



LARGEST TRI-TEMP BUILDING IN FLORIDA

FLORIDA TRI-TEMP LOGISTICS ❄️

AVAILABLE
203,280 - 759,996 SF

Available 10/1/2025

Available Q1 2026

AGELLAN
COMMERCIAL REIT

CBRE

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

SARASOTA, FL



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 ± 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

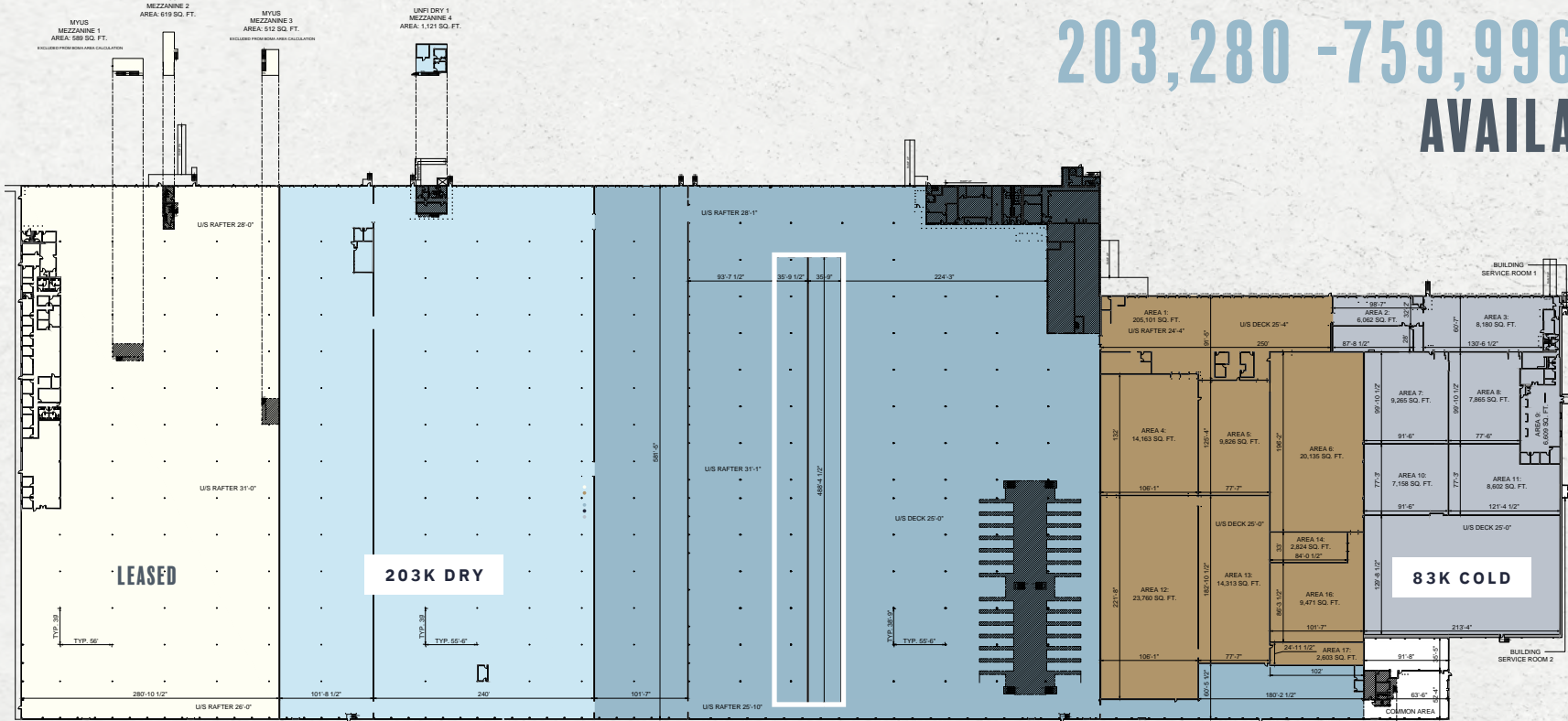
13.65
TOTAL ACRES

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

MCINTOSH RD

FLOOR PLAN

203,280 - 759,996 SF
AVAILABLE



Color ID	AREA ID	RENTABLE AREA *
Yellow	LEASED	163,277 SF
Blue	AVAILABLE SPACE - DRY	203,280 SF
Blue	AVAILABLE SPACE - DRY	354,648 SF
Brown	AVAILABLE SPACE - COLD	118,885 SF
Grey	AVAILABLE SPACE - COLD	83,183 SF
White	BUILDING SERVICE AREA	-
White	MEZZANINE ABOVE	-
Dark Blue	TOTAL AVAILABLE SPACE	759,996 SF

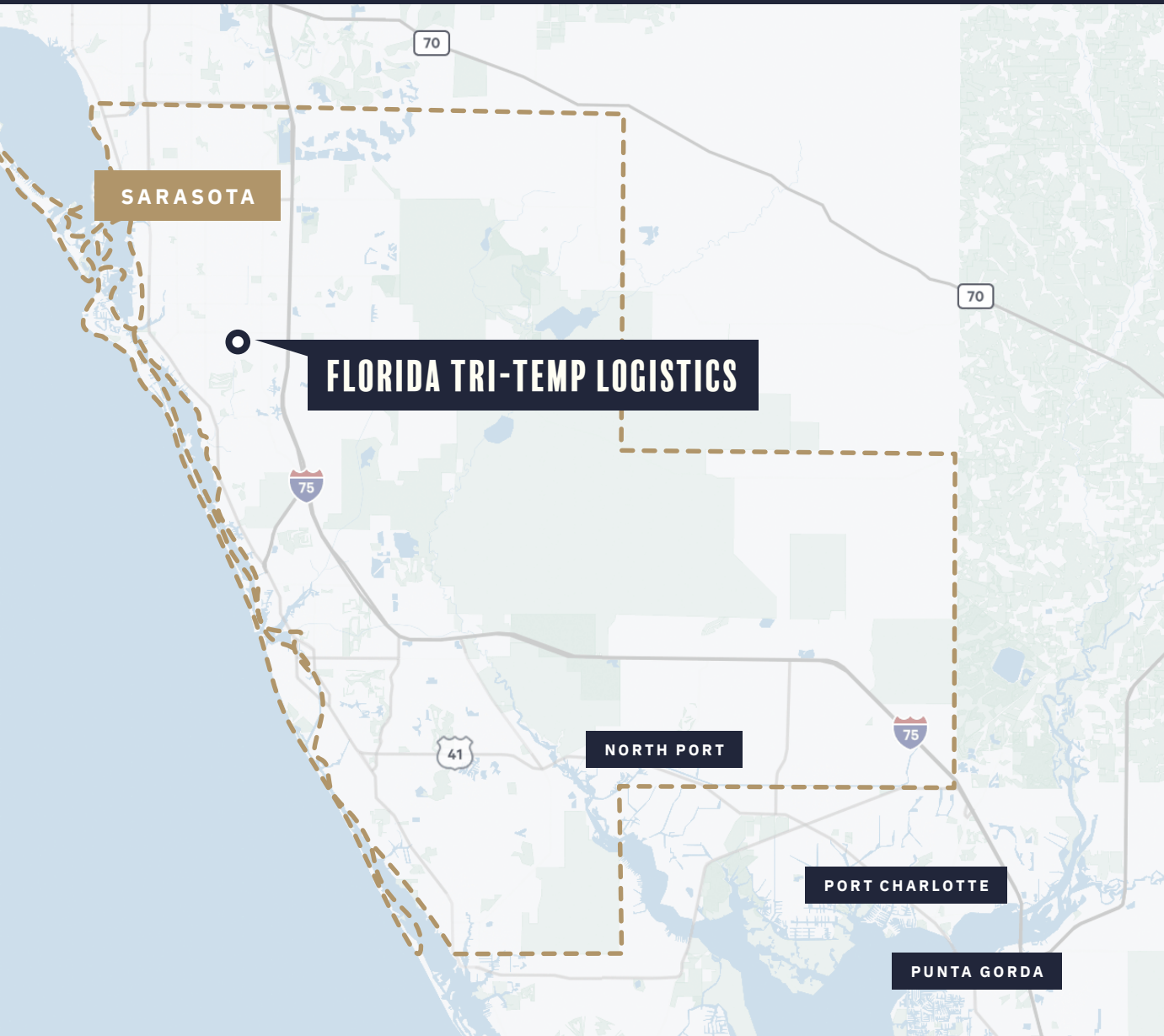
Available 10/1/2025
~35,000 SF A/C for Produce

Available Q1 2026

* 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

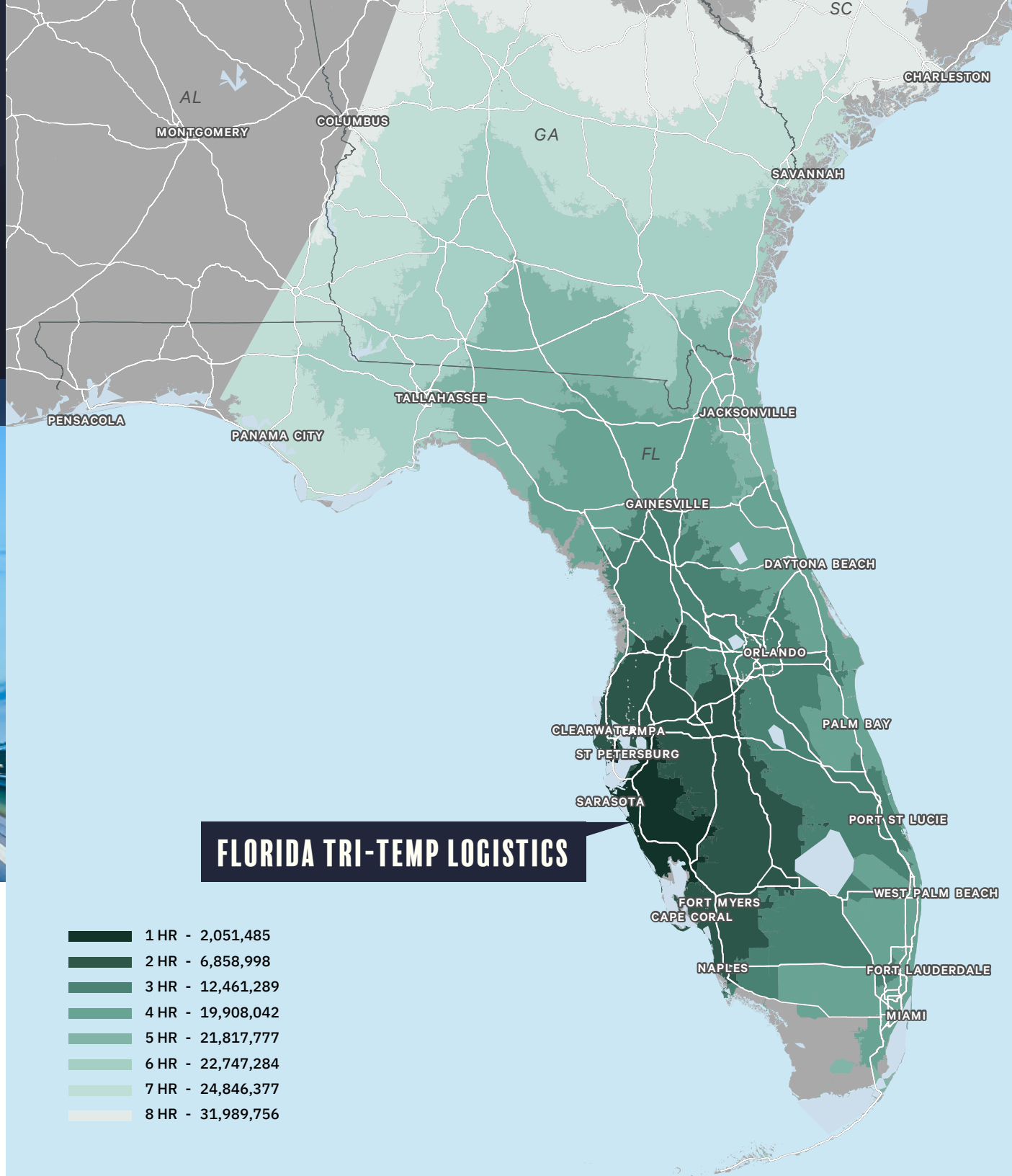


Drive times & population* within all of the Greater Tampa, Orlando & South Florida MSA's reached within a 3-hour drive



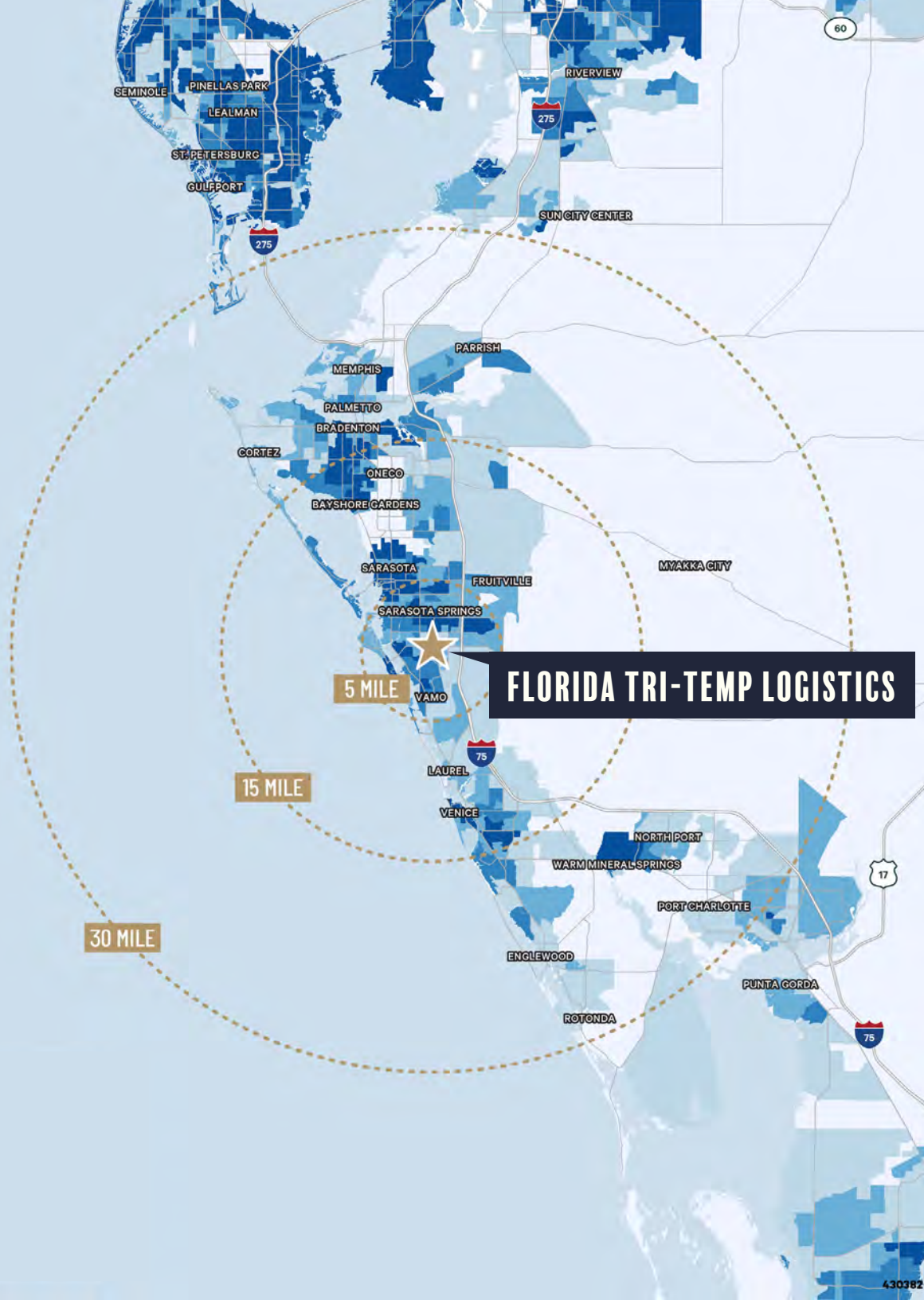
- 1.0 HR - TAMPA
- 2.0 HR - ORLANDO
- 3.5 HR - MIAMI
- 5.5 HR - JACKSONVILLE

* 2024



FLORIDA TRI-TEMP LOGISTICS

2024 POPULATION DENSITY



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

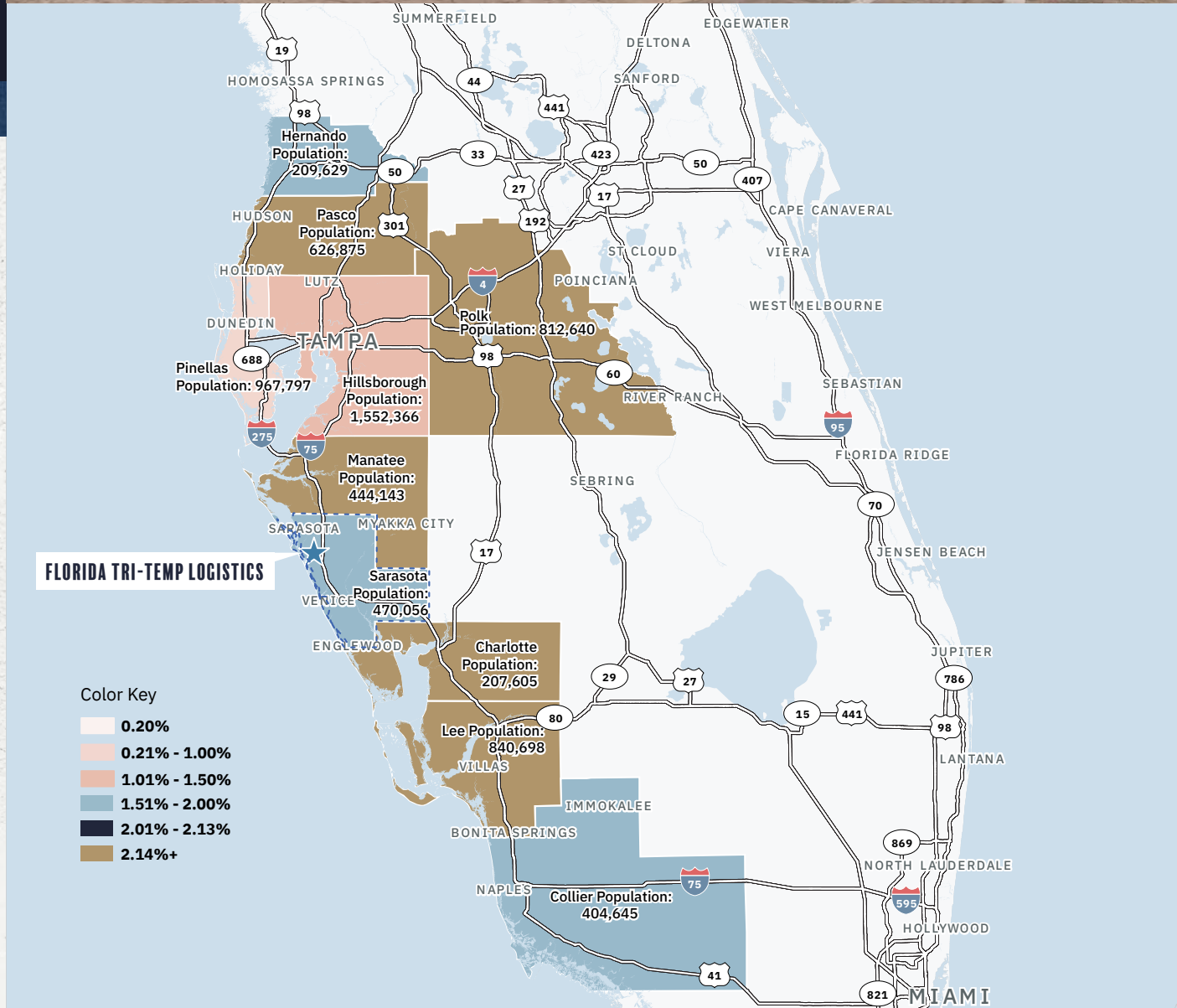
- 1,000 or Less
- 1,001 - 2,000
- 2,001 - 3,000
- 3,001 - 4,000
- 4,001 - More

2024 POPULATION GROWTH



County	Population	Population Growth % 2020 - 2024
Hillsborough	1,552,366	1.46%
Pinellas	967,797	0.21%
Lee	840,698	2.38%
Polk	812,640	2.72%
Pasco	626,875	2.61%
Sarasota	470,056	1.90%
Manatee	444,143	2.51%
Collier	404,645	1.76%
Hernando	209,629	1.78%
Charlotte	207,605	2.51%
Hillsborough	22,779,514	1.33%
Tampa MSA	3,356,667	1.32%
US	-	0.49%

■ Sarasota



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

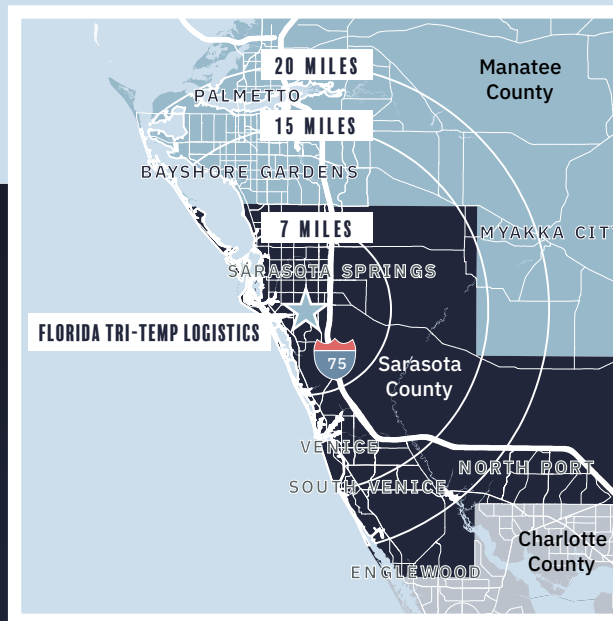
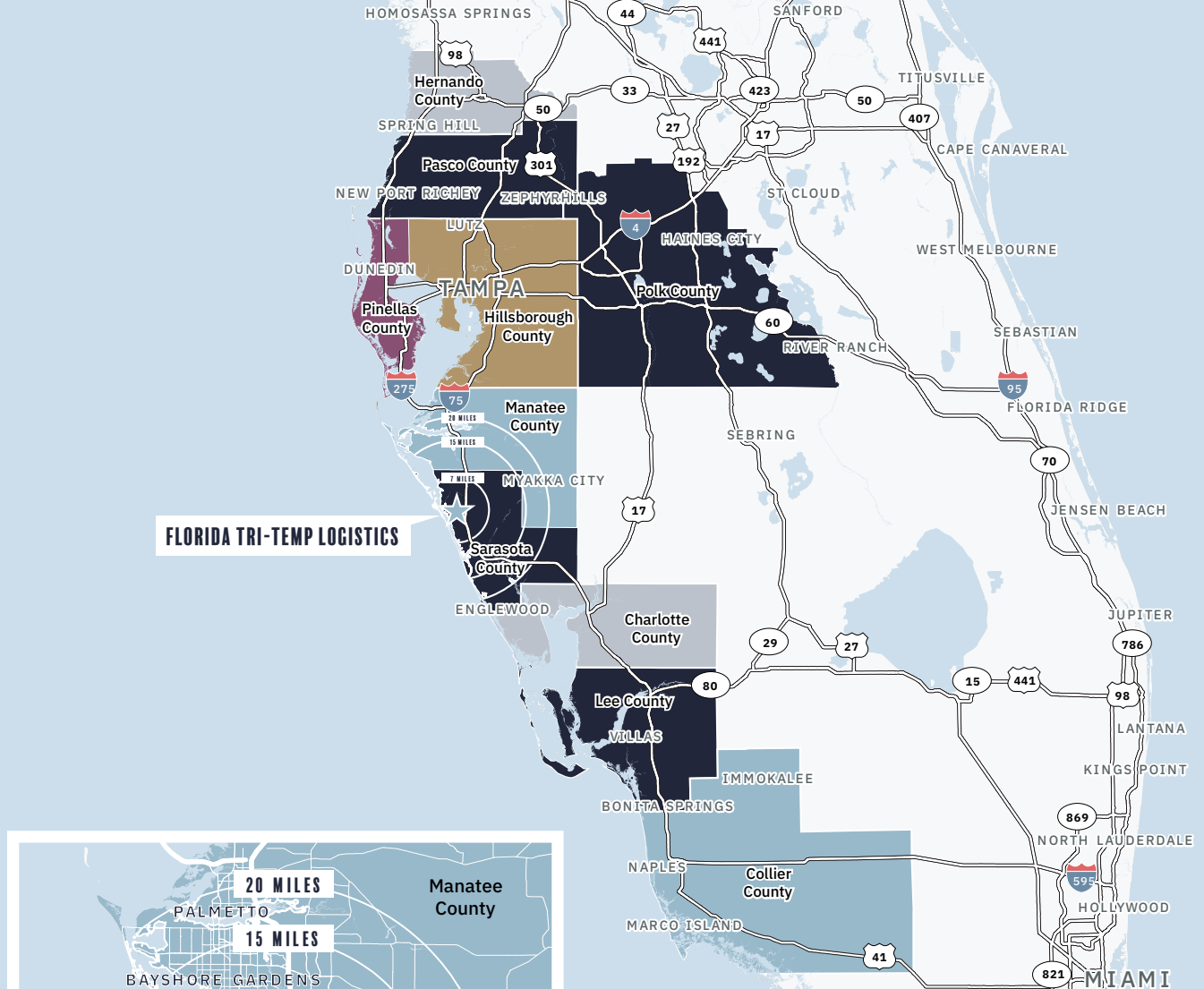


2024 LABOR FORCE MAP

County	Labor Force
Hillsborough	840,687
Pinellas	515,821
Lee	370,920
Polk	349,623
Pasco	285,511
Sarasota	201,075
Manatee	197,362
Collier	175,752
Hernando	89,675
Charlotte	73,933

Color Key

- 73,261 - 100,000
- 100,000 - 200,000
- 200,001 - 400,000
- 400,000 - 600,000
- 600,000 - 825,095
- 825,096+



Miles	Unemployment Rate	T&L Labor Force
7	3.00%	4,802
15	3.60%	12,163
20	3.80%	18,657

AREA OVERVIEW

SARASOTA & MANATEE COUNTIES



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

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

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