

GULF COAST GATEWAY

6100 MCINTOSH RD | SARASOTA, FL 34238

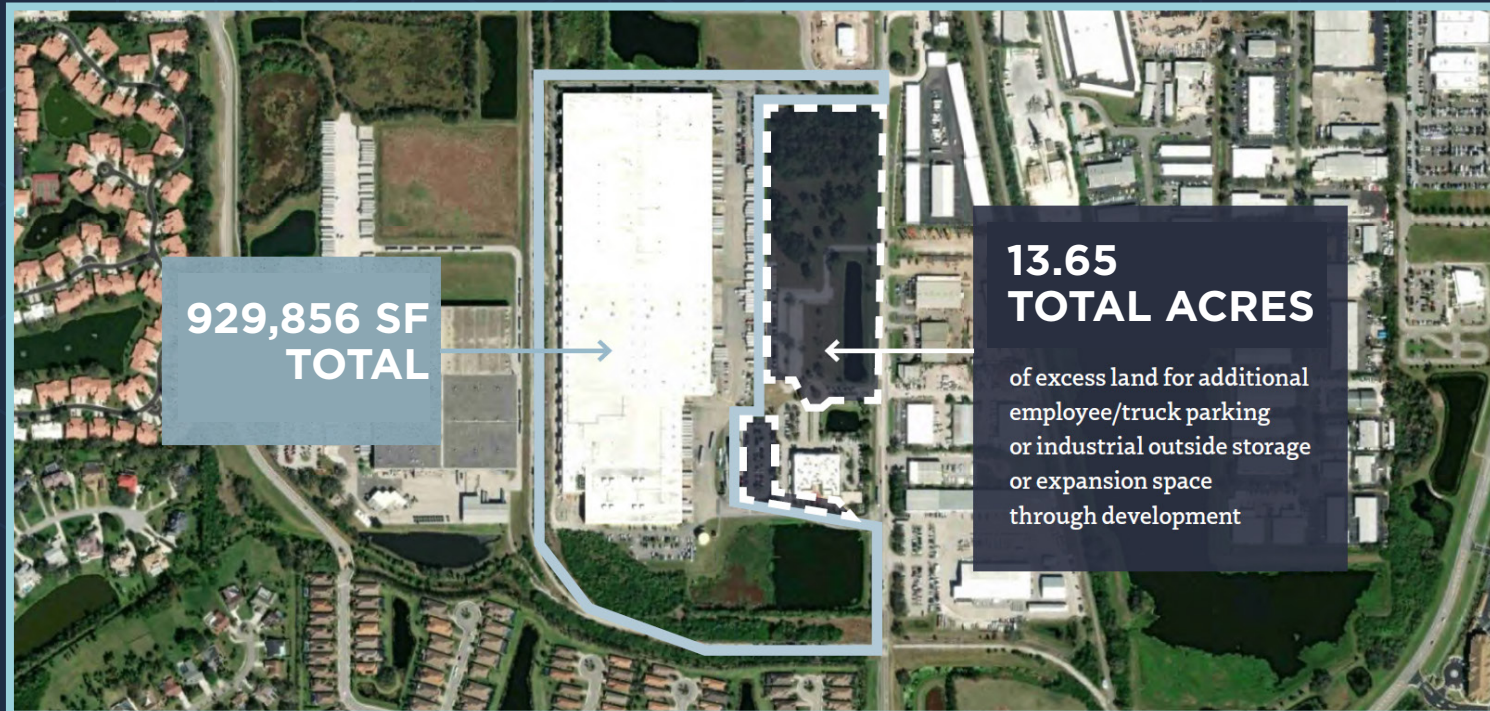


60,601-762,963 SF AVAILABLE

FREEZER | COOLER | DRY WAREHOUSE

SITE PLAN

|| 2



929,856 SF
TOTAL

13.65
TOTAL ACRES

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

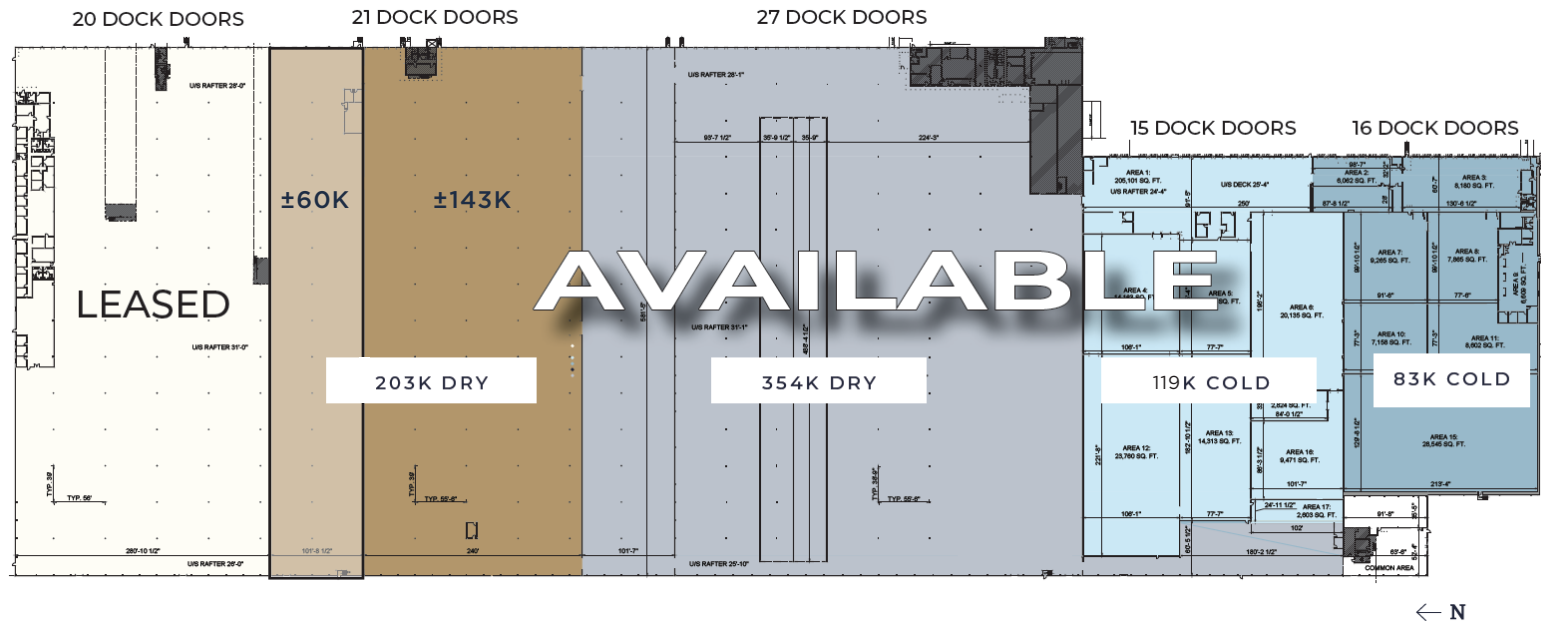
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- » Region's largest tri-temperature food DC
- » Freezer & cooler: **over 200,000 SF** (-12° F to 42° F)
- » Dry food grade warehouse: **over 500,000 SF**
- » Flexible & divisible from **±60,000 SF to ±760,000 SF**
- » Generous car & trailer parking
- » Exceptional, same-day connectivity to all of Florida's major population centers and ports



SPACE HIGHLIGHTS

|| 3



TOTAL BUILDING SF	930,132 SF	POWER	3000 Amp/480V 3-Phase Surplus Power
TOTAL ACRES	±43 AC	PARKING	496 Auto + 180 Truck + 13 Accessible
COLD STORAGE	202,268 SF (-12° F to 42° F)	TRAILER PARKING	199 Off Dock Trailer Positions
DRY STORAGE	557,728 SF	SECURITY	Secure Campus With Guard Station & 24/7 Monitored Security Cameras
CLEAR HEIGHT	Minimum 25'	ACCESS	Intersection With Two Signal Entry Points
LOADING	5 Grade Level Ramps 31 Insulated Doors - Cold Area 68 Doors - Dry Area	EXCESS LAND	±13.65 AC For Employee/Truck Parking or Outside Storage



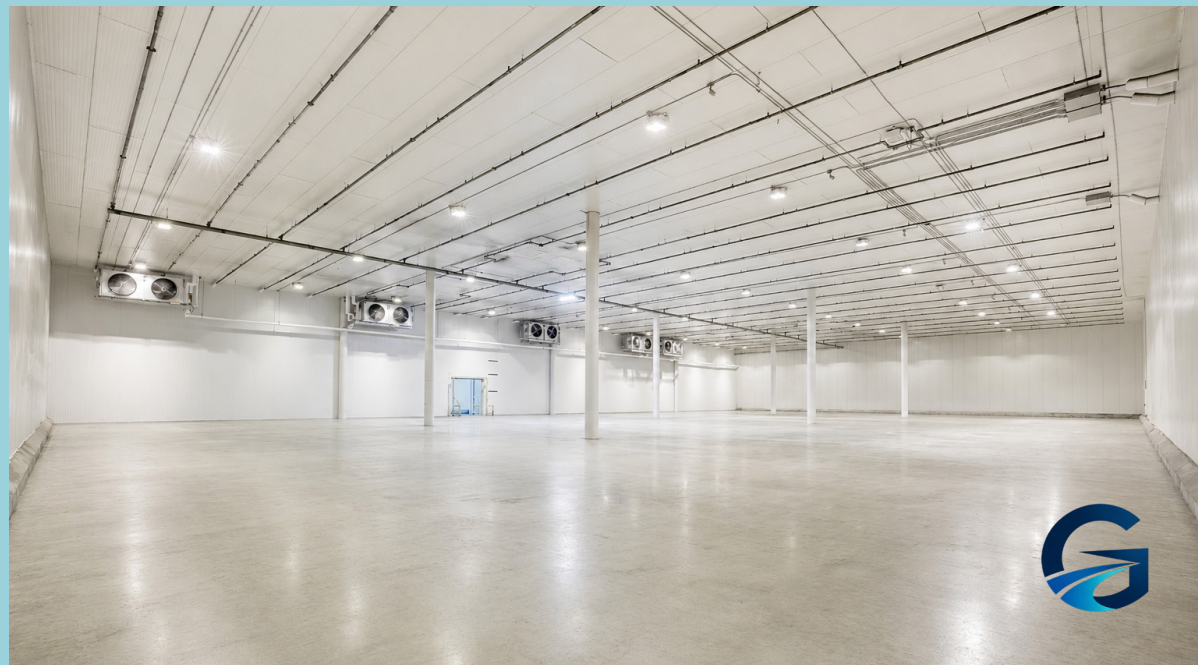
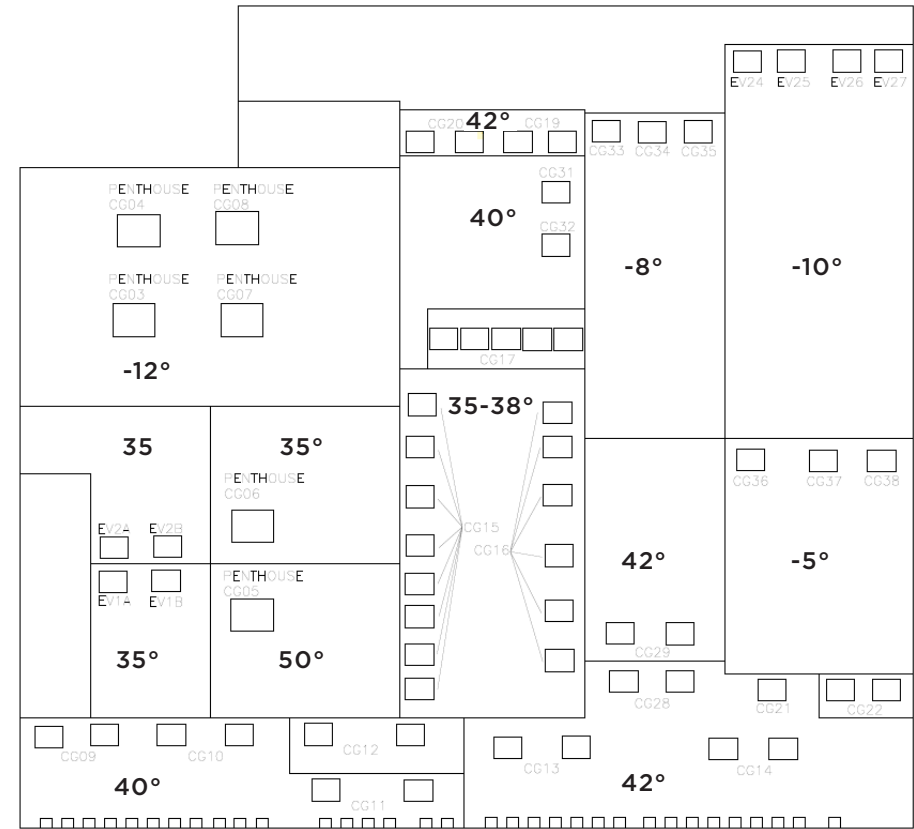
COLD STORAGE OPPORTUNITY

PERFECT FOR TRI-TEMPARTURE DISTRIBUTION NEEDS

This state-of-the-art distribution hub maintains cold temperatures ranging from **-12° to 42°F**, while also offering ambient warehouse space enabling the storage of diverse inventory all under one roof.

With **over 200,000 SF** of cold storage offering both chilled and deep-freeze capacity, the space also includes **31 insulated cold dock doors**. This versatile complex offers the flexibility to incorporate an additional **60,601 SF to 560,106 SF** of ambient storage area.

This adaptable facility stands ready to accommodate the most demanding requirements of cold storage users and/or operators, while also being able to accommodate bulk storage requirements for ambient warehouse.

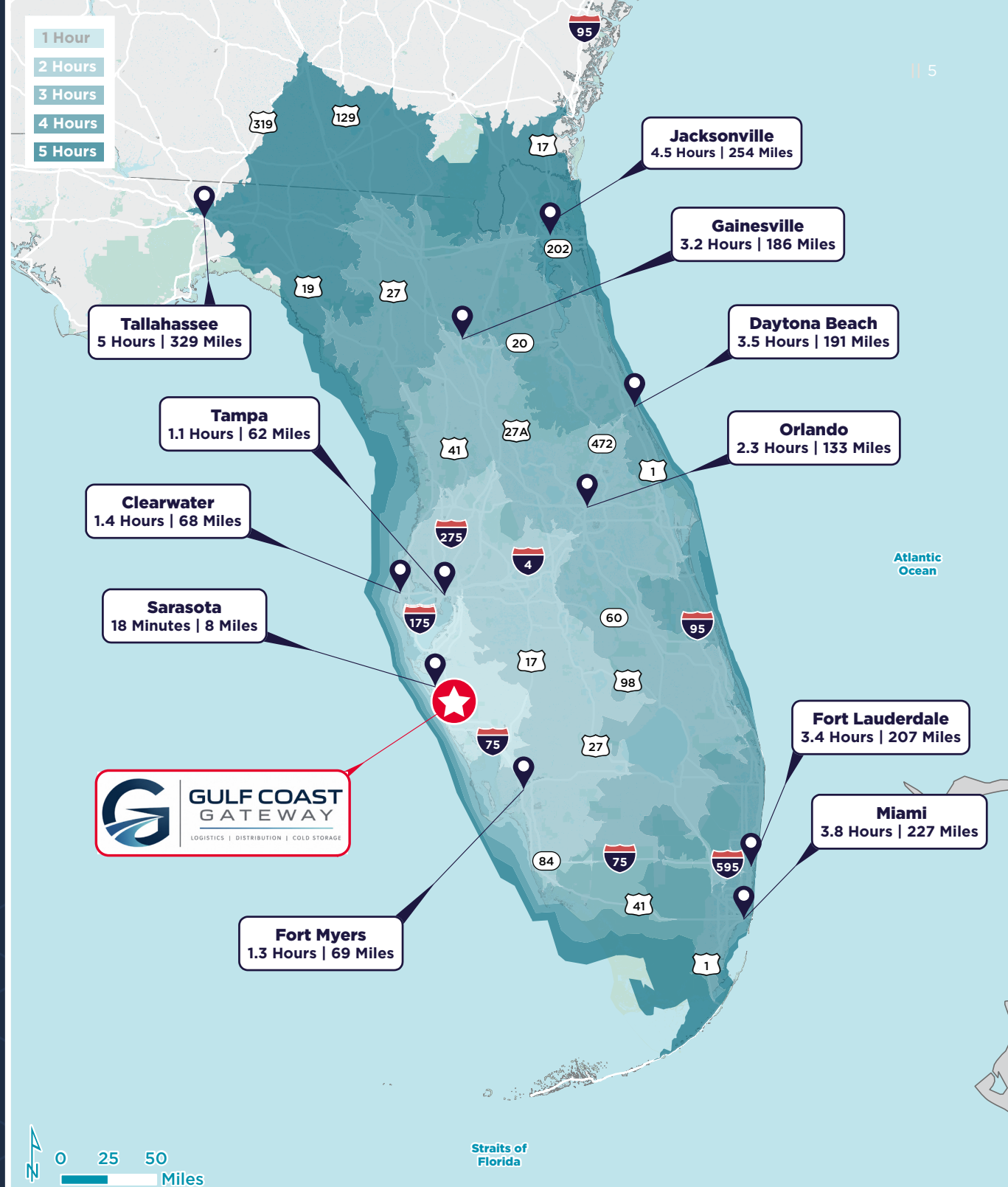


LOCATION HIGHLIGHTS

2.5 MILES WEST OF I-75

Benefit from Gulf Coast Gateway's prime location just off I-75, providing rapid drive times to major Florida markets. Coupled with Sarasota County's impressive population growth, this facility offers a powerful combination for distribution and logistics potential.

This state-of-the-art distribution hub presents an unparalleled chance for businesses in the cold storage sector to establish operations in a premier facility.



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6100 MCINTOSH ROAD | SARASOTA, FL

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PROPERTY WEBSITE

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