, Manufacturing Zoning Usage and 50,000+/- Sq. Ft. of Commercial Uses, with a Flex Option.
<b>FUTURE LAND USE:</b>	Suburban Mixed Use-6 with a proposed 1,750,000 +/- Sq. Ft. of Manufacturing Zoning Usage and 50,000 +/- Sq. Ft. of Commercial Uses, with a Flex Option.
<b>UTILITIES:</b>	Water and Sewer: Hillsborough County Electric: Tampa Electric Telephone/Cable: AT&T, Verizon and DPI Teleconnect Natural Gas: People Gas System A Division of Tampa Electric
<b>ACCESS:</b>	There are 2 (Two) point of access into and out of the site at the median cuts on US41.
<b>RAIL:</b>	CSX Railroad is at the site with spur available at east and south sides.
<b>REPORTS:</b>	Phase I, Topographical survey, Wetland delineation and Seven SPT borings completed.
<b>TRAFFIC:</b>	Traffic impact study complete and concurrency/impact fees/Developer's Agreement are in discussion with the county. Access points are achievable and desirable by FDOT.

# US 41 INDUSTRIAL PARK CONCEPTUAL SITE PLAN - A

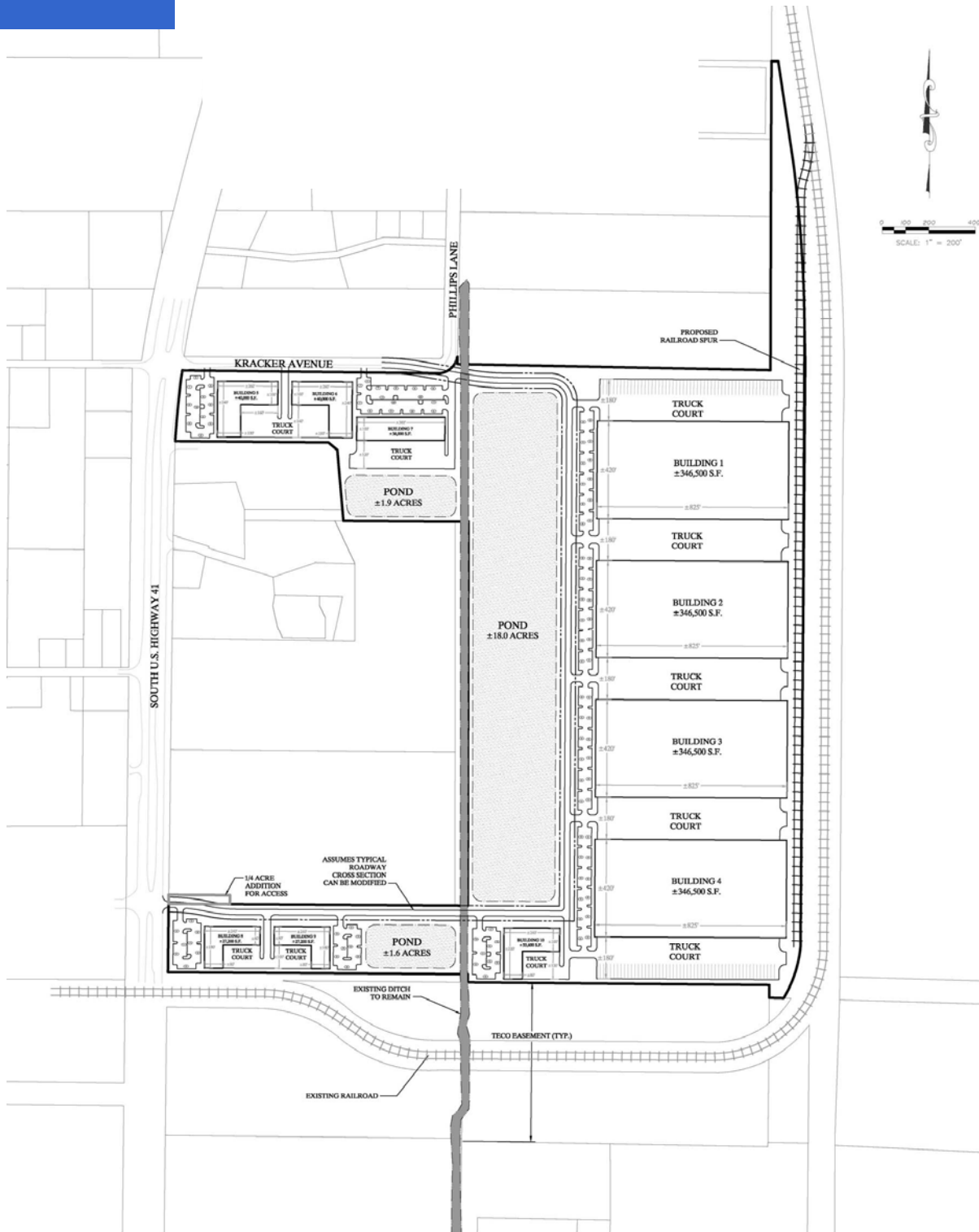


# US 41 INDUSTRIAL PARK CONCEPTUAL SITE PLAN - B

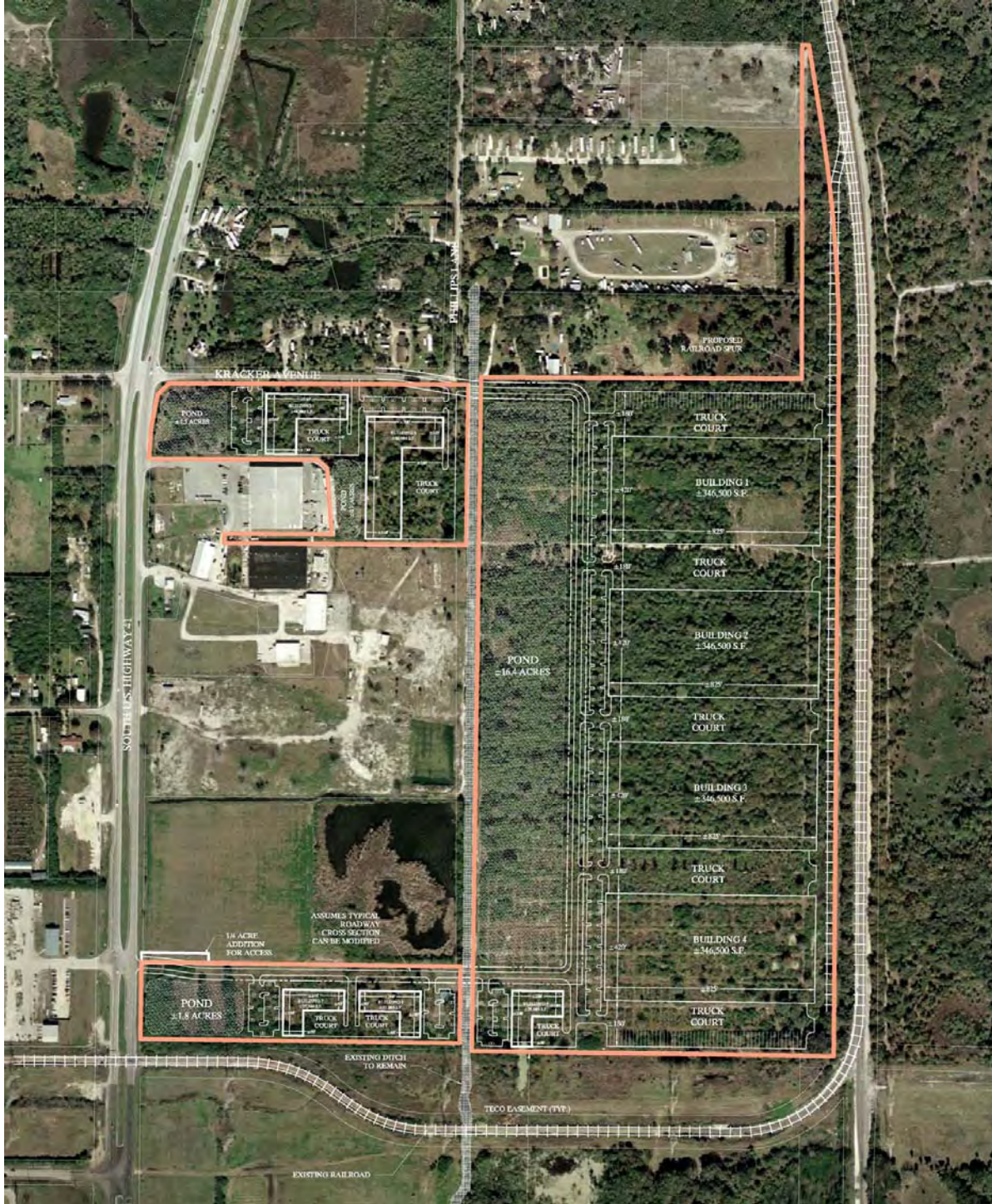


**TOTAL BUILDING AREA  
1,254,000 S.F.  
4,200 L.F. OF ROADWAY**

# US 41 INDUSTRIAL PARK CONCEPTUAL SITE PLAN - C



# US 41 INDUSTRIAL PARK AERIAL/SITE PLAN OVERLAY



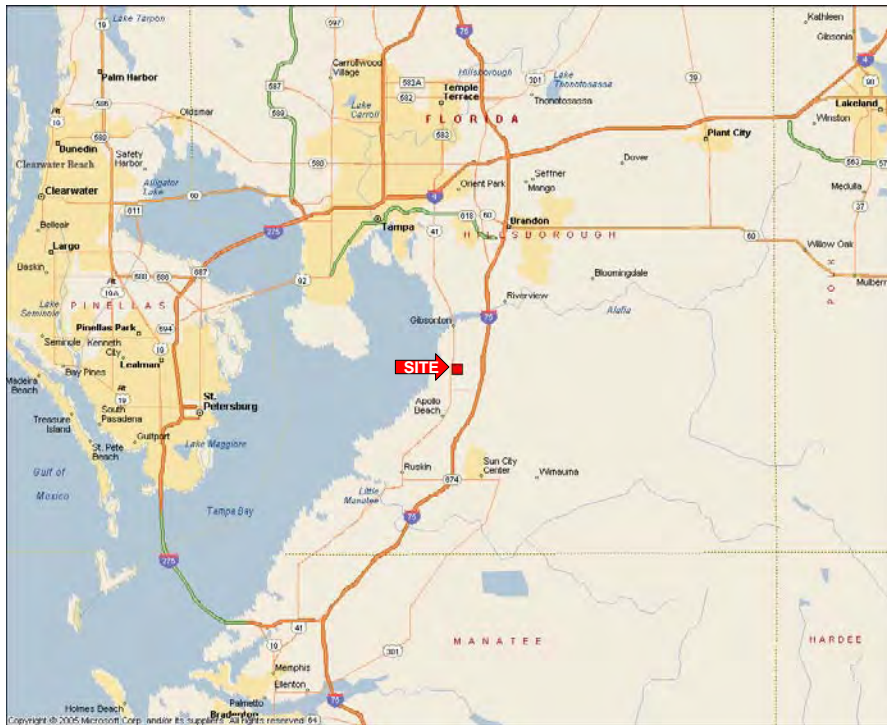
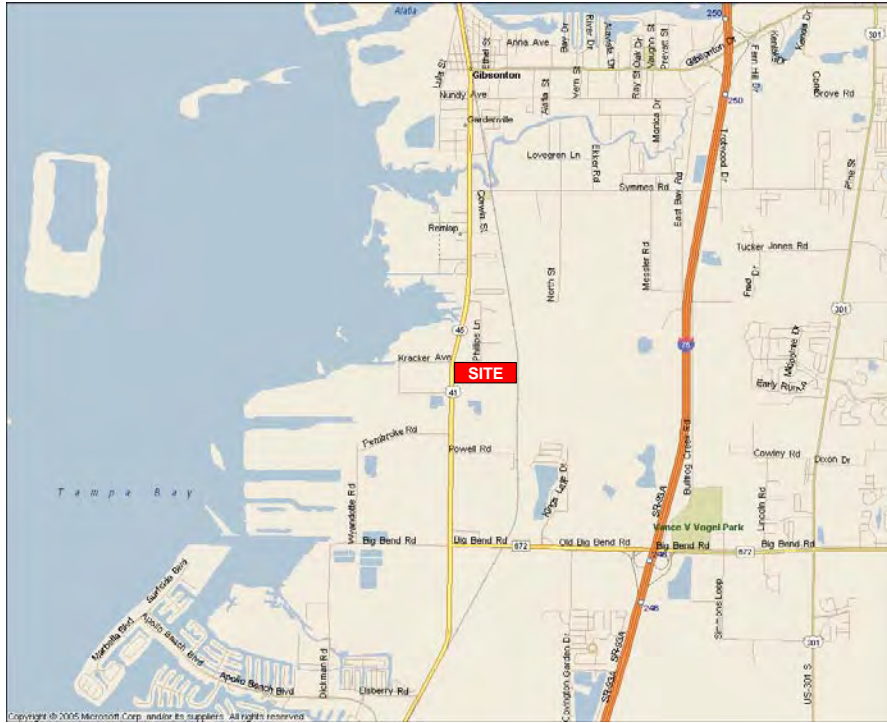
# US 41 INDUSTRIAL PARK

## AERIAL





# US 41 INDUSTRIAL PARK AREA MAPS



## Tampa ind. mkt. healthy; higher vac. possible

By: Cushman & Wakefield

Last Updated: Tuesday, November 06, 2007

[www.frej.net](http://www.frej.net)

TAMPA - The deteriorating residential real estate market may be adversely affecting the office real estate market in the Tampa Bay area, but the industrial real estate sector has remained mainly unscathed thus far this year.

Although the local economy shed more than 2,000 jobs year-to-date, market fundamentals remain healthy for the Tampa industrial market with continued asking rental rate increases, sustained low vacancy rates, positive year-to-date overall absorption and brisk leasing activity.

Demand for industrial space remains constant, causing vacancy to remain at a significantly low 3.9% at the close of the third quarter. Additionally, the average direct asking rental rate has continued to spike upward, increasing for the 14th quarter in a row, to a current \$7.34 psf, up \$0.57 psf from this time last year, representing an 11.2% annual increase.

Leasing activity has increased 45.5% since the second quarter, bringing the year-to-date leasing total to more than 2.4 msf. This is almost on target with the 2.7 msf of leasing activity that was registered this time last year. While nearly 85,000sf of negative absorption was recorded during the past three months, more than 714,000sf of positive absorption has been registered year-to-date. The Eastside submarket contained the quarter's most noteworthy leases, which included Bunzl's 117,042sf lease at in the build-to-suit Prologis building and Surface Technologies' 51,600sf lease at 1440 Massaro Blvd.

Three industrial projects were completed in Tampa during the third quarter of 2007, totaling 363,500sf, bringing the year-to-date total to just more than 1 msf. Two of the three projects completed were in the Eastside submarket and accounted for 86% of the new space delivered. This included the largest building delivered this quarter, Madison Industrial Park Building 1, a 297,500sf speculative warehouse/distribution building which was delivered July, and Orient Road Commerce Park Building 3, a 15,000sf speculative warehouse/distribution building completed in August. Additionally, the Reddy Ice Corp. Facility, a 51,000sf build-to-suit manufacturing building, was delivered to the Plant City submarket in July.

There is currently more than 894,000sf of industrial space under construction in the Tampa market. All seven of these projects are in the Eastside submarket and are nearly evenly split between build-to-suit and speculative space. Noteworthy projects presently under construction include Madison Industrial Park Building 2, a 382,500sf speculative warehouse/distribution building Trammell Crow Company is developing slated for delivery fourth quarter, and the Brighthouse Networks Building, a 175,000sf built-to-suit mixed-use warehouse/distribution building Crescent Resources is developing for Brighthouse Networks LLC. It is scheduled for delivery in the first quarter 2008.

Looking forward, there is need for trepidation in the near future as a result of the local economy's job losses that have brought the local unemployment rate to 4.3%, the highest area unemployment level recorded since first quarter 2005. While the unemployment rate has increased dramatically from the 3.5% that was seen locally this time last year, it remains lower than the current national unemployment rate of 4.7%. Tampa industrial market fundamentals remain healthy overall, but an anticipated slowdown is expected, including increased vacancies as a result of overzealous development. In the next two quarters, almost 1 msf will be delivered to the market. This is in addition to the more than 1 msf already added this year to a market that is beginning to show signs of waning demand.

Friday, December 21, 2007

## DOT grant money to jumpstart Port Redwing

Tampa Bay Business Journal - by [Larry Halstead](#) Staff Writer

TAMPA --Improvements could be coming for the Tampa Port Authority's Port Redwing district now that the Port Authority secured a \$3.8 million grant from the Florida Department of Transportation District Intermodal Program.

The Port Authority is set enter a joint participation agreement with FDOT District Seven for the administration and disbursement of the funds.

The grant requires matching funds from the port, which will come from its general revenue fund. The board of commissioners approved the matching funds at Tuesday's meeting.

The port also grabbed \$2.13 million in funding from the state's \$15 million budget for Florida's 14 deep-water ports. This budget is an annual set-aside for capital projects. **Florida Seaports Transportation and Economic Development Council** sponsors the funding.

### Timing issues could force change

While the money is now earmarked for Port Redwing road and rail improvements, timing issues could divert it to another capital project at the Port of Tampa, said Richard Wainio, director. Matching specific funds to specific projects is tricky because the arrival of the money doesn't always match the start date of a particular project.

When that happens, funds are diverted from a later starting project. There are no restrictions on these grants except that they go for capital improvements, Wainio said.

Port Redwing is south of the Alafia River and immediately north of The Mosaic Co.'s (**NYSE: MOS**) property. Port Redwing is currently 120 acres of undeveloped land that is an attractive site for bulk shipments, said Wade Elliott, the Port of Tampa's senior director of marketing.

The Port Authority recently signed a 40-year lease agreement with **Andino Cements** for importing, storing and distributing aggregate, cement and related products. The deal is expected to add \$3 million per year to the port's coffers and employ 12 to 15 people.

But a dock, terminal, loading facilities, and road and rail access must be built before the first shipment can arrive.

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## US 41 INDUSTRIAL PARK

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