

WHERE BUSINESS FINDS BALANCE



GATES CREEK

CORPORATE CENTER



NEW CLASS A INDUSTRIAL DEVELOPMENT | SARASOTA, FLORIDA | 144,660 SF AVAILABLE



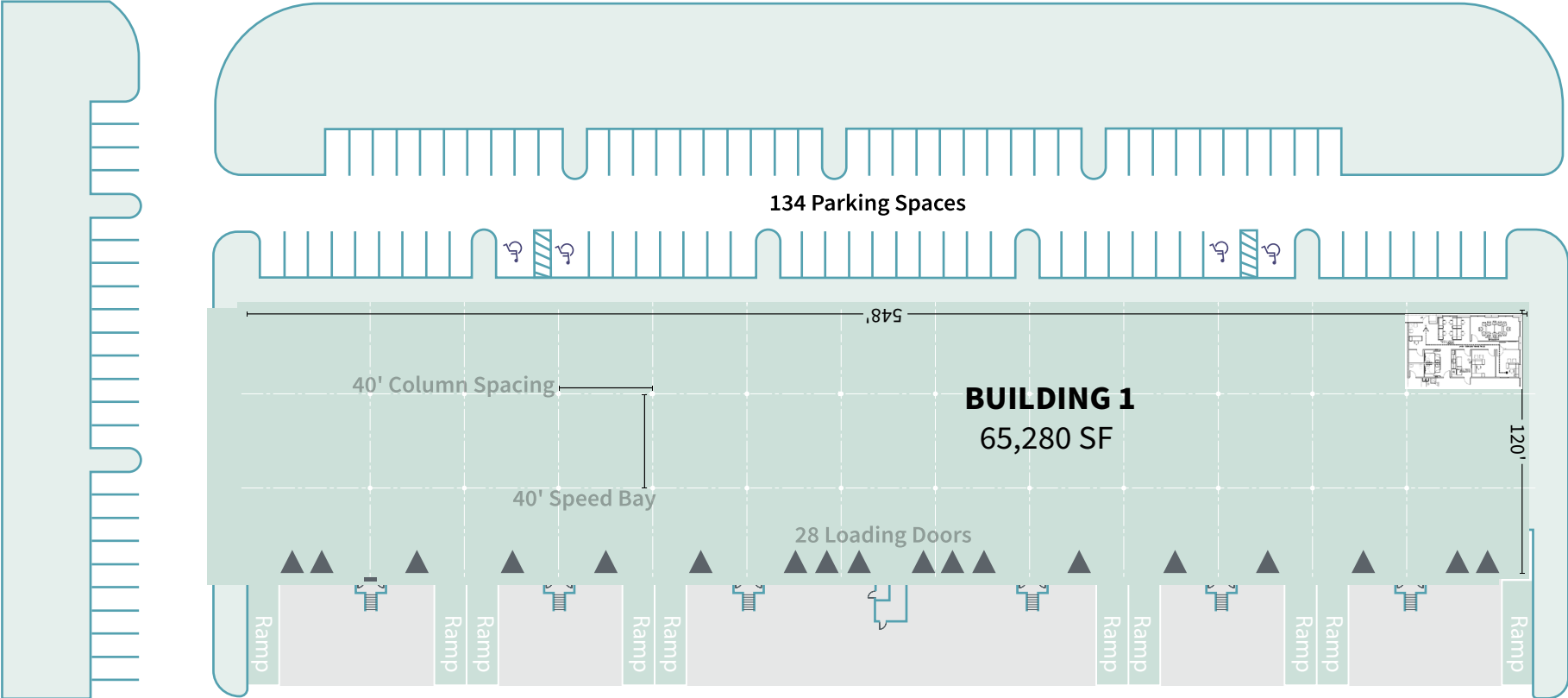
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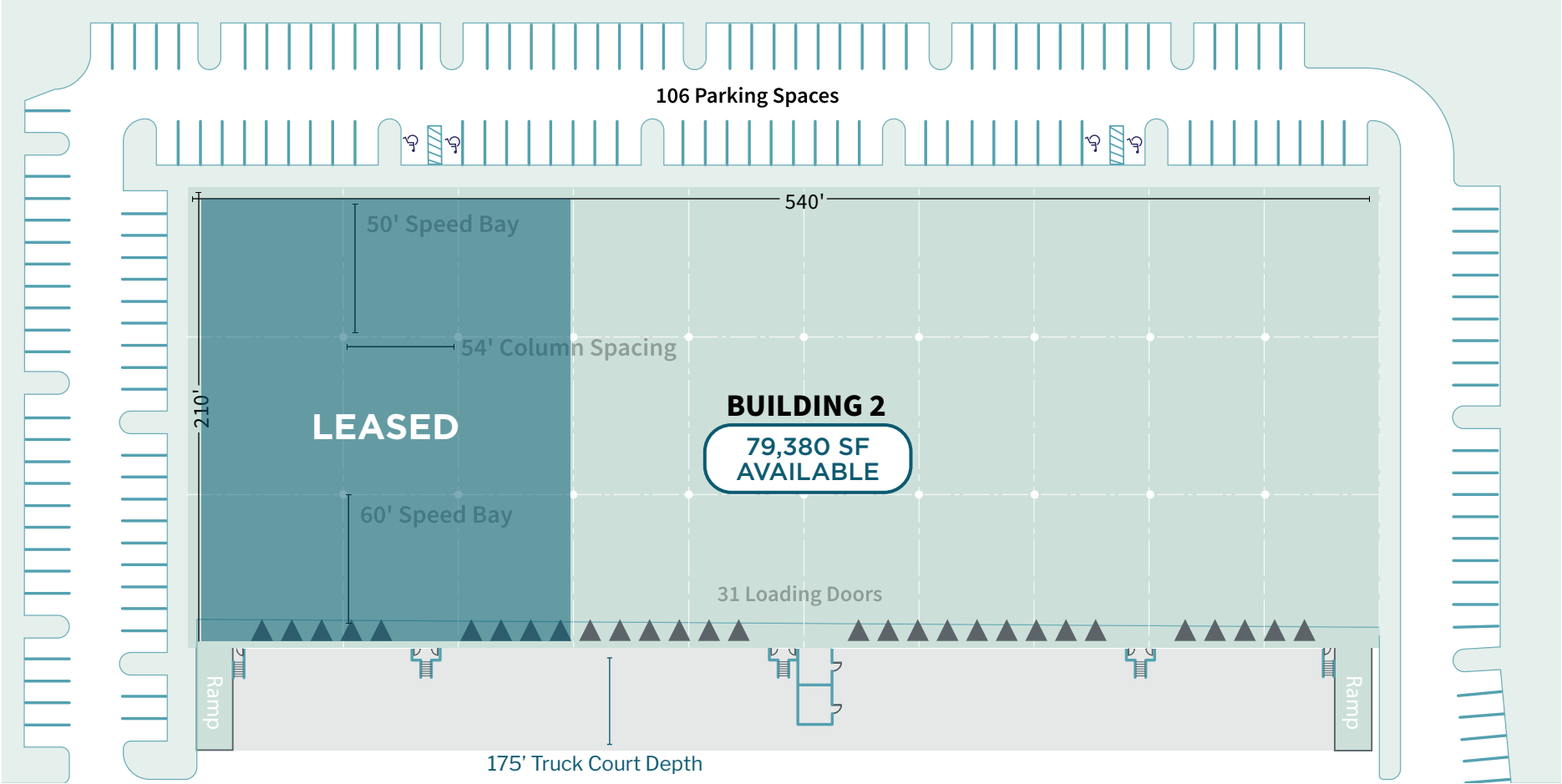
Property Overview

- Two buildings totaling 178,194 SF
 - Building 1: 65,280 SF
 - Building 2: 112,914 SF
 - ± 16.10 AC site size
 - Divisible to accommodate a variety of size requirements
 - Located within 3 miles to Interstate 75
 - Positioned as the #1 MPC in the nation
- Source: John Burns & RCLCO*





SIZE (SF)	65,280 SF	OVERSIZED DOORS:	Ten (10) 12'x14' over-sized doors with ramps	WALLS	Concrete tilt-up with textured paint finish
OFFICE	1,558 SF	SPRINKLER DENSITY	ESFR	ROOF TYPE/INSULATION	60 mil TPO, R-19 insulation
BUILDING DIMENSIONS	120'x548'	TRUCK COURT	175'	FLOOR/FOUNDATION	6" thick, 4,000 psi
CLEAR HEIGHT	24'	CONCRETE TRUCK APRON	60'	CAR PARKS	1.67/1,000
LOADING	Rear	WH LIGHTING	To-suit	POWER	3-phase, 1,200 amps
DOCK-HIGH DOORS:	Eighteen (18) 9'x10'	EXTERIOR LIGHTING	LED fixtures	COLUMN SPACING	40' x 40'



SIZE (SF)	79,380 SF	OVERSIZED DOORS:	Two (2) 10'x12' oversized doors with ramps	WALLS	Concrete tilt-up with textured paint finish
BUILDING DIMENSIONS	210' x 540'	SPRINKLER DENSITY	ESFR	ROOF TYPE/ INSULATION	60 mil TPO, R-19 insulation
COLUMN SPACING	50'x54' with 60' speed bay	TRUCK COURT	175'	FLOOR/ FOUNDATION	6" thick, 4,000 psi
CLEAR HEIGHT	32'	CONCRETE TRUCK APRON	60'	CAR PARKS	1.6/1,000
LOADING	Rear	WH LIGHTING	To-suit	POWER	3-phase, 2,400 amps
DOCK-HIGH DOORS:	Twenty-nine (29) 9'x10'	EXTERIOR LIGHTING	LED fixtures	CLERESTORY	Yes



Strategic Location

MAJOR HIGHWAYS



I-75

3 MILES

NEARBY AIRPORTS



55 miles

TAMPA BAY INTL.

47.3 miles

ST. PETE-CLEARWATER INTL.

9.1 miles

BRADENTON SARASOTA INTL.

90 miles

SOUTHWEST FLORIDA INTL.

NEARBY CITIES



12 miles

SARASOTA

51 miles

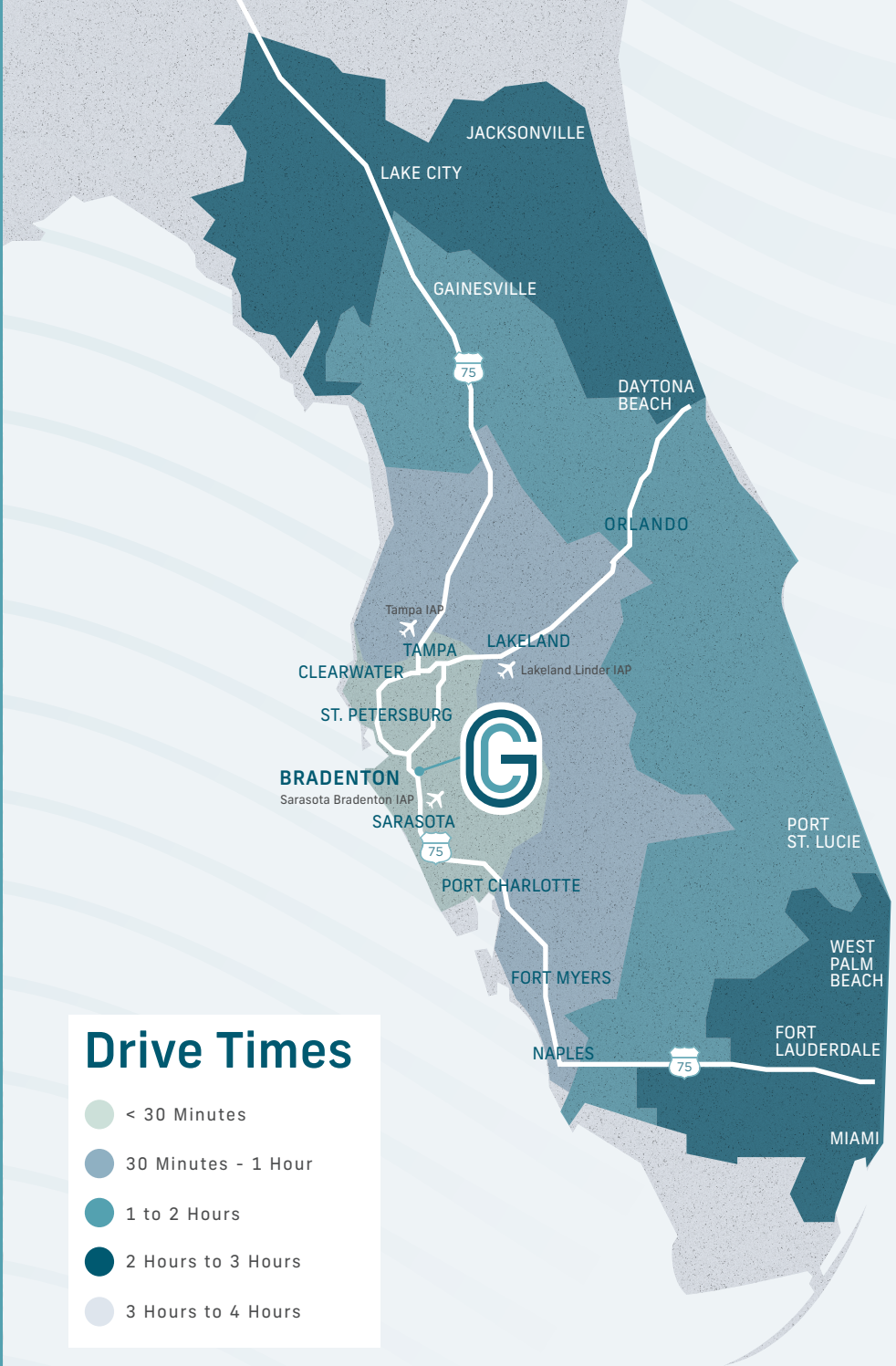
TAMPA

37 miles

ST. PETERSBURG

77 miles

FORT MYERS



Drive Times

- < 30 Minutes
- 30 Minutes - 1 Hour
- 1 to 2 Hours
- 2 Hours to 3 Hours
- 3 Hours to 4 Hours



INGRESS/EGRESS



PORT MANATEE
20 MIN.

FULL INTERCHANGE

6 MINS TO I-75

2 MINS TO SR 64

75

64



FULL INTERCHANGE

LAKWOOD RANCH BLVD

6 MINS TO SR 70

70

SARASOTA-BRADENTON
INTERNATIONAL AIRPORT
20 MIN.

DOWNTOWN SARASOTA
25 MIN.

An Award-Winning Community

Located on Florida's Cultural Coast®, Lakewood Ranch is an award-winning, multi-generational MPC that offers a lifestyle like no other. From world-class beaches to professional sporting events, and a dynamic mix of shopping and entertainment, Lakewood Ranch offers the ultimate work-live-play experience.

2024 AMERICA'S 100 BEST PLACES TO LIVE

Source: Ideal Living

2023 #1 MPC IN THE NATION 6 YEARS IN A ROW

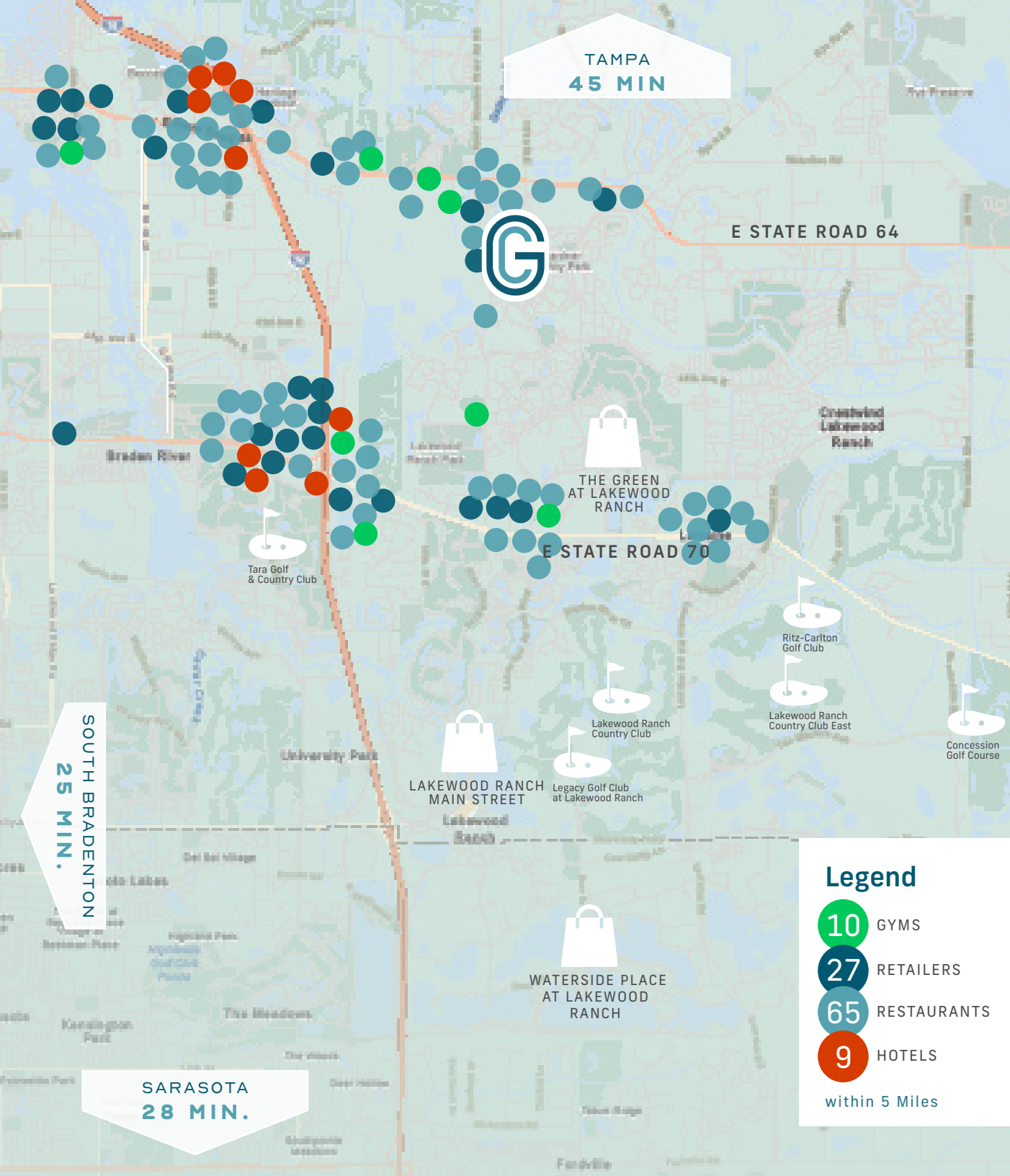
Source: John Burns & RCLCO

OVERVIEW

- 33,000+ acres
- 18,246 employees
- 72k residents
- 3 town centers & neighborhood plazas
- 5 business parks
- 300+ shops and eateries
- 150+ mile of trails
- 600+ events a year
- 12 community parks
- 9 golf courses
- 10 higher education campuses
- 4 nearby airports

Legend

- 10 GYMS
 - 27 RETAILERS
 - 65 RESTAURANTS
 - 9 HOTELS
- within 5 Miles





Grow Your Business

IN THE #1 COMMUNITY IN THE U.S.

Located within the Sarasota-Bradenton market, just 45 minutes south of Tampa and St. Petersburg/Clearwater, Lakewood Ranch is home to a strong workforce and a thriving business environment to keep operations running at peak efficiency.

18,246
EMPLOYEES

72K
RESIDENTS

55
AVERAGE AGE

162K
AVG HOUSEHOLD
INCOME



DEMOGRAPHICS



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