



Florida Tri-Temp Logistics

For Sublease
475,673 SF available now

6100 McIntosh Rd | Sarasota, FL 34238



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



121,025 SF of cold storage with
temperatures ranging -10° to 42°



354,648 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

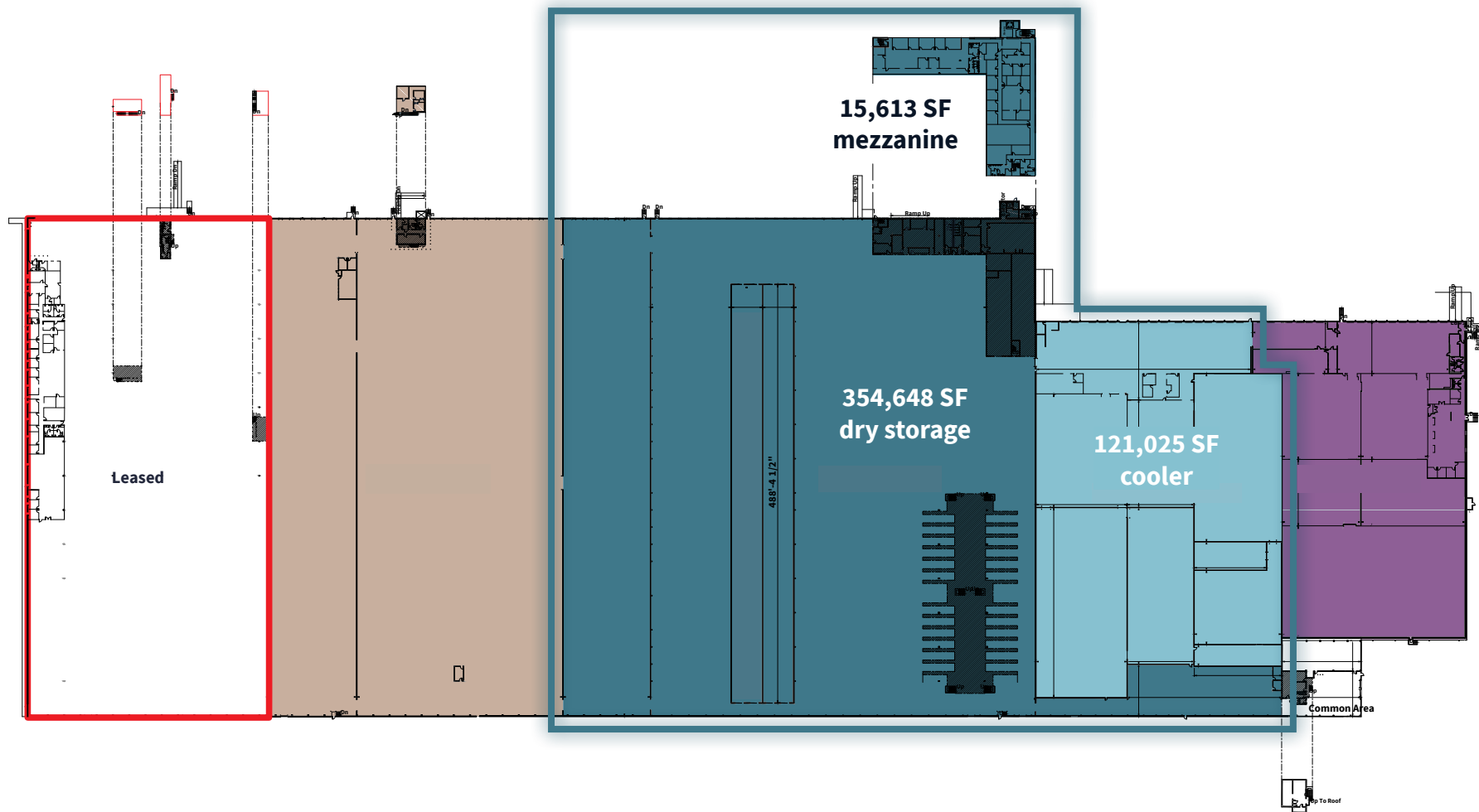


31 insulated dock doors
servicing the cold storage
(shelter, seals and levelers in place)



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

Floor plan



Site plan



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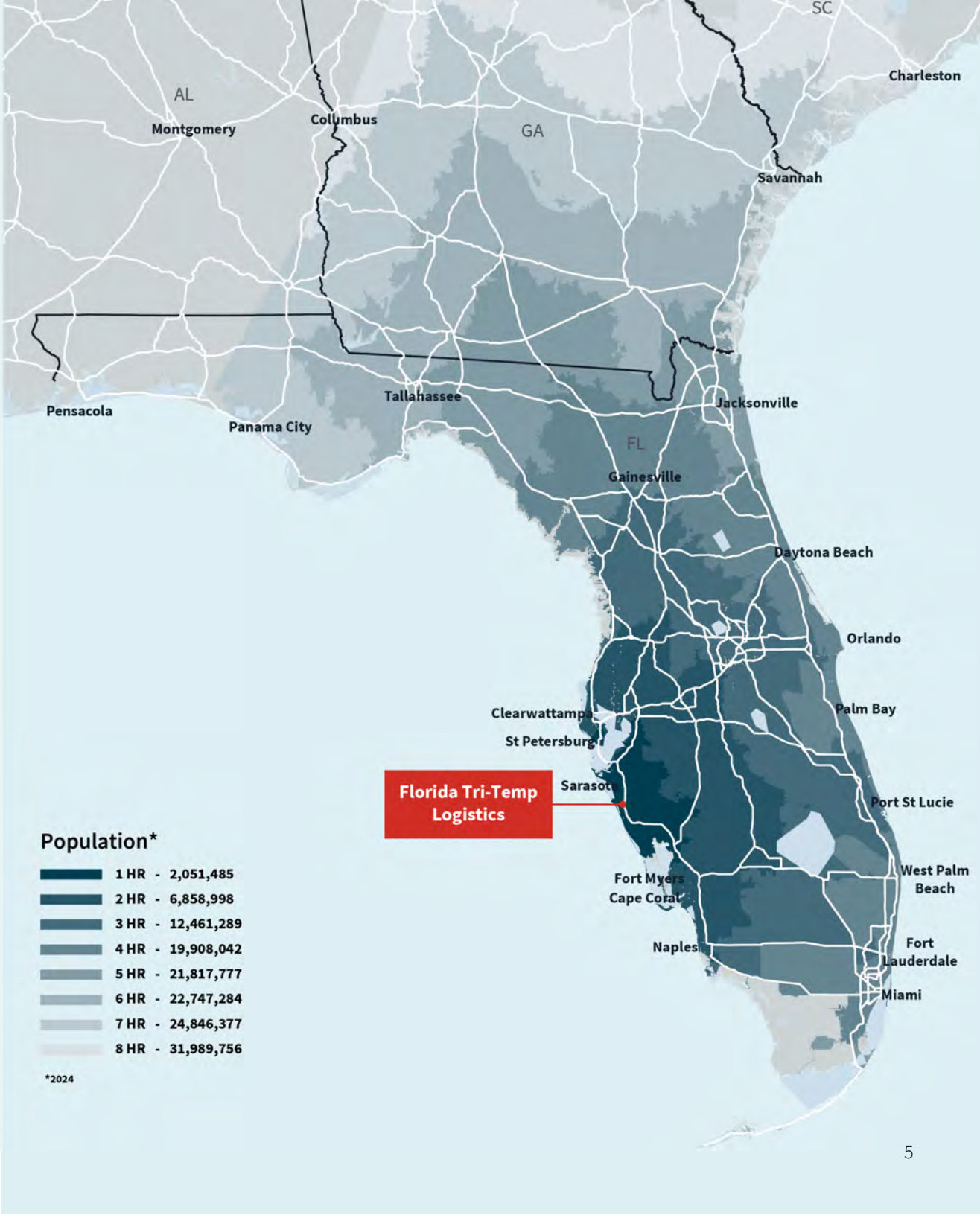
Location

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 at ±20ft 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.



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

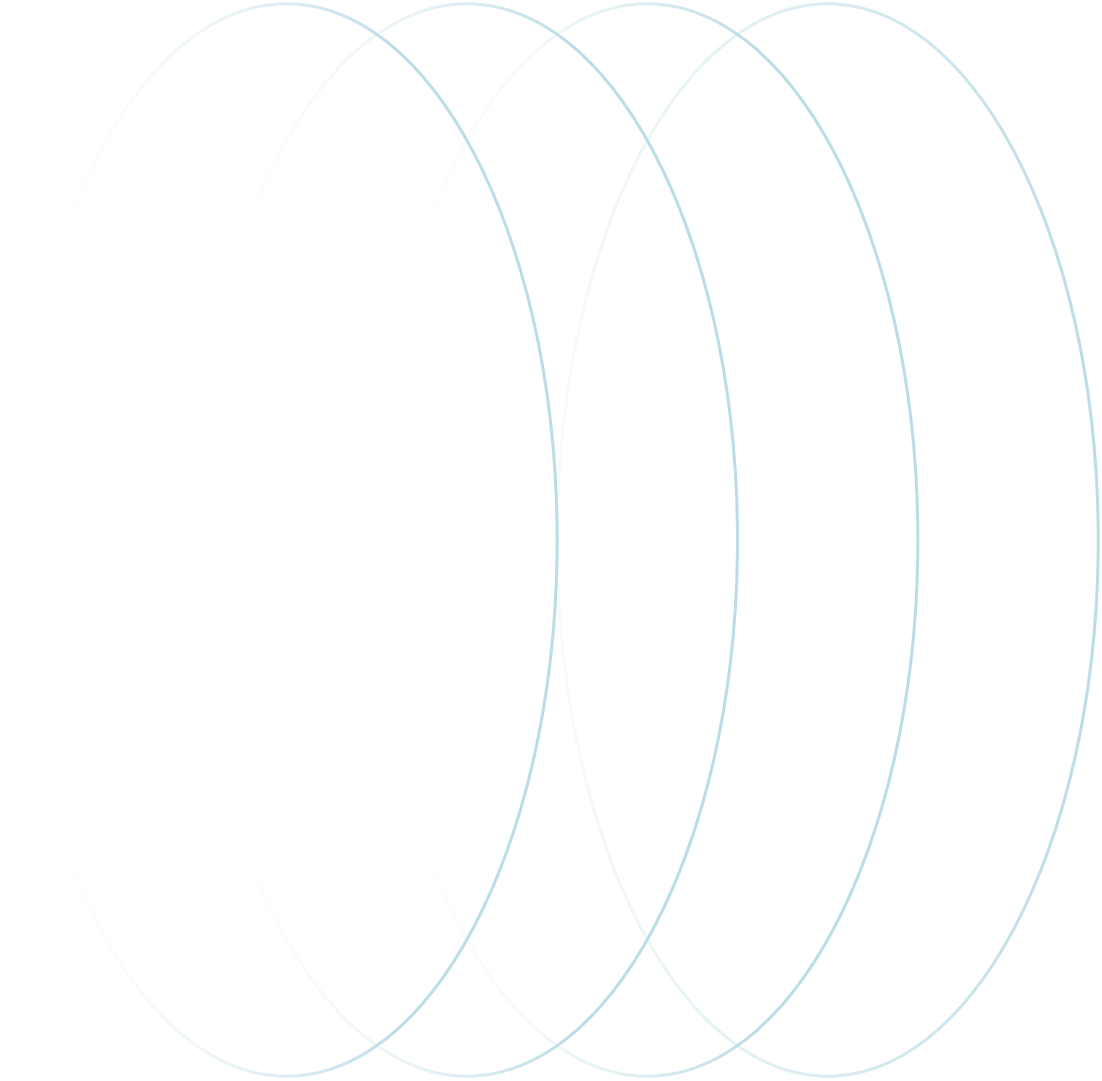
place to visit
in Florida

– U.S. News & World Report, 2022



Industrial occupiers





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