

**LARGEST TRI-TEMP BUILDING IN FLORIDA
(FREEZER, REFRIGERATOR & DRY WAREHOUSE SPACE AVAILABLE)**



FLORIDA TRI-TEMP LOGISTICS ❄️

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FLORIDATRITEMPLOGISTICS.COM

204,074-762,963 SF

AVAILABLE NOW

AVAILABLE Q1 2026

📍 6100 McIntosh Rd | Sarasota, FL 34238

AGELLAN

CBRE



560,106 SF
OF DRY SPACE



**COLD STORAGE
AS LOW AS
-10°**

202,857 SF
OF COLD



Florida Tri-Temp Logistics

offers a unique opportunity for cold storage (refrigeration and freezer) users and operator companies to occupy a first-class distribution center with access to the entire state of Florida within one working day.

The building systems provide cold storage of (-10°F to 42°F), allowing inventory from produce to ice cream at one single facility. With 83,508 SF of freezer space, 119,349 SF of refrigerated space and the ability to add on anywhere from 204,074 SF to 560,106 SF of dry space, this property can meet any tri-temp users needs.

204,074 - 762,963 SF

AVAILABLE

LOCATION



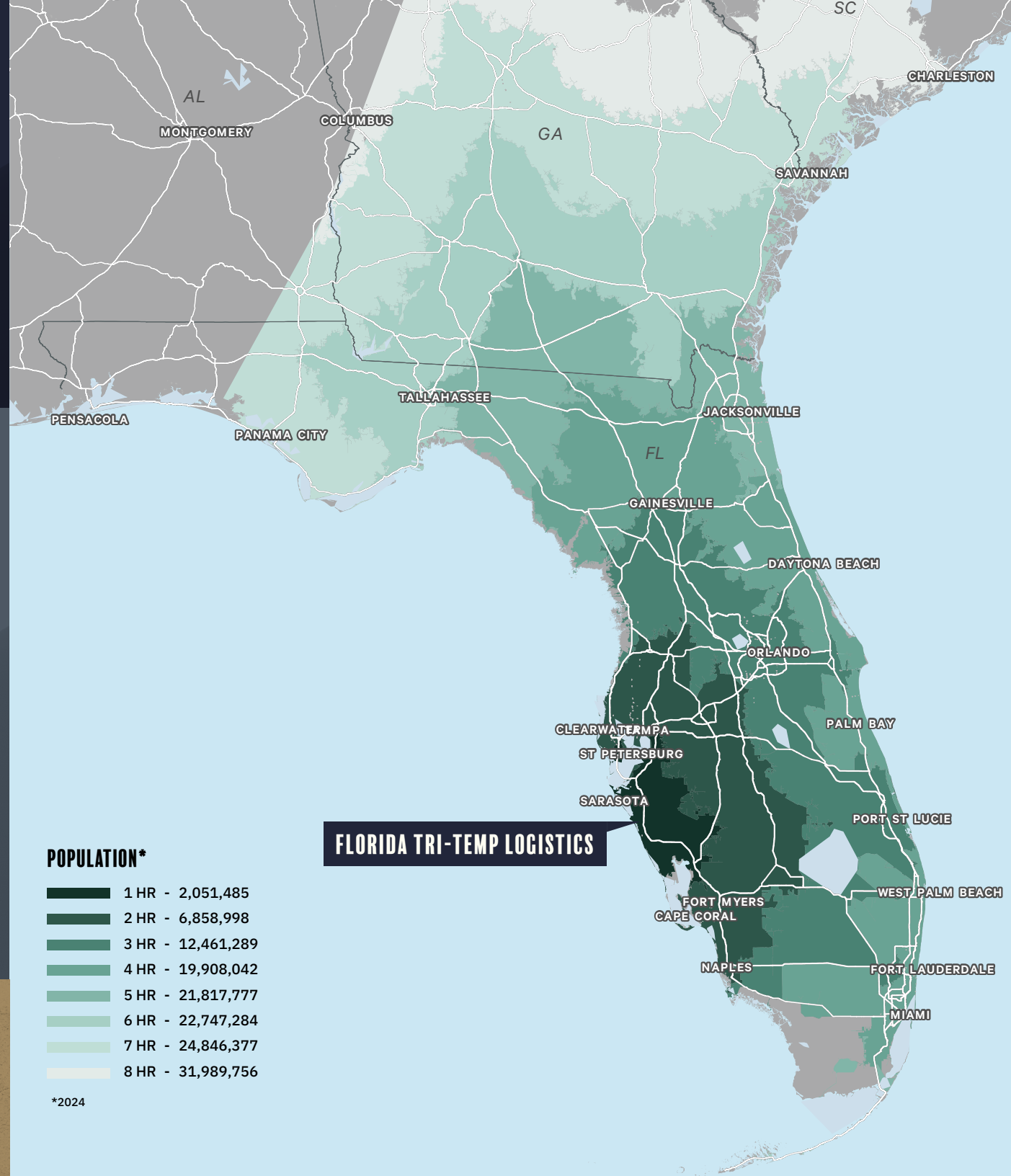
6100 MCINTOSH RD
SARASOTA, FL 34238

2.5 MILES WEST OF INTERSTATE-75 IN SARASOTA COUNTY, 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 TAMPA **2.0 HR** ORLANDO **3.5 HR** MIAMI **5.5 HR** JACKSONVILLE

Drive times & 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



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



930,132 SF
under roof



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



560,106 SF
dry space



Minimum 25'
clear height



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)



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



Office Space redesigned
or built to suit



Parking Spaces
496 Auto + 180 Truck + 13 Accessible



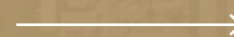
Both wet and dry
sprinkler systems

SITE PLAN

6100 MCINTOSH RD



2.5 MILES



CLARK RD

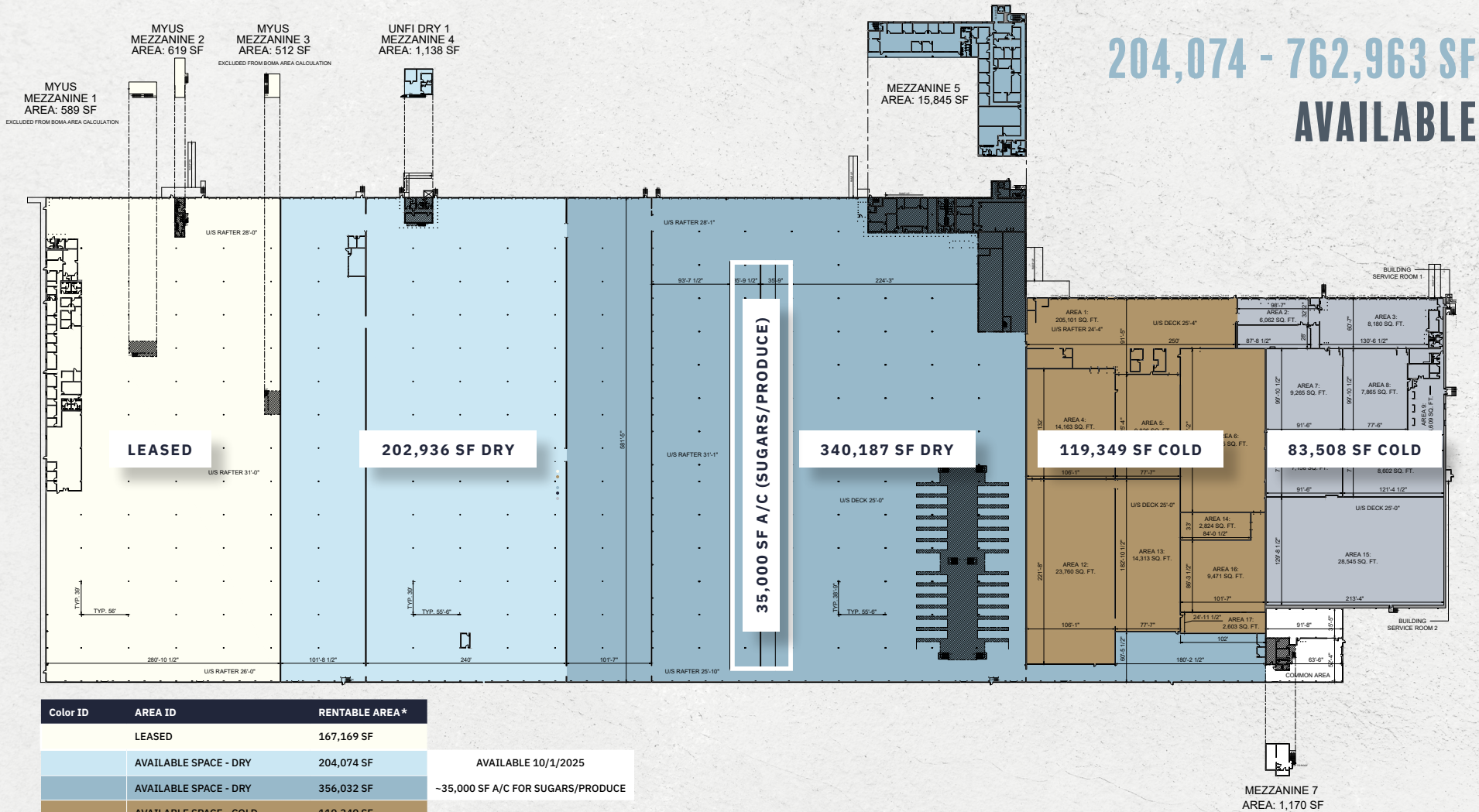
± 43
TOTAL ACRES

13.65
TOTAL ACRES

of excess land for additional
employee/truck parking
or industrial outside storage
or expansion space
through development

MCINTOSH RD

FLOOR PLAN



Color ID	AREA ID	RENTABLE AREA *	
	LEASED	167,169 SF	
	AVAILABLE SPACE - DRY	204,074 SF	AVAILABLE 10/1/2025
	AVAILABLE SPACE - DRY	356,032 SF	~35,000 SF A/C FOR SUGARS/PRODUCE
	AVAILABLE SPACE - COLD	119,349 SF	
	AVAILABLE SPACE - COLD	83,508 SF	
	BUILDING SERVICE AREA	-	
	MEZZANINE ABOVE	-	
	TOTAL AVAILABLE SPACE	762,963 SF	AVAILABLE Q1 2026

* Including mezzanine areas



AREA OVERVIEW

SARASOTA & MANATEE COUNTIES



INDUSTRIAL POWERHOUSE

The Sarasota-Manatee industrial market totals 44 million square feet and offers unrivaled access to I-75, one of Florida's major trucking corridors. A collection of prestigious industrial occupiers call the area home, capitalizing on growing population and workforce trends that have made the area attractive to a diverse set of users.

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





floridatritemplogistics.com

FLORIDA TRI-TEMP LOGISTICS ❄️

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