

WHERE BUSINESS FINDS BALANCE



GATES CREEK

CORPORATE CENTER



NEW CLASS A INDUSTRIAL DEVELOPMENT | SARASOTA, FLORIDA | 178,194 SF AVAILABLE | DELIVERING Q1 2025

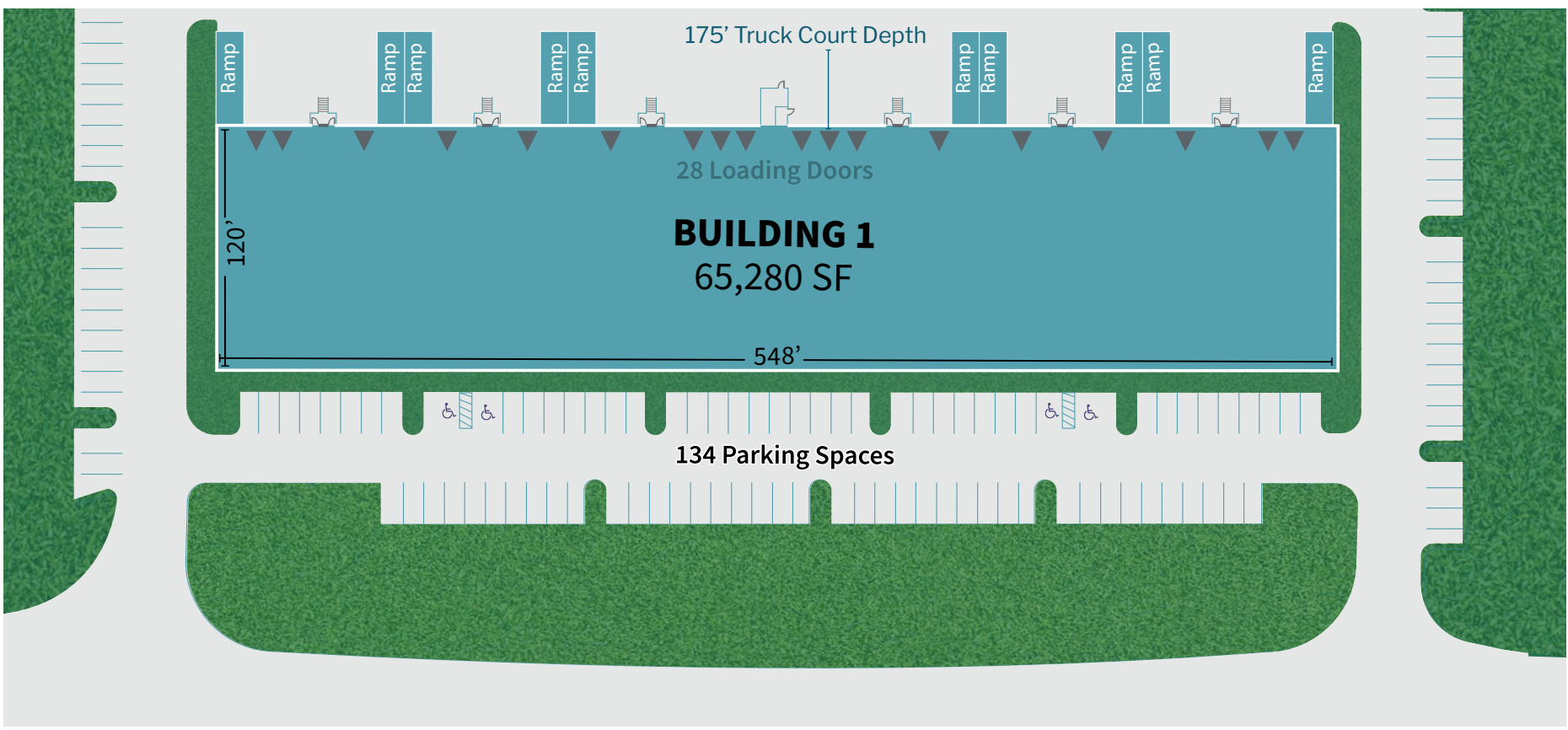


LAST AVAILABLE INDUSTRIAL SITE
WITHIN THE LAKEWOOD RANCH 33,000+ AC MPC



Property Overview

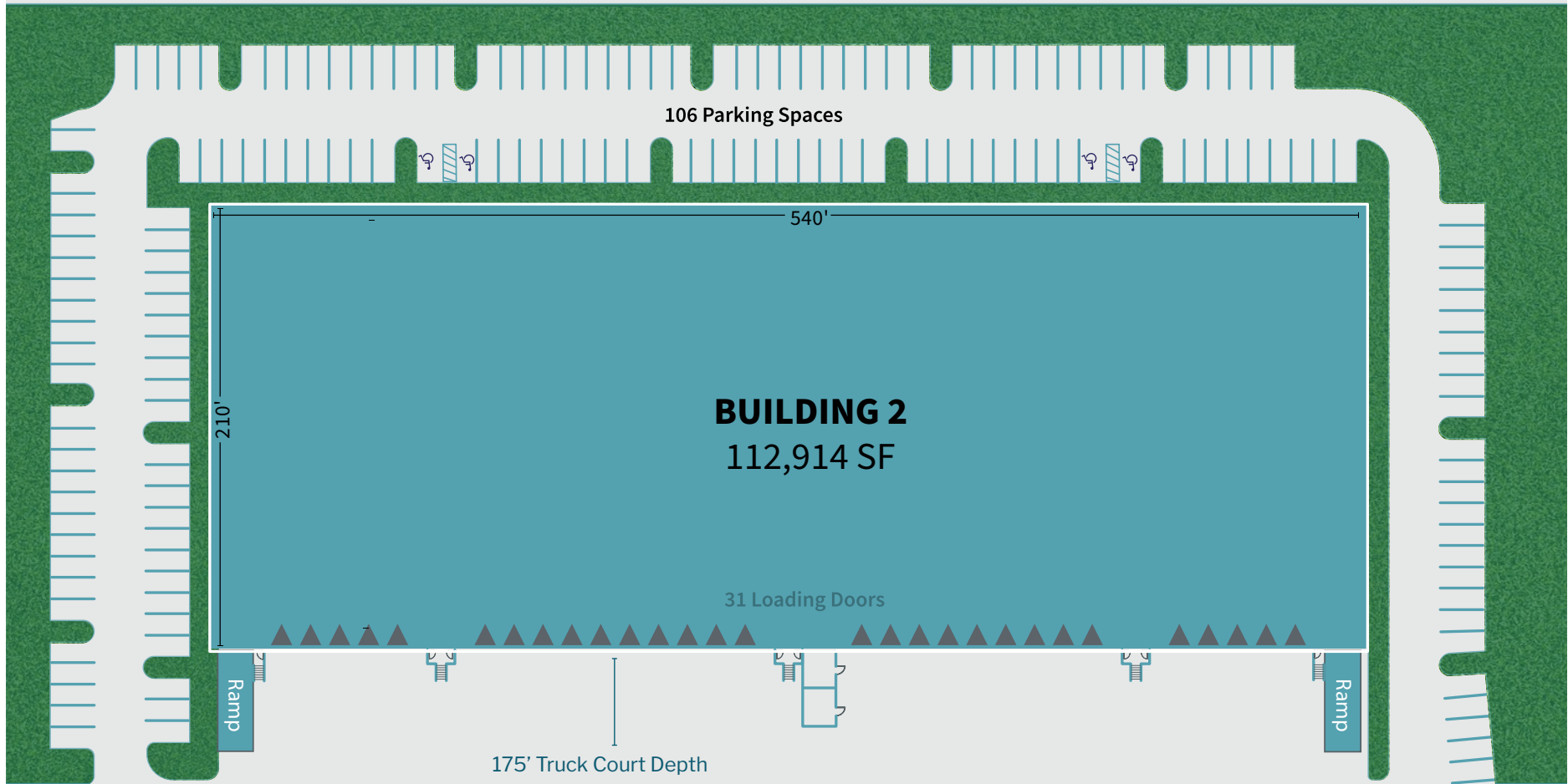
- Two buildings totaling 178,194 SF
 - Building 1: 65,280 SF
 - Building 2: 112,914 SF
- ± 16.10 AC site size
- Divisible to accommodate a variety of size requirements
- Located within 3 miles to Interstate 75
- Positioned as the #1 MPC in the nation
Source: John Burns & RCLCO



SIZE (SF)	65,280 SF	OVERSIZED DOORS:	Ten (10) 10'x12' oversized doors with ramps	WALLS	Concrete tilt-up with textured paint finish
BUILDING DIMENSIONS	120'x548'	SPRINKLER DENSITY	ESFR	ROOF TYPE/ INSULATION	60 mil TPO, R-19 insulation
COLUMN SPACING	40'x40'	TRUCK COURT	175'	FLOOR/ FOUNDATION	6" thick, 4,000 psi
CLEAR HEIGHT	24'	CONCRETE TRUCK APRON	60'	CAR PARKS	1.67/1,000
LOADING	Rear	WH LIGHTING	To-suit	POWER	3-phase, 1,200 amps
DOCK-HIGH DOORS:	Eighteen (18) 9'x10'	EXTERIOR LIGHTING	LED fixtures	-	-



BUILDING 2 SPECIFICATIONS



SIZE (SF)	112,914 SF	OVERSIZED DOORS:	Two (2) 12'x14' oversized doors with ramps	WALLS	Concrete tilt-up with textured paint finish
BUILDING DIMENSIONS	210' x 540'	SPRINKLER DENSITY	ESFR	ROOF TYPE/ INSULATION	60 mil TPO, R-19 insulation
COLUMN SPACING	50'x54' with 60' speed bay	TRUCK COURT	175'	FLOOR/ FOUNDATION	6" thick, 4,000 psi
CLEAR HEIGHT	32'	CONCRETE TRUCK APRON	60'	CAR PARKS	1.6/1,000
LOADING	Rear	WH LIGHTING	To-suit	POWER	3-phase, 2,400 amps
DOCK-HIGH DOORS:	Twenty-nine (29) 9'x10'	EXTERIOR LIGHTING	LED fixtures	CLERESTORY	Yes



Strategic Location

MAJOR HIGHWAYS



I-75

3 MILES

NEARBY AIRPORTS



55 miles

TAMPA BAY INTL.

47.3 miles

ST. PETE-CLEARWATER INTL.

9.1 miles

BRADENTON SARASOTA INTL.

90 miles

SOUTHWEST FLORIDA INTL.

NEARBY CITIES



12 miles

SARASOTA

51 miles

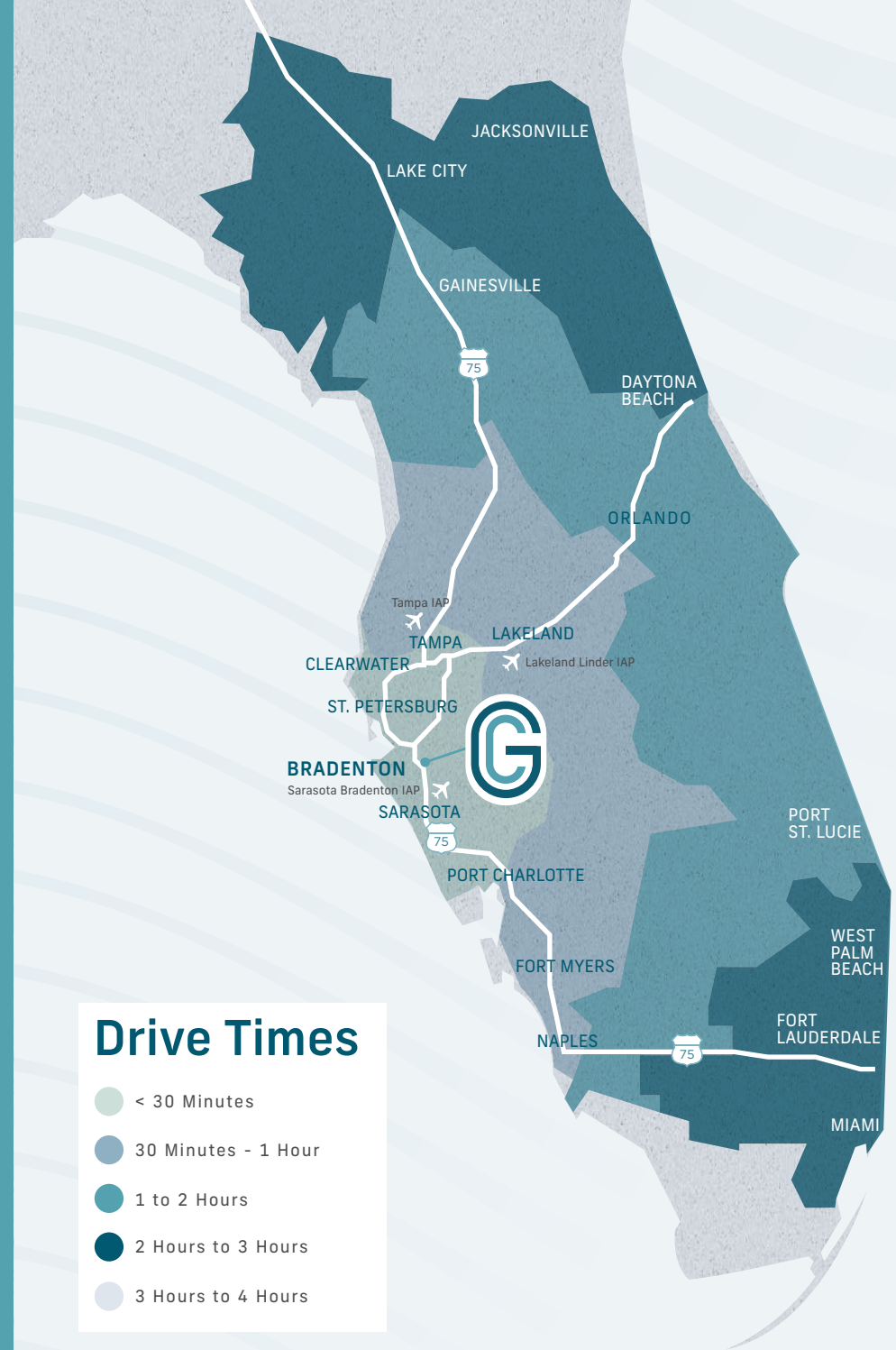
TAMPA

37 miles

ST. PETERSBURG

77 miles

FORT MYERS





AMENITIES

TAMPA
45 MIN

An Award-Winning Community

Located on Florida's Cultural Coast®, Lakewood Ranch is an award-winning, multi-generational MPC that offers a lifestyle like no other. From world-class beaches to professional sporting events, and a dynamic mix of shopping and entertainment, Lakewood Ranch offers the ultimate work-live-play experience.

2024 AMERICA'S 100 BEST PLACES TO LIVE

Source: Ideal Living

2023 #1 MPC IN THE NATION
6 YEARS IN A ROW

Source: John Burns & RCLCO

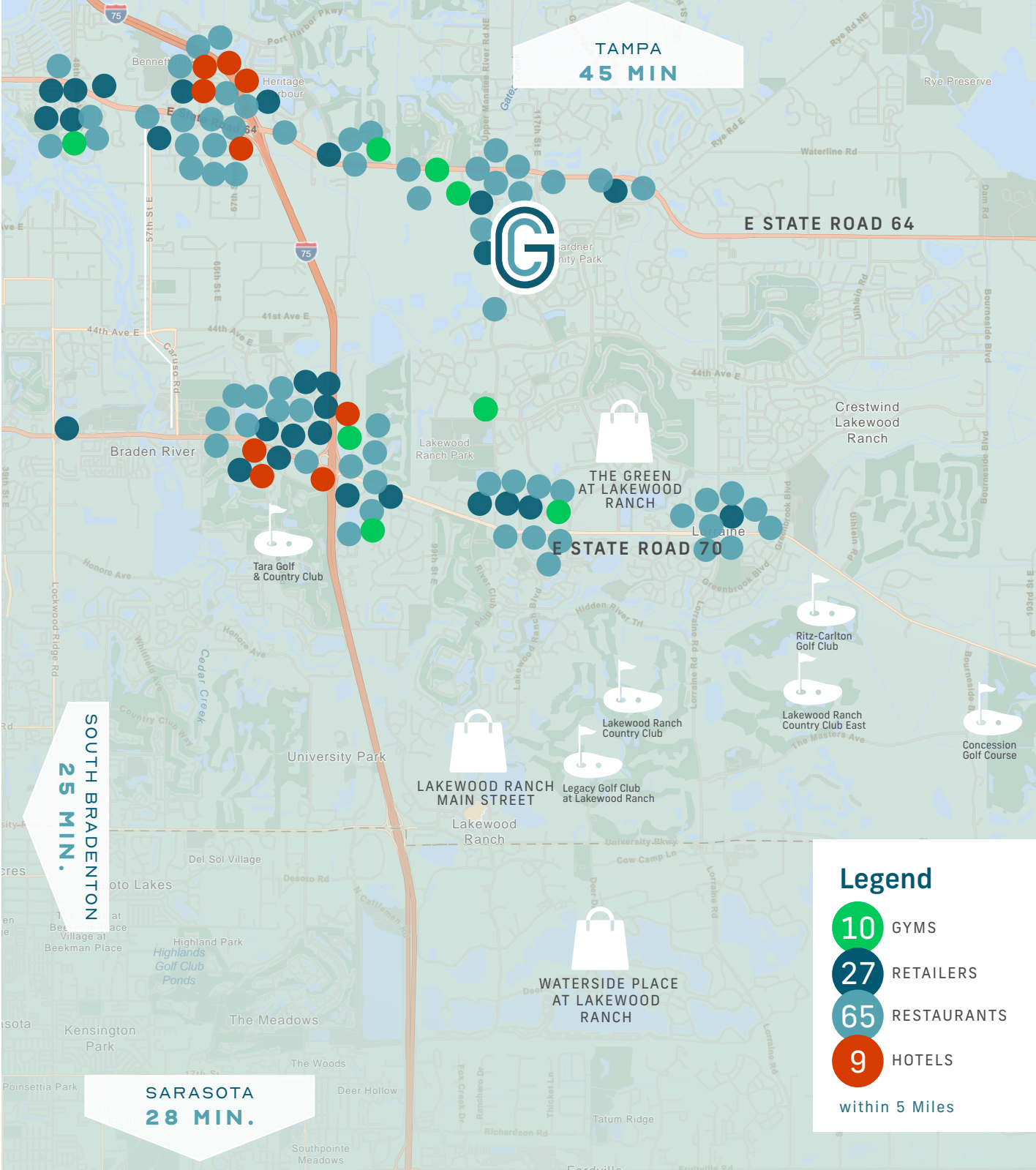
OVERVIEW

- 33,000+ acres
- 18,246 employees
- 72k residents
- 3 town centers & neighborhood plazas
- 5 business parks
- 300+ shops and eateries
- 150+ mile of trails
- 600+ events a year
- 12 community parks
- 9 golf courses
- 10 higher education campuses
- 4 nearby airports

Legend

- 10 GYMS
- 27 RETAILERS
- 65 RESTAURANTS
- 9 HOTELS

within 5 Miles



SOUTH BRADENTON
25 MIN.

SARASOTA
28 MIN.

WATERSIDE PLACE
AT LAKEWOOD
RANCH

LAKEWOOD RANCH
MAIN STREET

THE GREEN
AT LAKEWOOD
RANCH

E STATE ROAD 64

E STATE ROAD 70



AMENITIES



Grow Your Business IN THE #1 COMMUNITY IN THE U.S.

Located within the Sarasota-Bradenton market, just 45 minutes south of Tampa and St. Petersburg/Clearwater, Lakewood Ranch is home to a strong workforce and a thriving business environment to keep operations running at peak efficiency.

18,246
EMPLOYEES

72K
RESIDENTS

55
AVERAGE AGE

162K
AVG HOUSEHOLD
INCOME





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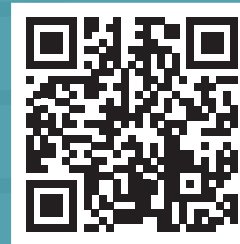
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