



LAKEWOOD RANCH/WATERSIDE

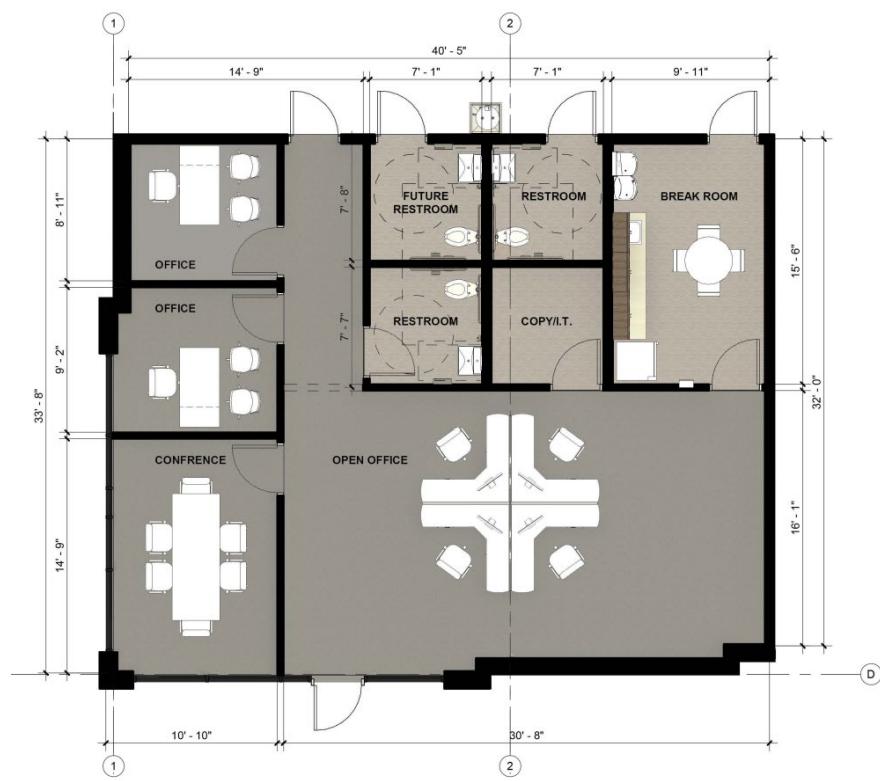
SPEC OFFICE/WAREHOUSE SPACE AVAILABLE IN MARCH 2026

4071 & 4075 Lakewood Ranch Blvd



PROPERTY DESCRIPTION:

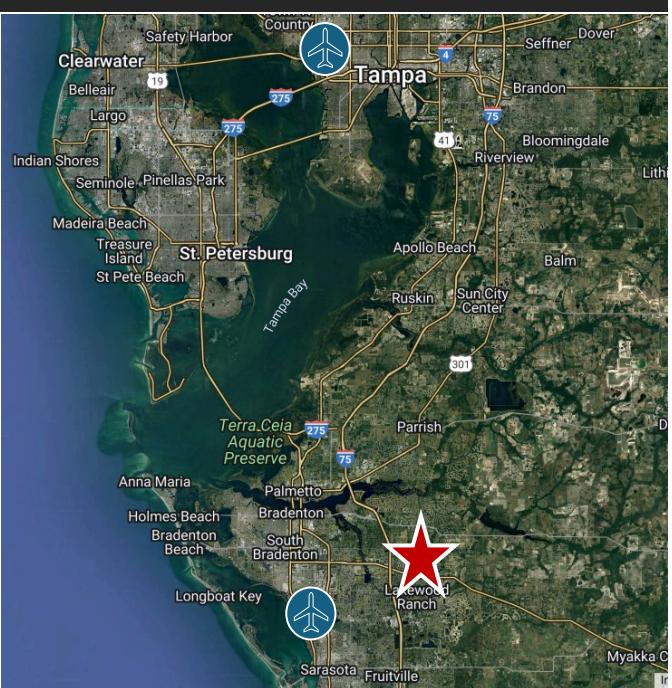
29,735 RSF of 28' clear, office/warehouse space immediately available in Lakewood Ranch's award-winning Waterside district, with unmatched housing, restaurant, day care, fitness and other amenities. Part of a two-building state of the art light industrial project with excellent electrical capacity and parking. An additional 17,000 spec space opportunity will be ready in April, with other space available for custom design.



Site Plan



Drive Times



Tampa International Airport ----1 hour

Sarasota Bradenton Int'l Airport ---- 21 min

Interstate 75 -----6 min

University Parkway----4 min

Waterside ---- 3 min

Building Specs	Building 1	Building 2
Total SF	39,952 SF	53,070 SF
Office SF	TBD	TBD
Clear Height	24'	28'
Building Depth	120'	160'
Column Spacing	40' x 60'	40' x 50'
Dock Doors	16	17
Drive-In Doors	2	2
Truck Court	150'	150'
Parking	1.8/1,000 SF	1.8/1,000 SF
Fire Suppression	ESFR	ESFR
Lighting	LED (Motion)	LED (Motion)
Roof Insulation	R-19	R-19
Electrical Service	1,800 Amp 270/480	1,800 Amp 270/480