

Statewide Same-Day Distribution Center

FLORIDA COLD CENTRAL DC



759,996 SF FREEZER | COOLER | DRY WAREHOUSE

Premier Regional Food Distribution Location

6100 MCINTOSH RD
SARASOTA, FL 34238

FLORIDA COLD CENTRAL DISTRIBUTION CENTER

- + Region's largest Tri-Temperature Food DC
- + Freezer & Cooler: over 200,000 SF (-10 F to 55 F)
- + Dry Food Grade Warehouse: over 500,000 SF
- + Flexible & Divisible
- + Only 2.5 miles from I-75
- + Generous car & trailer parking
- + Maximum efficiency and reach within the Sunshine State
- + Exceptional, same-day connectivity to all of Florida's major population centers and ports



KEVIN KELLY - Freezer/Cooler
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DAVID MURPHY - Dry Industrial
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AGELLAN
COMMERCIAL REIT

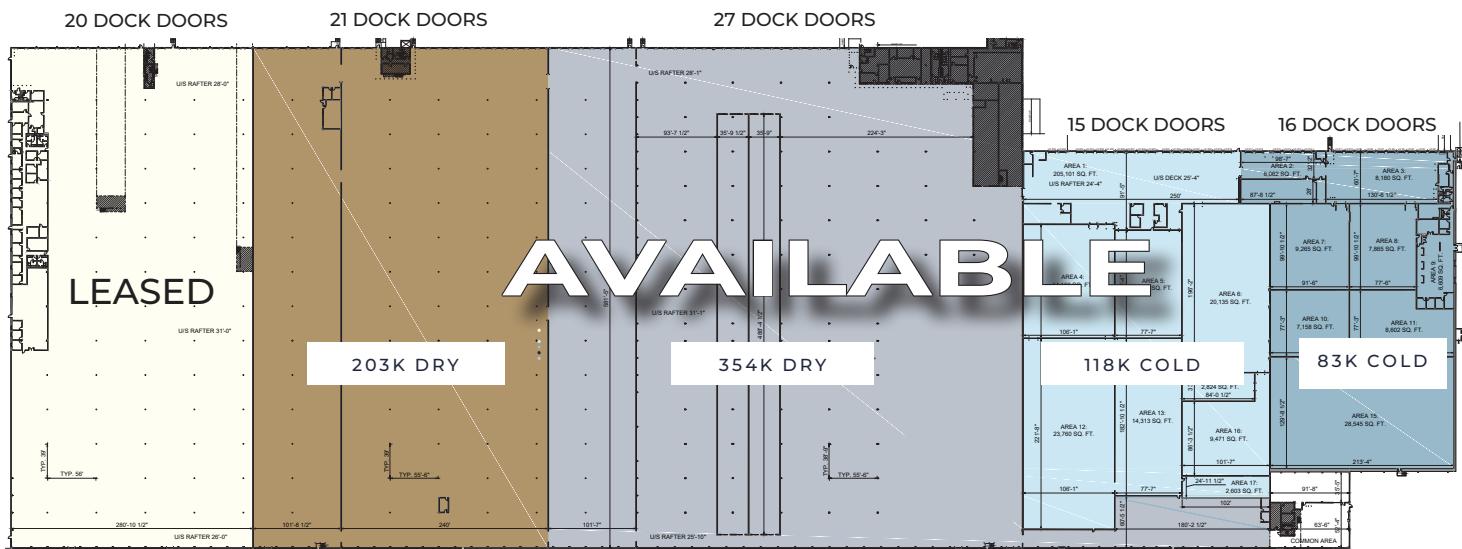
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PROPERTY HIGHLIGHTS

	759,996 SF Available		202,268 SF of cold storage divisible to 83,183 SF		557,728 SF dry space divisible to 203,280 SF		±43 total acres with 13.65 acres of excess land
	Secure Campus with guard station		31 Insulated Dock Doors servicing cold storage		68 Dock Doors servicing dry area		Easy access to I-75
	Intersection with two signal entry points		3,000 AMP/480v 3 Phase surplus power		496 Parking spaces		Up to 199 off dock trailer positions

FLOOR PLAN

759,996 SF Available Space



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Total SF Available:	±759,996 SF	Excess Land:	±13.65 Ac For Employee/Truck Parking or Outside Storage
Total Acres:	±43 AC	Heavy Power:	3000 AMP/480v 3 Phase Surplus Power
Cold Storage:	±202,268 SF (-10 to 55)	Trailer Parking:	199 Off Dock Trailer Positions
Dry Storage:	±557,728 SF	Parking Spaces:	496 Auto + 180 Truck + 13 Accessible
Clear height:	Minimum 25'	Security:	Secure Campus With Guard Station
Loading:	5 Grade Level Ramps 31 Insulated Doors Cold Area 68 Doors Dry Area	Access:	Intersection With Two Signal Entry Points

LOCATION

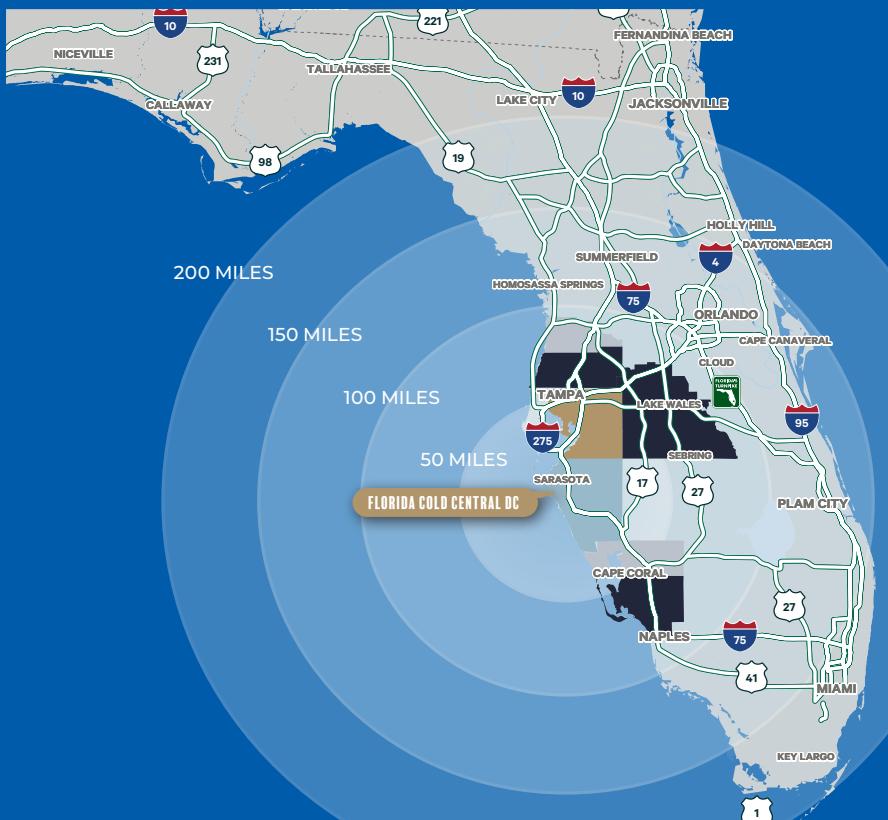
2.5 miles West of Interstate-75

The property is ideally located to service the Sunshine State with round trip, same day service. The property is also outside of a flood zone and ±20ft above sea level.



HIGH GROWTH AREA WITH STRONG LABOR FORCE

County	Population 2025	Population Growth % 2020 - 2025 (Heat Map)	Labor Force
Hillsborough	1,579,746	7.74%	825,095
Pinellas	961,204	0.15%	506,302
Lee	858,937	12.2%	365,293
Polk	878,226	20.28%	343,014
Pasco	680,706	20.23%	282,625
Sarasota	481,935	10.48%	197,203
Manatee	464,947	15.77%	193,891
Collier	417,898	10.76%	171,525
Hernando	224,551	14.79%	87,729
Charlotte	213,238	13.43%	73,261
Florida	23,839,600	8.24%	11,190,000
Tampa MSA	3,040,000	6.63%	1,621,358



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DISTRIBUTION POWERHOUSE

The Sarasota-Manatee industrial market totals over 44 million square feet and offers unrivaled connectivity to Florida's major population centers and ports thanks to I-75 Florida's dominate trucking corridor. 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.



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