

## 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



930,132 SF under roof



Office space redesigned or built to suit



5 grade level ramps



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



Signalized intersection with two points of ingress and egress



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



Parking spaces 509 Auto + 180 Truck



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



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



Minimum 25' clear height



354,648 SF dry space



Both wet and dry sprinkler systems

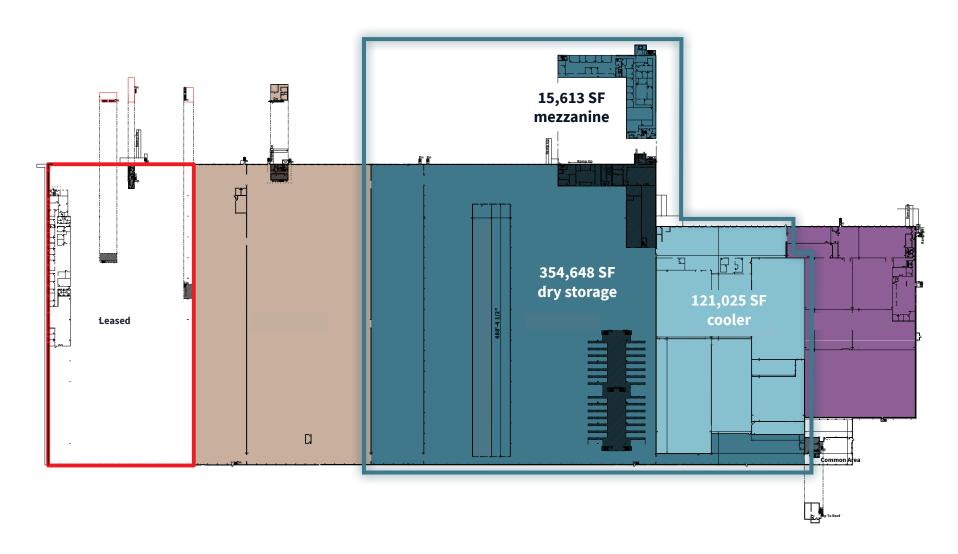


3,000 a/480v 3 phase electric separate and apart from power to service mechanical cold systems



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

## Floor plan



## Site plan



#### Location

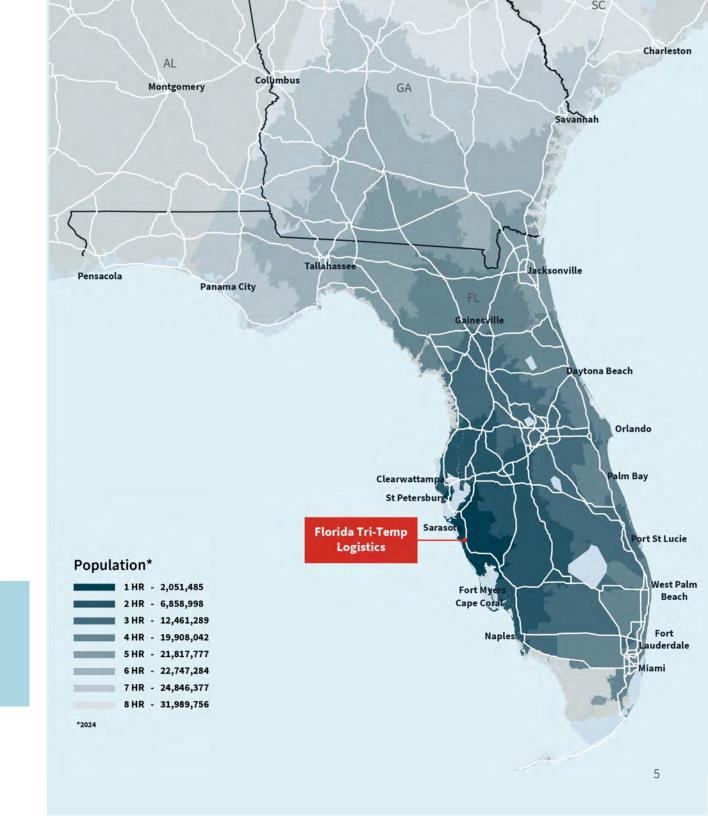
## 2.5 miles West of Interstate-75 in Sarasota, Florida.

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 ±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

+\$3.4

billion net change in income from migration

- IRS, 2020-2021

**Top 20** 

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

- PODS, 2023

**Best** 

place to visit in Florida

- U.S. News & World Report, 2022



#### **Industrial occupiers**





**Sysco**<sup>®</sup>



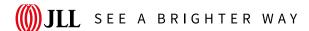








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John C. Dunphy SIOR, CCIM johnc.dunphy@jll.com 813 387 1312 Brad Berzins SIOR brad.berzins@jll.com 813 895 1651

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