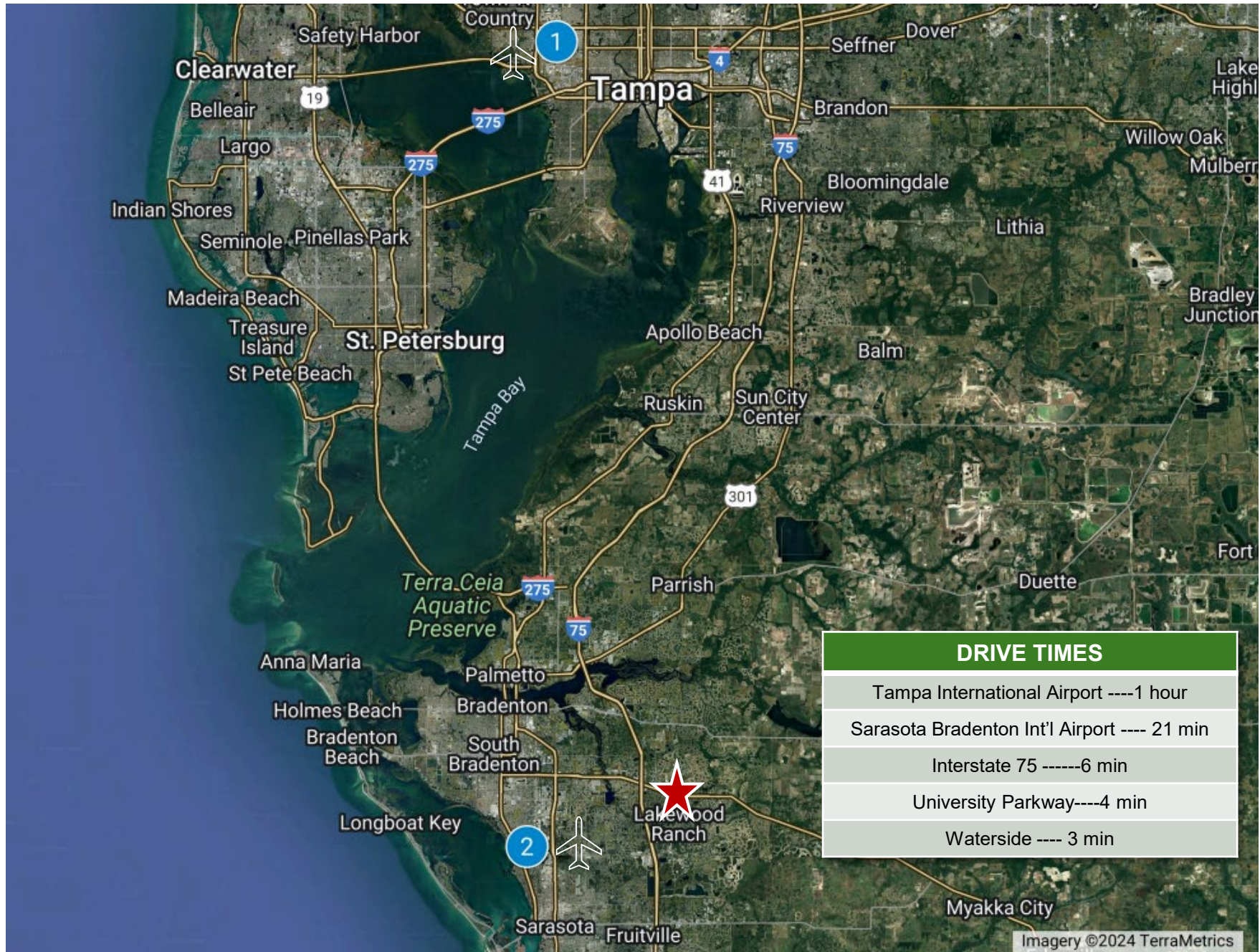


4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE



Located in Lakewood Ranch, the nation's top-selling age-diverse master-planned community for six consecutive years, 4071 & 4075 Lakewood Ranch Blvd features a two-building, Class A light manufacturing project. It offers close proximity to a wealth of amenities, including restaurants, hotels, daycare facilities, fitness centers, and housing options at various price points.

4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE



SITE PLAN



TOTAL AREA - 6.37 ACRES
TOTAL WAREHOUSE - 93,022 RSF

4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

BUILDING SPECS & PROJECT TIMELINE

	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

PROJECT TIMELINE

Construction	7/1/25 - 2/28/26
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4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

RESTAURANTS AND FITNESS



4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

NEARBY AMENITY MAP



HOTELS

- 1 Home2 Suites by Hilton (8 min)
- 2 Courtyard Sarasota (10 min)
- 3 Hyatt Place (7 min)
- 4 Hampton Inn & Suites (10 min)
- 5 Fairfield Inn & Suites (7 min)
- 6 Even Hotel (6 min)
- 7 Homewood Suites by Hilton (12 min)
- 8 Proposed Hotel

MULTI-FAMILY

- 1 Venue at Lakewood Ranch (6 min)
- 2 Cypress Springs Gracious (9 min)
- 3 Brea Lakewood Ranch (6 min)
- 4 The Adley (4 min)
- 5 Olana Waterside (3 min)
- 6 Botanic Waterside (3 min)
- 7 The Row Waterside (3 min)
- 8 The Tides Waterside (3 min)

DAYCARE

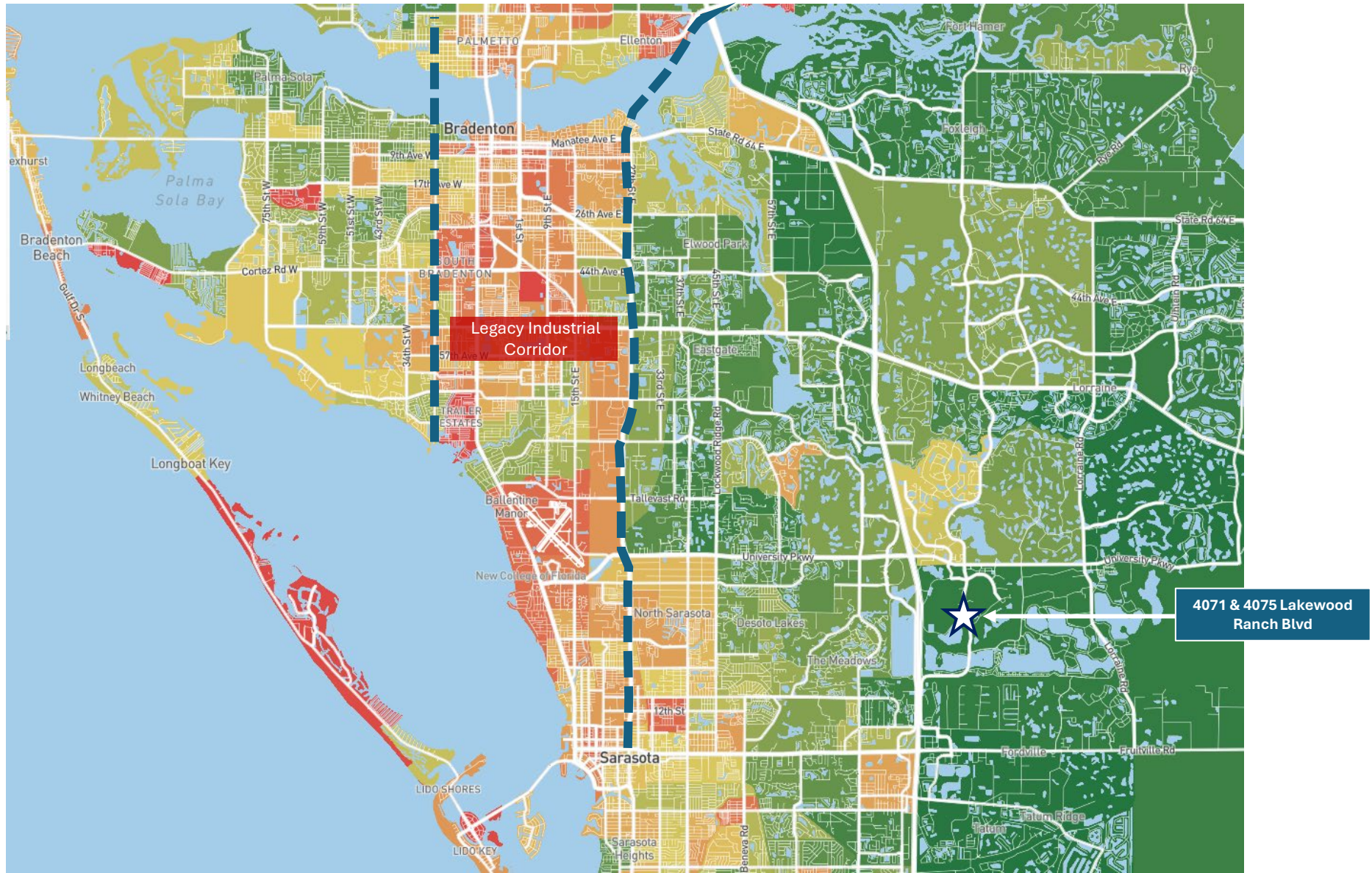
- 1 Primrose School
- 2 Little Ranchers Learning Center
- 3 Building Bright Beginnings
- 4 Baby Fox Academy

MEDICAL

-  Lakewood Ranch Medical Center (5 min)

4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

SAFETY MATTERS



Crime Grades

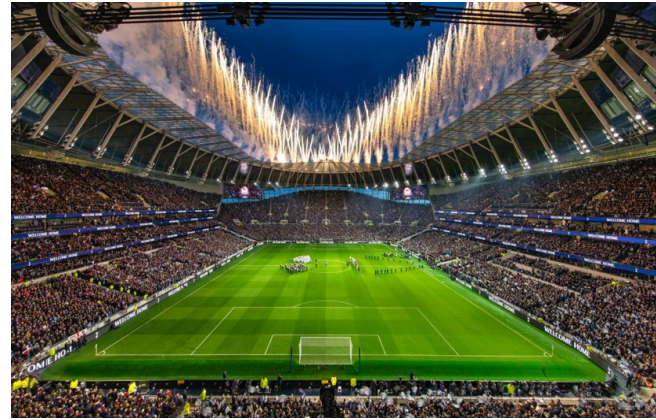


A+ (dark green) areas are safest



TAVISTOCK GROUP DEDICATED TO EXCELLENCE

- Global investments principally focused on real estate, hospitality, agriculture, and financial services. Within and beyond these markets, Tavistock holdings are diverse in nature and global in scale, spanning North and South America and the Caribbean, Europe, Asia, and Australia.
- We invest to achieve transformative impact by building excellent management teams and committing to long term growth.



ALBANY



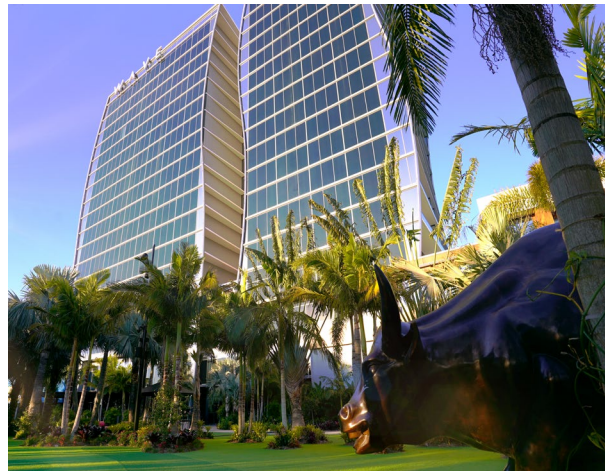
Isleworth



TAVISTOCK DEVELOPMENT COMPANY

GROUNDBREAKING PROJECTS THAT LOOK TO THE FUTURE OF DESIGN, TECHNOLOGY & HUMAN EXPERIENCE

We specialize in projects across Commercial & Mixed-Use, Education, Health & Wellbeing, Hospitality, Residential and Human Performance & Training.



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