



GATEWAY

LOGISTICS CENTER

PHASE I - BUILDING H



2795 Grand Ave.
St. Petersburg, FL 33716

GREYSTAR®



Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker

Phase I **Building H**



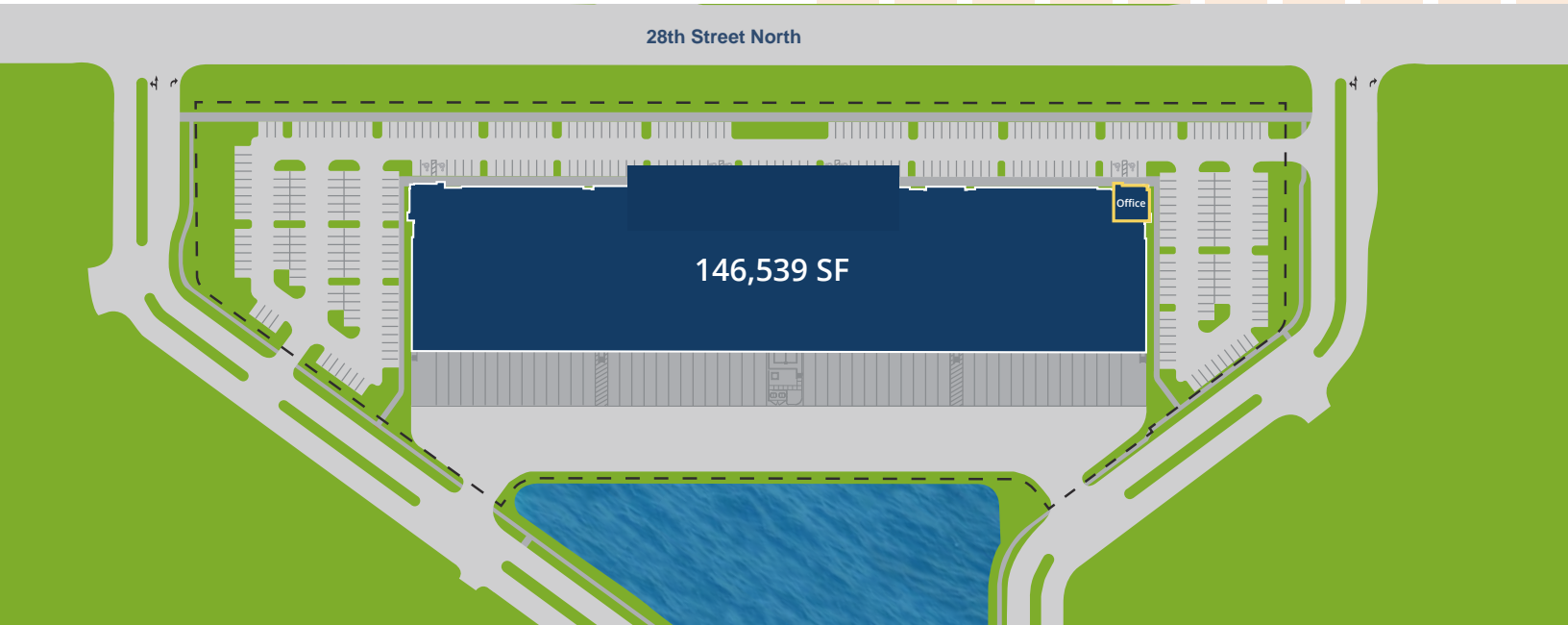
Gateway Logistics Center Phase I is strategically located on the corner of I-275 and Gandy Blvd., one of the best sites in the heart of the Gateway market. Building H is the last available space in Phase I, offering excellent frontage on 28th Street North and a best in market parking ratio of 2.55 spots per 1,000SF. The location provides immediate access to the Howard Frankland and Gandy Bridges. In addition to an excellent labor force, the location also benefits from proximity to:

- 3 separate I-275 interchanges within 3 miles
- 1 mile to U.S. Highway 19 N.
- Minutes to both TIA and St. Petersburg/Clearwater Airport
- 6 miles to Downtown St. Petersburg
- New Gateway Expressway creates easier access throughout the region

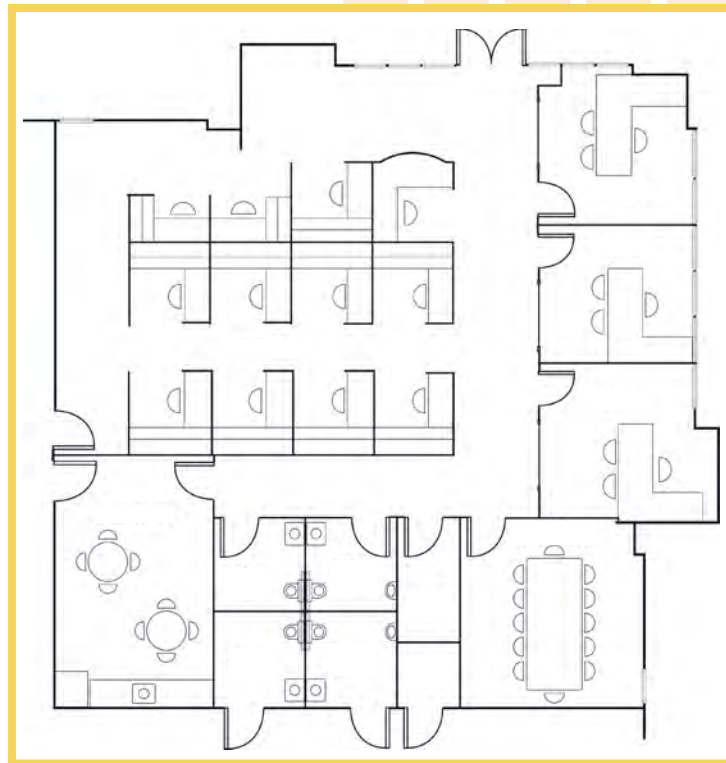
Building SF	146,539
Available SF	146,539
Net Site Area (Acres)	10.32
Clear Height	32'
Building Dimensions	180' x 810'
Loading	Rear-load
Truck Court Depth	130'
Car Parking	374
Car Parking Ratio	2.55
Dock Doors	51
Drive-in Doors	2
Power	1800 amps, 1500KVA - 277/480V
Lighting	LED
Construction	Tilt-wall
Roof System/Age	New, R19
Sprinkler System	ESFR
Column Spacing	54' x 54'
Floor Depth	6"
Delivery	Q2 2025

Phase I **Building H**

Site plan



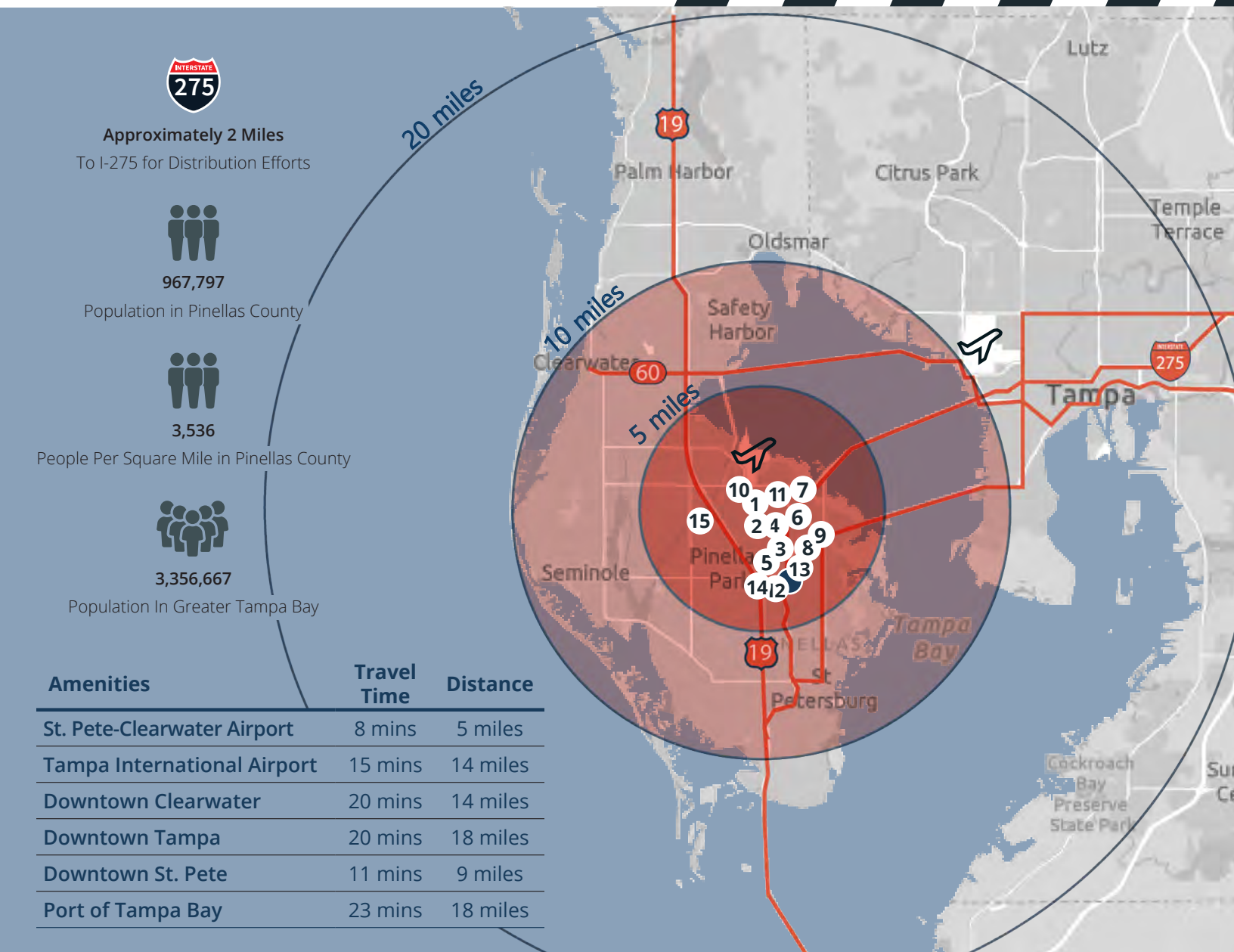
Office plan 2,918 SF



Construction Progress



Location Overview



Corporate Neighbors

- | | | |
|--------------------------|-------------------|------------------------|
| 1 America II Electronics | 6 FIS | 11 HSN |
| 2 Halkey Roberts | 7 Raymond James | 12 Army National Guard |
| 3 Great Bay Distributors | 8 Lockheed Martin | 13 FedEx |
| 4 Valpak | 9 Jabil | 14 Amazon |
| 5 Power Design | 10 UPS | 15 Honeywell |

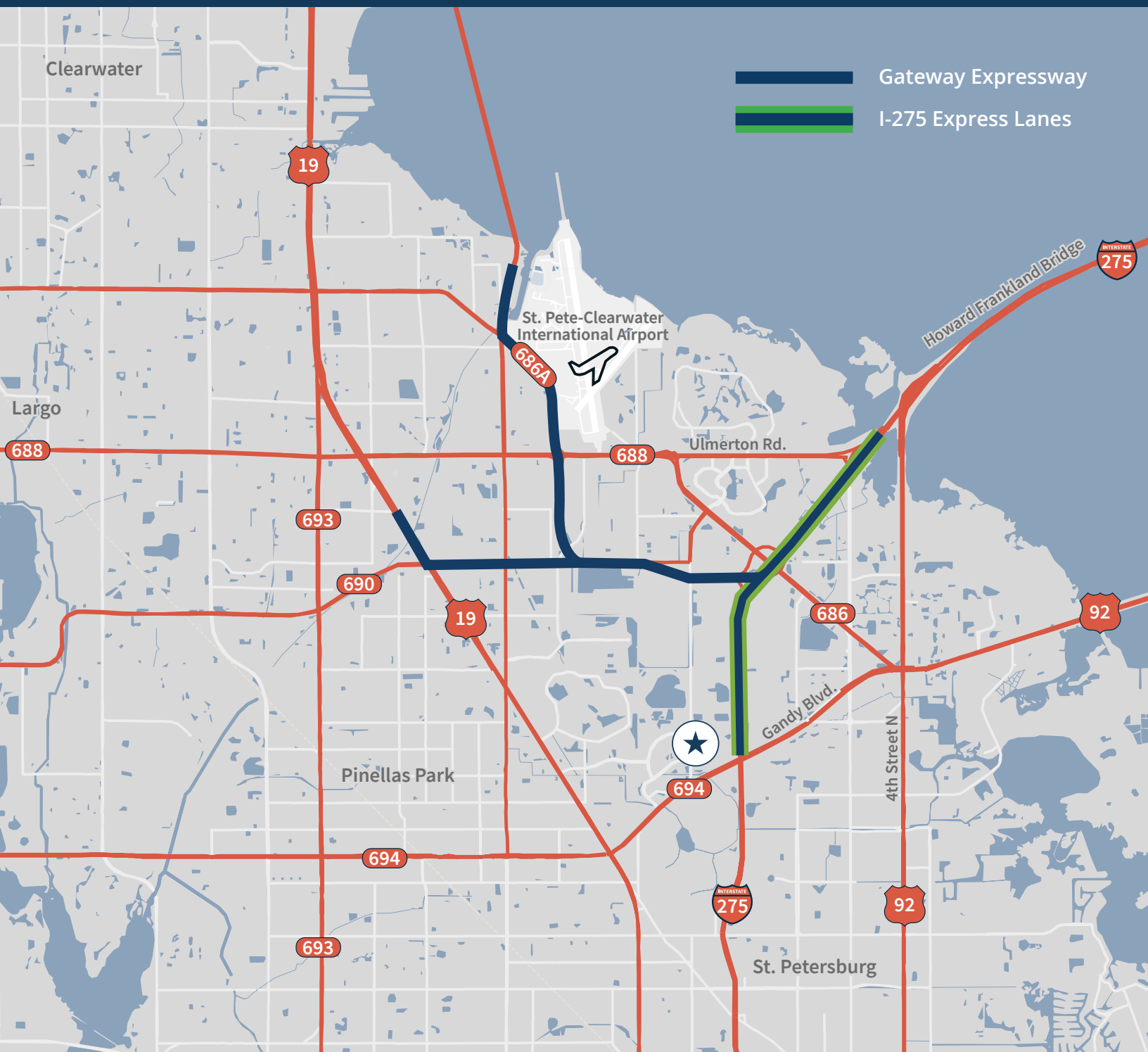


Total Population

Workforce

5 miles	213,865	5 miles	206,808
10 miles	675,949	10 miles	586,122
20 miles	1,751,015	20 miles	1,392,346

Location Overview





LEARN MORE.

GIVE US A CALL.

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