



Florida Tri-Temp Logistics

For Sublease

204,074 - 762,963 SF available now

6100 McIntosh Rd | Sarasota, FL 34238



Florida Tri-Temp Logistics

This state-of-the-art distribution hub presents an unparalleled chance for businesses in the cold storage sector to establish operations in a prime facility, offering unrivaled access to the entire state of Florida within a 24-hour window. The cutting-edge building systems maintain temperatures ranging from a frigid -10°F to a cool 42°F, enabling the storage of diverse inventory - from farm-fresh produce to creamy ice cream - all under one roof.

Boasting an impressive 83,508 SF of deep-freeze capacity and a substantial 119,349 SF of chilled space, this versatile complex doesn't stop there. It also provides the flexibility to incorporate an additional 204,074 SF to 560,106 SF of ambient storage area, making it the perfect solution for any tri-temperature distribution needs. This adaptable facility stands ready to accommodate the most demanding requirements of cold storage users and operators alike.



202,857 SF

of cold

(Cold storage as low as -10°)



560,106 SF

of dry space



6100 McIntosh Rd /Sarasota, FL 34238

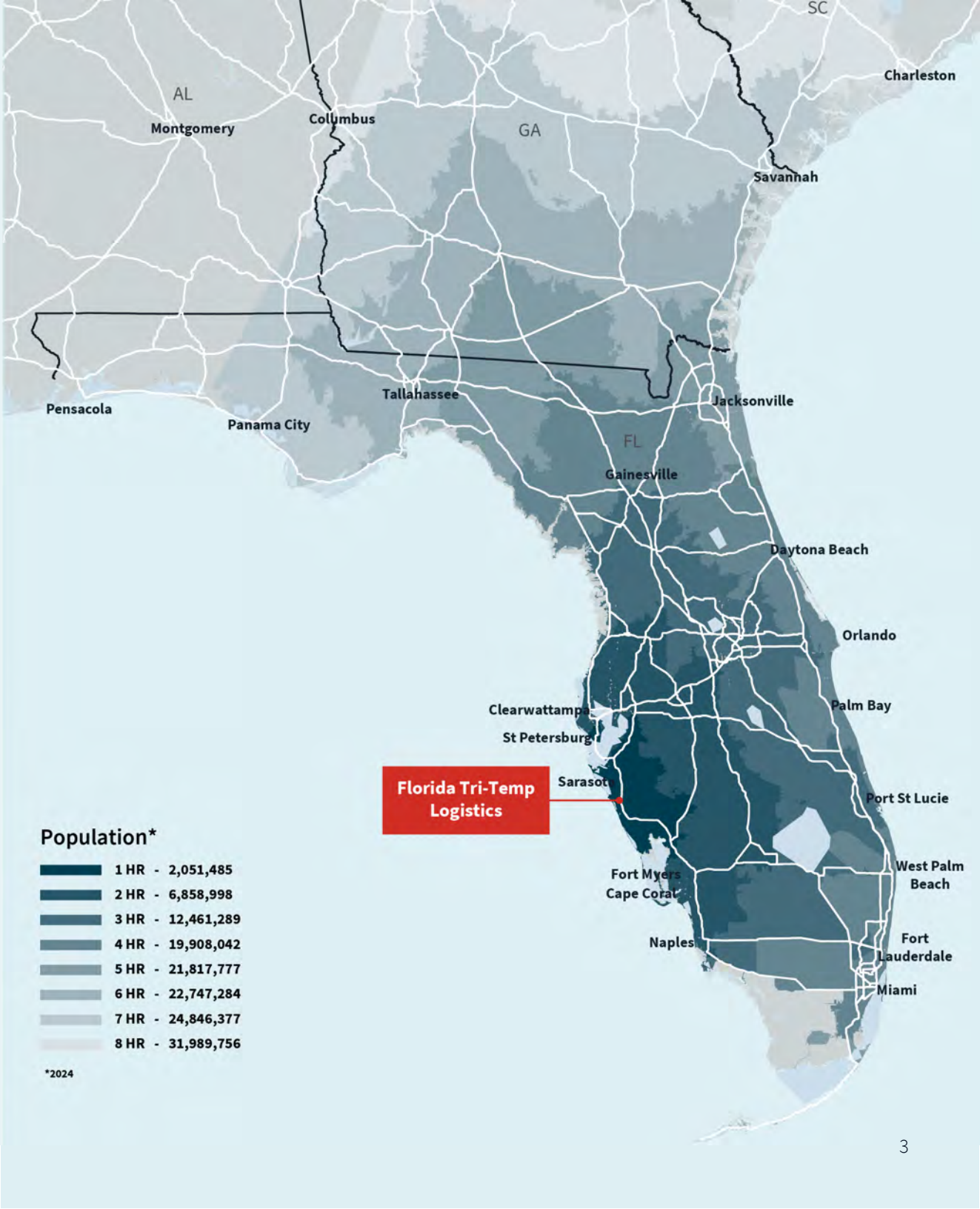
Location

2.5 miles West of Interstate-75 in Sarasota, Florida.

Arterial access is also provided by US Hwy 41 for alternate connections to US Hwy 301 and Interstate-4. With easy access to Tampa, Orlando and Miami, the property is ideally located to service all three MSA's and most of the state with round trip, same day service. The property is also outside of a flood zone and ± 20 ft above sea level.

1.0 HR	2.0 HR	3.5 HR	5.5 HR
Tampa	Orlando	Miami	Jacksonville

Drive times and population within all of the Greater Tampa, Orlando & South Florida MSA's reached within a 3-hour drive.



Property highlights



Securitized campus with
former guard station



Signalized intersection with
two points of ingress and egress



Minimum 25'
clear height



930,132 SF
under roof



202,857 SF of cold storage with
temperatures ranging -10° to 42°



560,106 SF
dry space



Office space redesigned
or built to suit



Parking spaces
509 Auto + 180 Truck



Both wet and dry
sprinkler systems



5 grade level ramps



Up to 199 off dock trailer positions
(not inclusive of excess 13.65 acres)



3,000 a/480v 3 phase electric separate
and apart from power to service
mechanical cold systems



±43 total acres with 13.65 acres of excess
land for additional employee/truck parking
or industrial outside storage



31 insulated dock doors
servicing the cold storage
(shelter, seals and levelers in place)

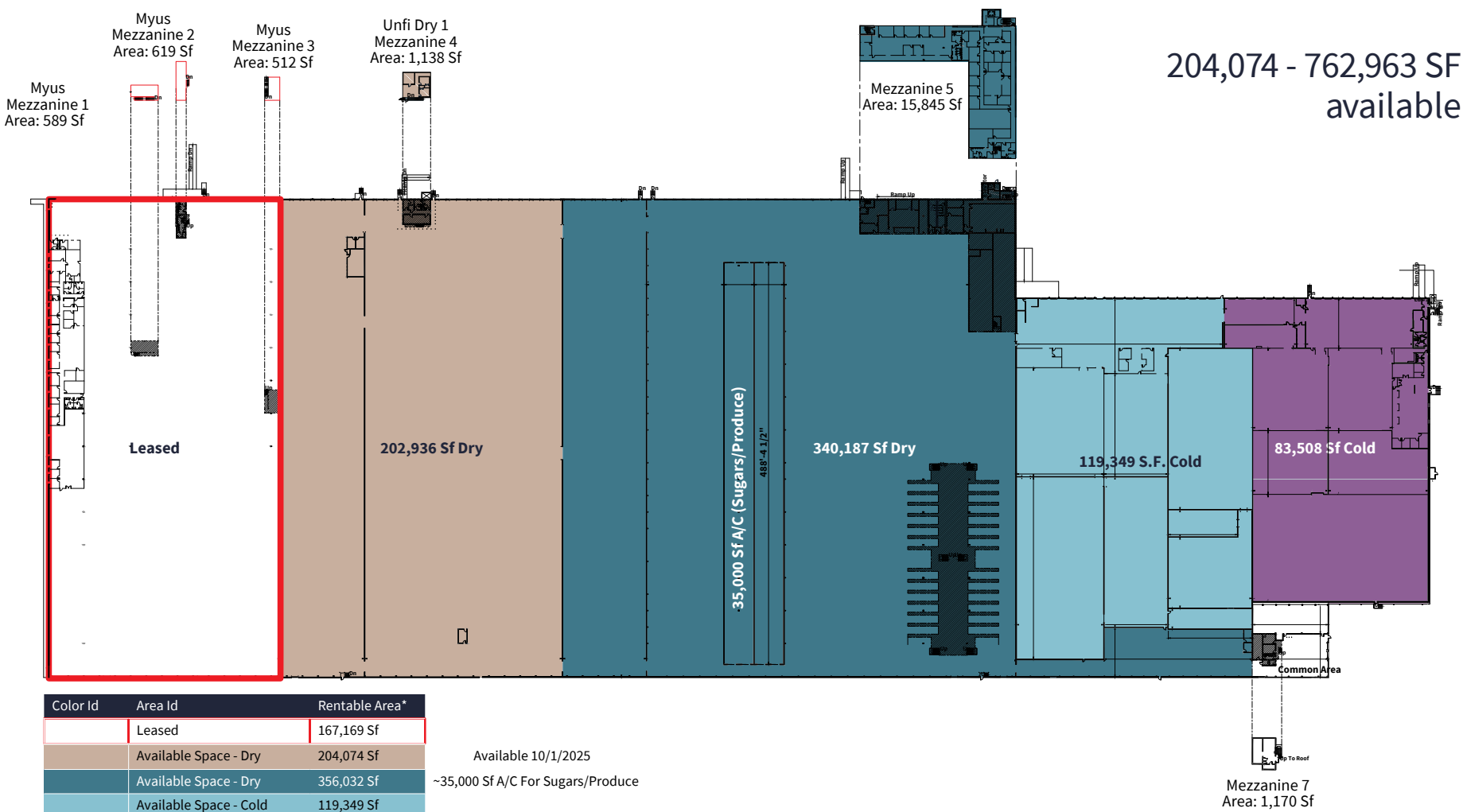


68 dock doors
servicing dry area
(shelter, seals and levelers in place)

Site plan



Floor plan



Color Id	Area Id	Rentable Area*
	Leased	167,169 Sf
	Available Space - Dry	204,074 Sf
	Available Space - Dry	356,032 Sf
	Available Space - Cold	119,349 Sf
	Available Space - Cold	83,508 Sf
	Building Service Area	-
	Mezzanine Above	-
	Total Available Space	762,963 Sf

Available 10/1/2025
~35,000 Sf A/C For Sugars/Produce

Available Q1 2026

* Including Mezzanine Areas

Area overview

Sarasota and Manatee counties

Sprawling across 44 million square feet, the industrial landscape of Sarasota-Manatee stands as a testament to strategic growth. This bustling hub straddles I-75, Florida's arterial lifeline for trucking, offering businesses a golden ticket to seamless logistics. The region has become a magnet for industrial titans, drawn by its burgeoning population and a workforce that's as diverse as it is skilled. From manufacturing powerhouses to cutting-edge distributors, a tapestry of industries has woven itself into the fabric of this thriving coastal corridor, each capitalizing on the area's unique blend of location, talent, and infrastructure.

2nd

fastest growing
region in the U.S.

– US News Real Estate, 2023-2024

Top 20

most moved to cities
(Sarasota) in the U.S.

– PODS, 2023

+\$3.4

billion net change in
income from migration

– IRS, 2020-2021

Best

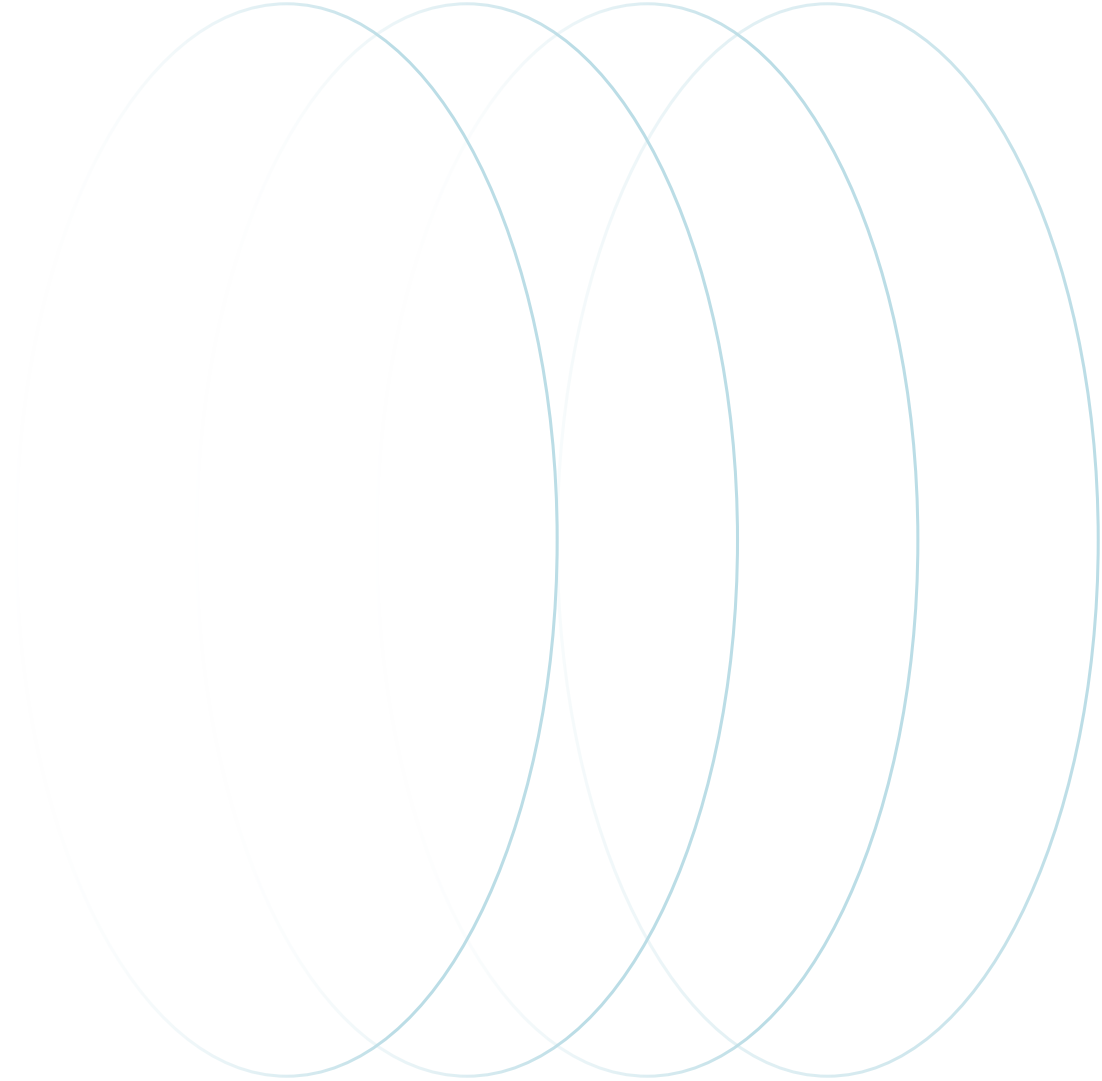
place to visit
in Florida

– U.S. News & World Report, 2022



Industrial occupiers





John C. Dunphy SIOR, CCIM
johnc.dunphy@jll.com
813 387 1312

Brad Berzins SIOR
brad.berzins@jll.com
813 895 1651