

LARGEST TRI-TEMP BUILDING IN FLORIDA



# FLORIDA TRI-TEMP

## LOGISTICS ❄️

**AGELLAN**  
COMMERCIAL REIT

**CBRE**

<https://www.floridatritemplogistics.com/>



## **Florida Tri-Temp Logistics**

offers a unique opportunity for a single and multi tenant occupier or cold storage (refrigerator and freezer) operator to occupy a first-class distribution center with access to the entire State of Florida within one working day.

# 926,516 SF

TOTAL



The building systems provide cold storage (-10° to 42°) for a variety of users inventory, inclusive of temperatures able to store ice cream or refrigerate produce. Additionally, Florida Tri-Temp Logistics can provide up to 557,728 SF of dry space, for a total of 759,996 SF.



**557,728 SF**  
OF DRY SPACE



**COLD STORAGE**  
AS LOW AS  
**-10°**

**202,268 SF**  
OF COLD

# 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  $\pm 20$ ft above sea level.



# 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



926,516 SF under roof



202,268 SF of cold storage with temperatures ranging -10° to 42°



557,728 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**

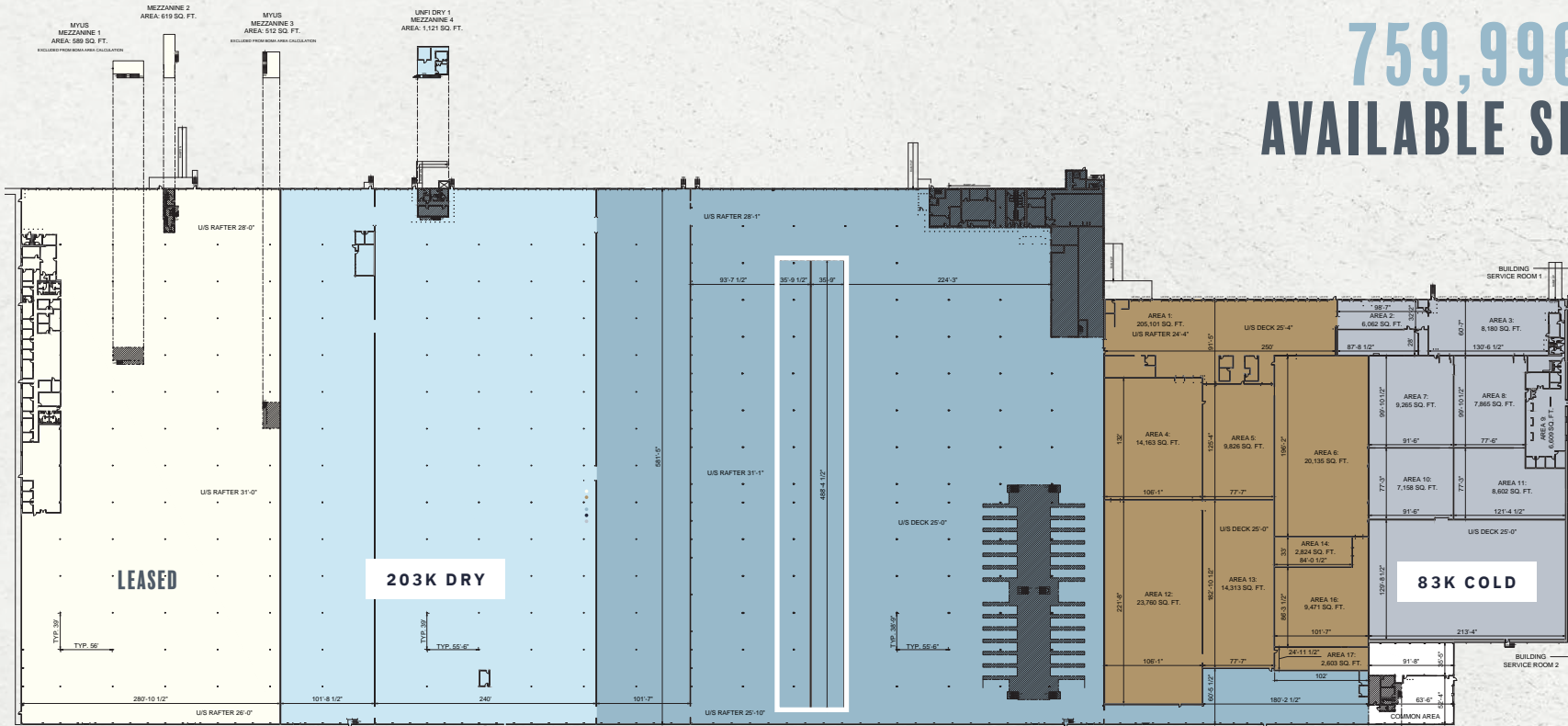
**13.65**  
**TOTAL ACRES**

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

MCINTOSH RD

# FLOOR PLAN

759,996 SF  
AVAILABLE SPACE



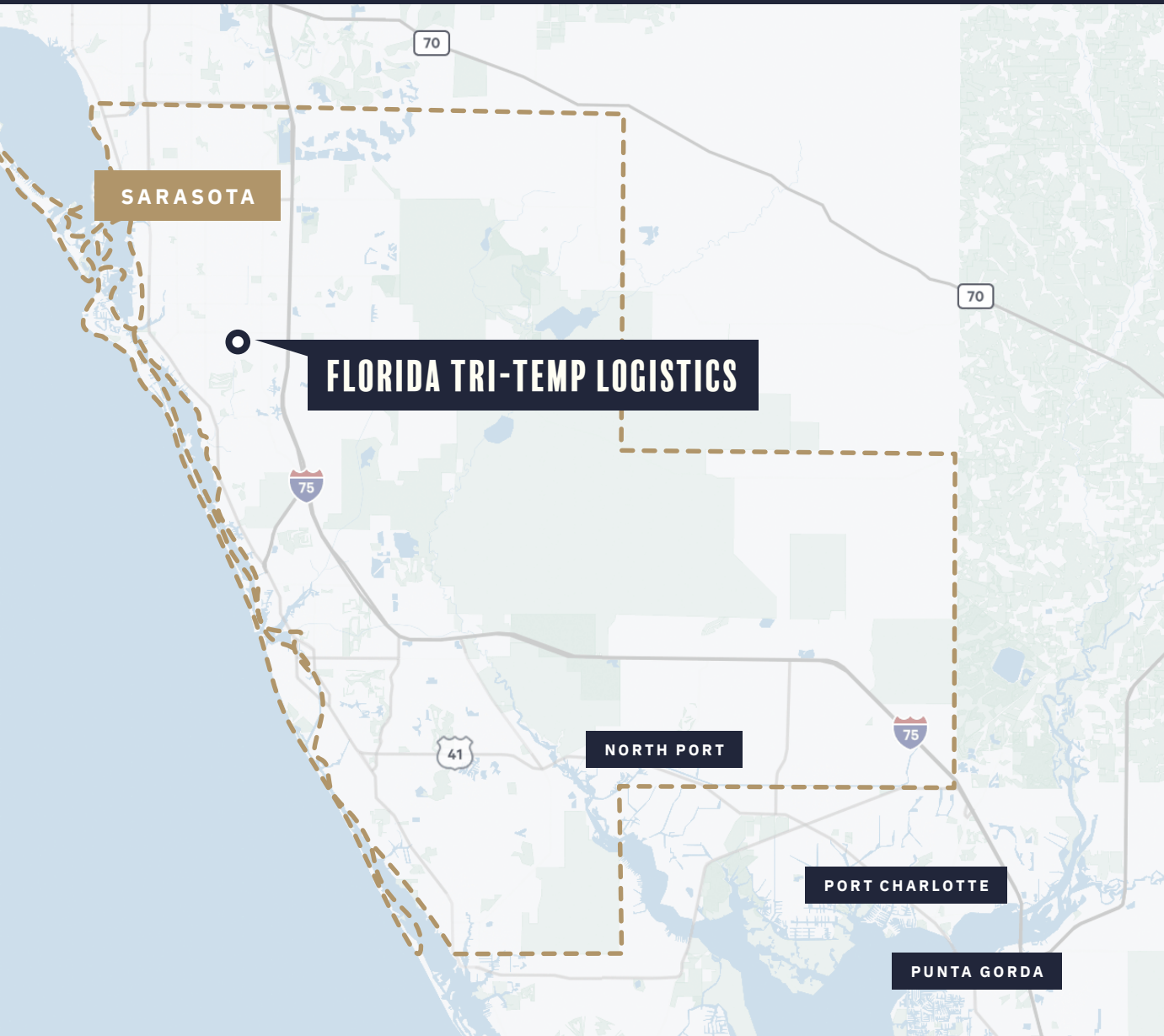
Color ID	AREA ID	RENTABLE AREA*
	LEASED	163,277 SF
	AVAILABLE SPACE - DRY	203,280 SF
	AVAILABLE SPACE - DRY	354,648 SF
	AVAILABLE SPACE - COLD	118,885 SF
	AVAILABLE SPACE - COLD	83,183 SF
	BUILDING SERVICE AREA	-
	MEZZANINE ABOVE	-
	<b>TOTAL AVAILABLE SPACE</b>	<b>759,996 SF</b>

-35,000 SF A/C for Produce

\* Including mezzanines area



# TAX JURISDICTION OF SARASOTA COUNTY



## TAXES

The jurisdiction of Sarasota County provides a deep pool of labor and an ideal working environment unencumbered by excess local taxes. Effective immediately, county taxes have been lowered to 3%. Additionally, the State of Florida has no state income tax.

**3%**  
county  
taxes

**0%**  
state  
income tax



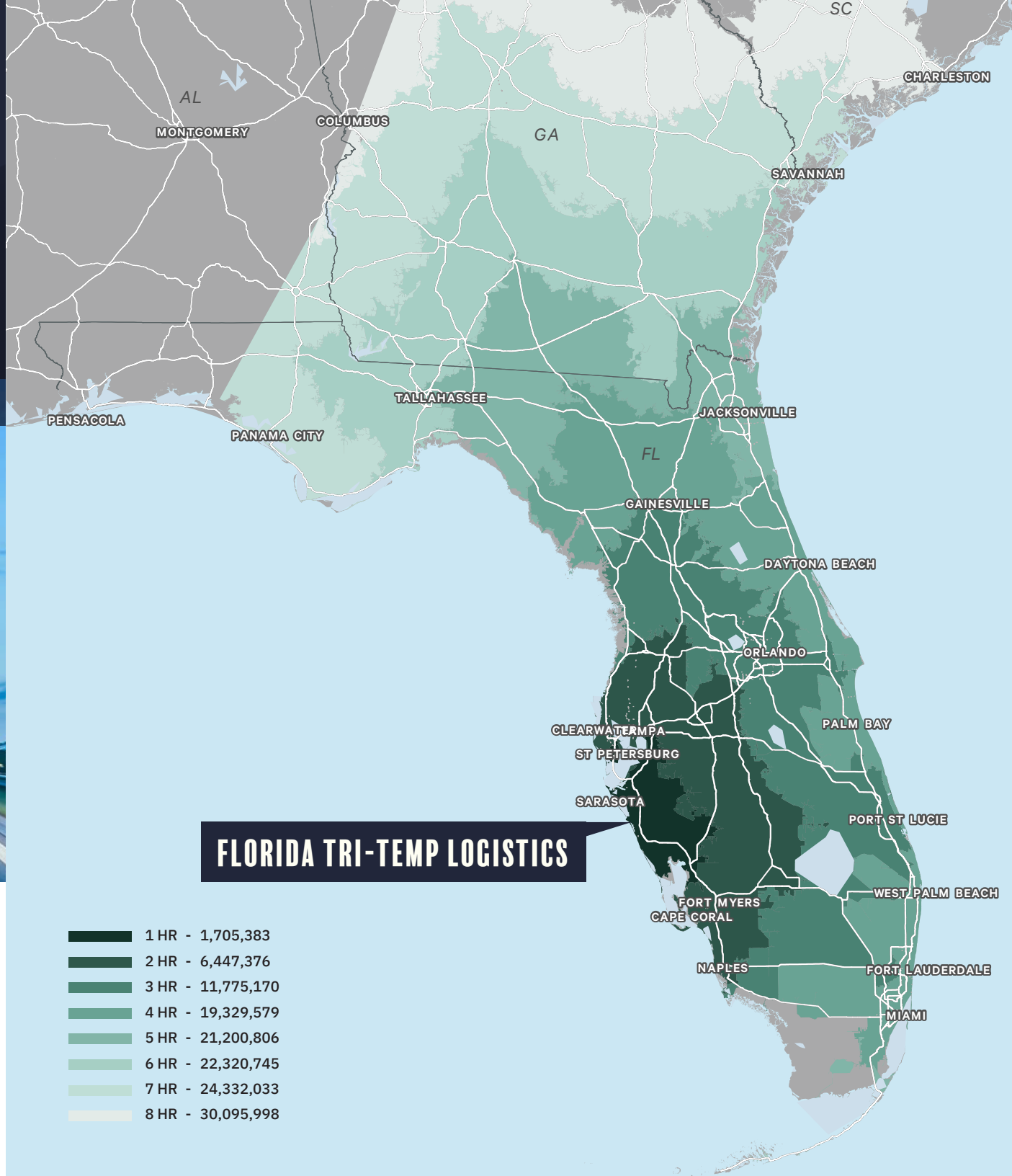
# DRIVE TIMES



Drive times & population within all of the Greater Tampa, Orlando & South Florida MSA's reached within a 3-hour drive



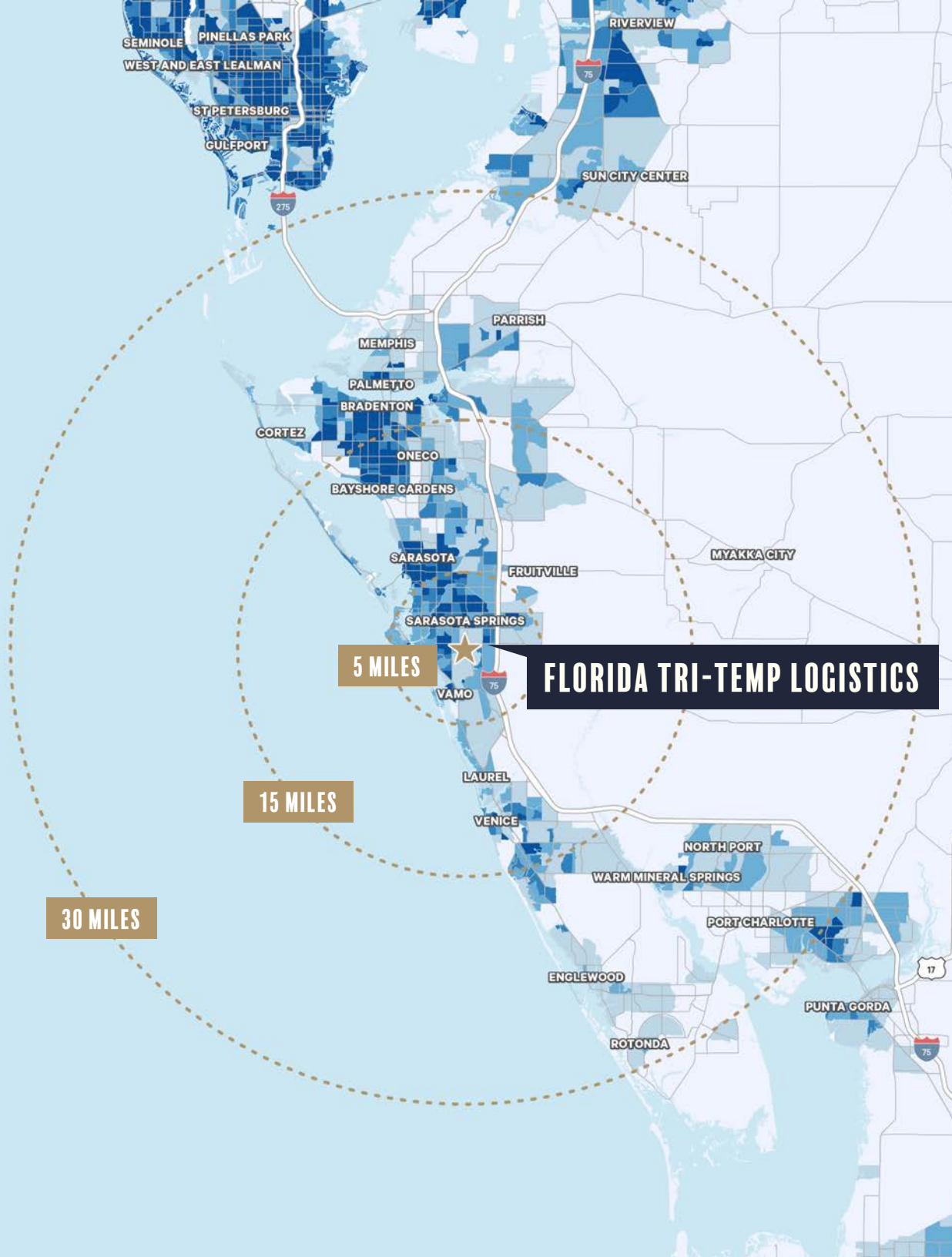
- 1.0 HR - TAMPA
- 2.0 HR - ORLANDO
- 3.5 HR - MIAMI
- 5.5 HR - JACKSONVILLE



## FLORIDA TRI-TEMP LOGISTICS

1 HR	- 1,705,383
2 HR	- 6,447,376
3 HR	- 11,775,170
4 HR	- 19,329,579
5 HR	- 21,200,806
6 HR	- 22,320,745
7 HR	- 24,332,033
8 HR	- 30,095,998

# 2023 POPULATION DENSITY



5 MILES

15 MILES

30 MILES

FLORIDA TRI-TEMP LOGISTICS

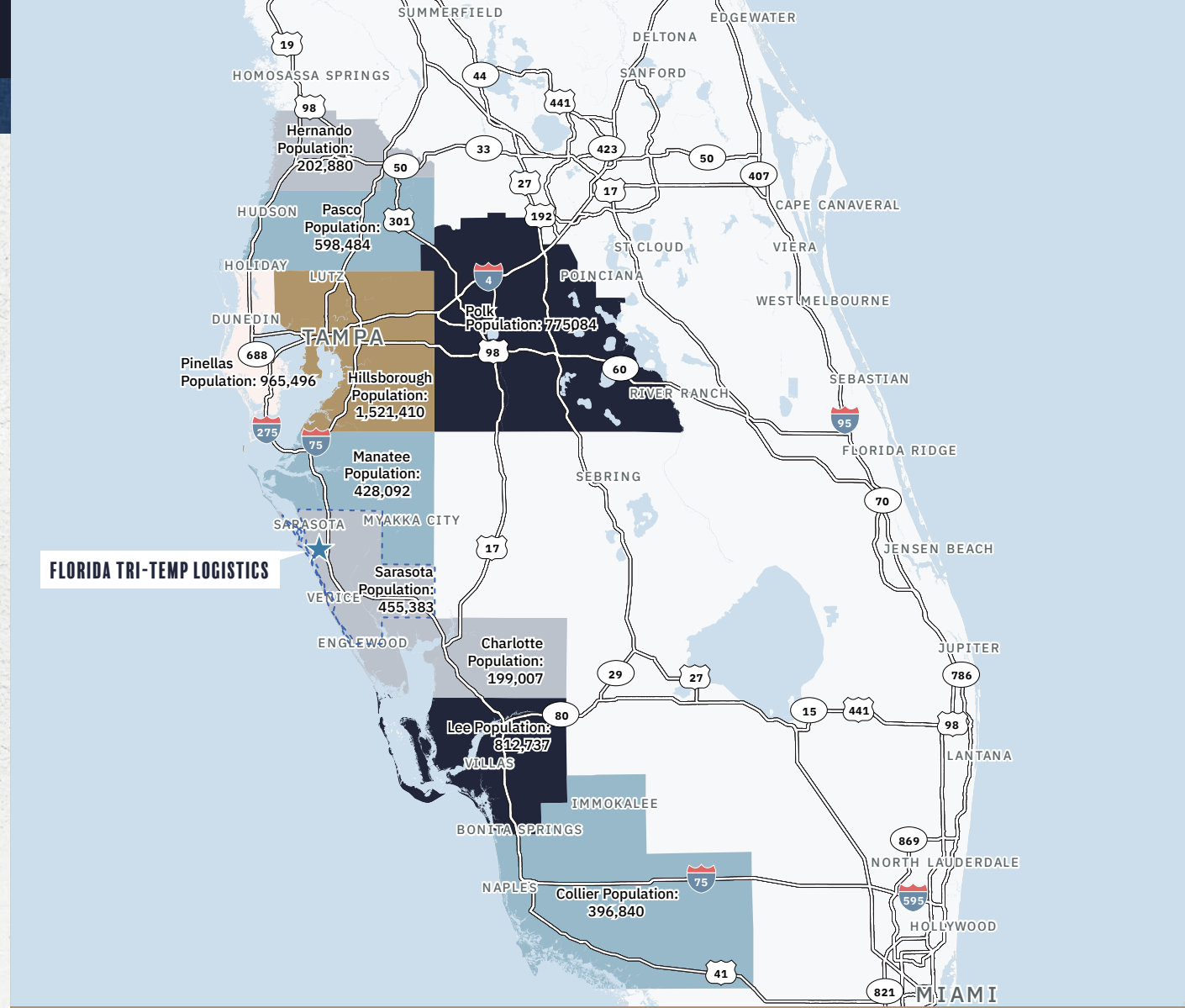
*people/sq. mi., est. by block group*

- 1,000 or Less
- 1,001 - 2,000
- 2,001 - 3,000
- 3,001 - 4,000
- 4,001 - More

# 2023 POPULATION GROWTH

County	Population (Call Outs)	Population Growth % 2020 - 2023 (Heat Map)
Hillsborough	1,521,410	1.28%
Pinellas	965,496	0.20%
Lee	812,737	2.05%
Polk	775,084	2.07%
Pasco	598,484	1.96%
Sarasota	455,383	1.49%
Manatee	428,092	2.13%
Collier	396,840	1.69%
Hernando	202,880	1.30%
Charlotte	199,007	1.96%
Florida	22,381,338	1.19%
Tampa MSA	3,288,270	1.08%
US	-	0.99%

■ Sarasota



FLORIDA TRI-TEMP LOGISTICS

# 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.

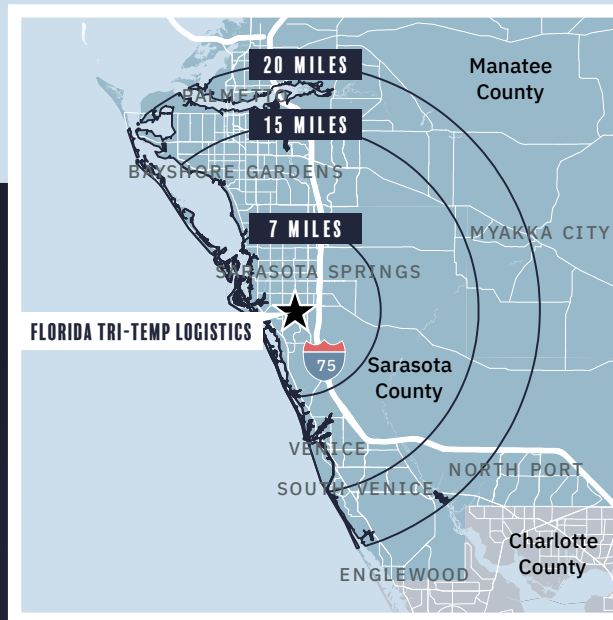
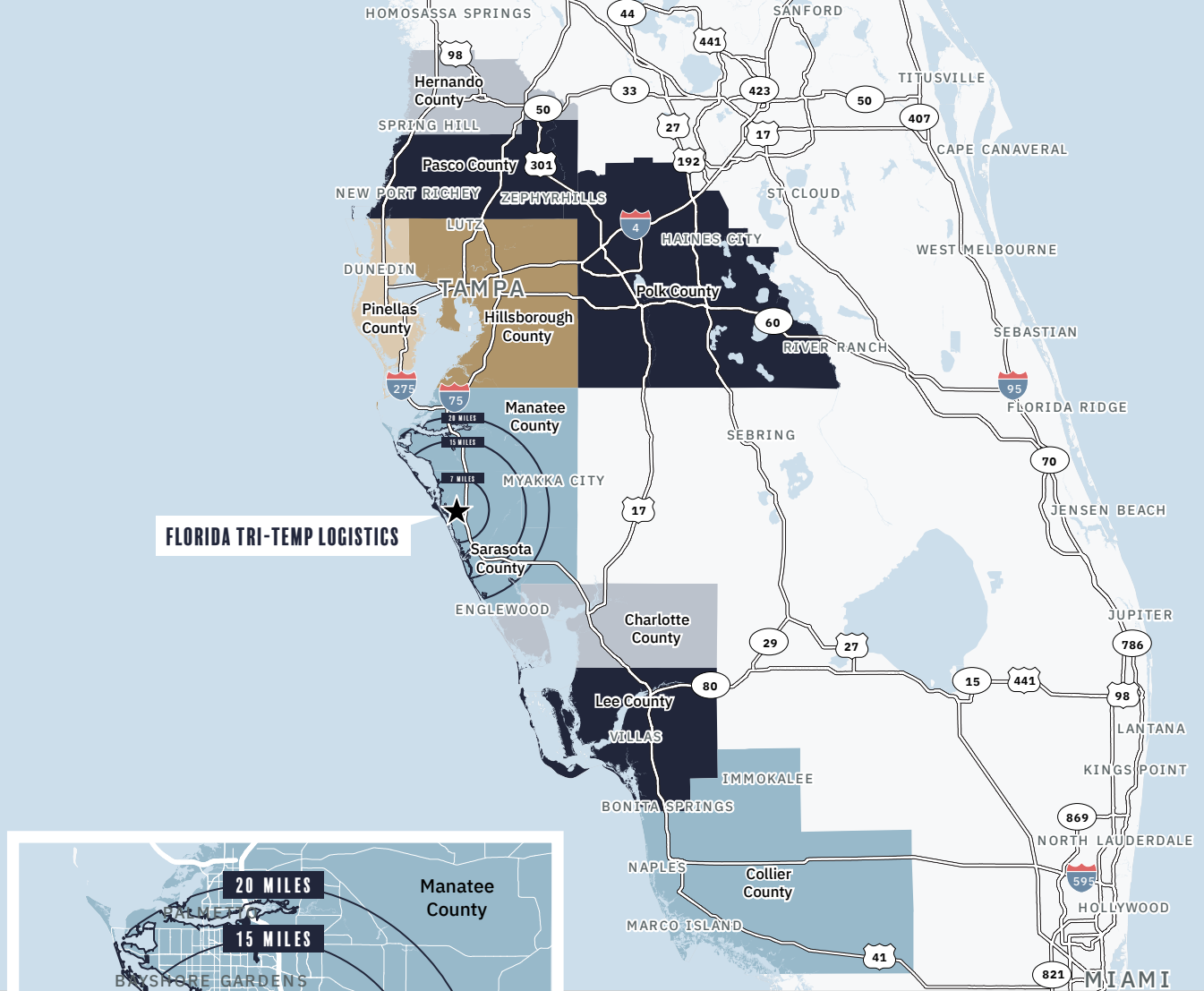


### INDUSTRIAL OCCUPIERS



# 2023 LABOR FORCE MAP

County	Labor Force
Hillsborough	825,095
Pinellas	506,302
Lee	365,293
Polk	343,014
Pasco	282,625
Sarasota	197,203
Manatee	193,891
Collier	171,525
Hernando	87,729
Charlotte	73,261



Miles	Unemployment Rate	T&L Labor Force
7	2.90%	3,408
15	3.50%	7,981
20	3.70%	12,704

# AREA OVERVIEW

## SARASOTA & MANATEE COUNTIES



**2<sup>ND</sup>**

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

<https://www.floridatritemplogistics.com/>

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**KEVIN KELLY**

+1 972 375 6306  
kevin.kelly@cbre.com

**JOSH TARKOW, SIOR**

+1 813 361 2614  
josh.tarkow@cbre.com

**KRIS COURIER**

+1 813 273 8442  
kris.courier@cbre.com



**6100 MCINTOSH RD  
SARASOTA, FL 34238**



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