

WHERE BUSINESS FINDS BALANCE



# GATES CREEK

## CORPORATE CENTER



NEW CLASS A INDUSTRIAL DEVELOPMENT | SARASOTA, FLORIDA | 178,194 SF AVAILABLE | DELIVERING Q1 2025





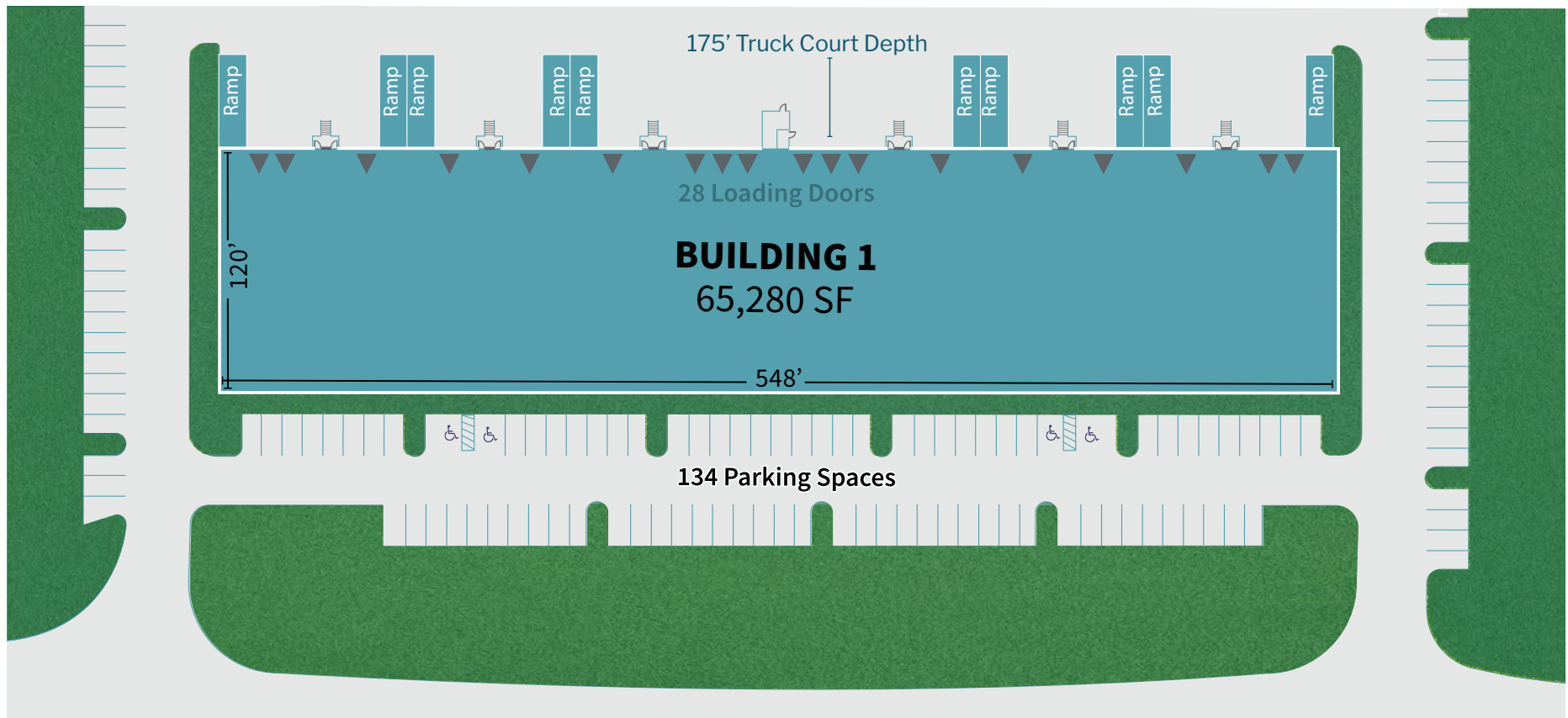
LAST AVAILABLE INDUSTRIAL SITE  
WITHIN THE LAKEWOOD RANCH 33,000+ AC MPC



# Property Overview

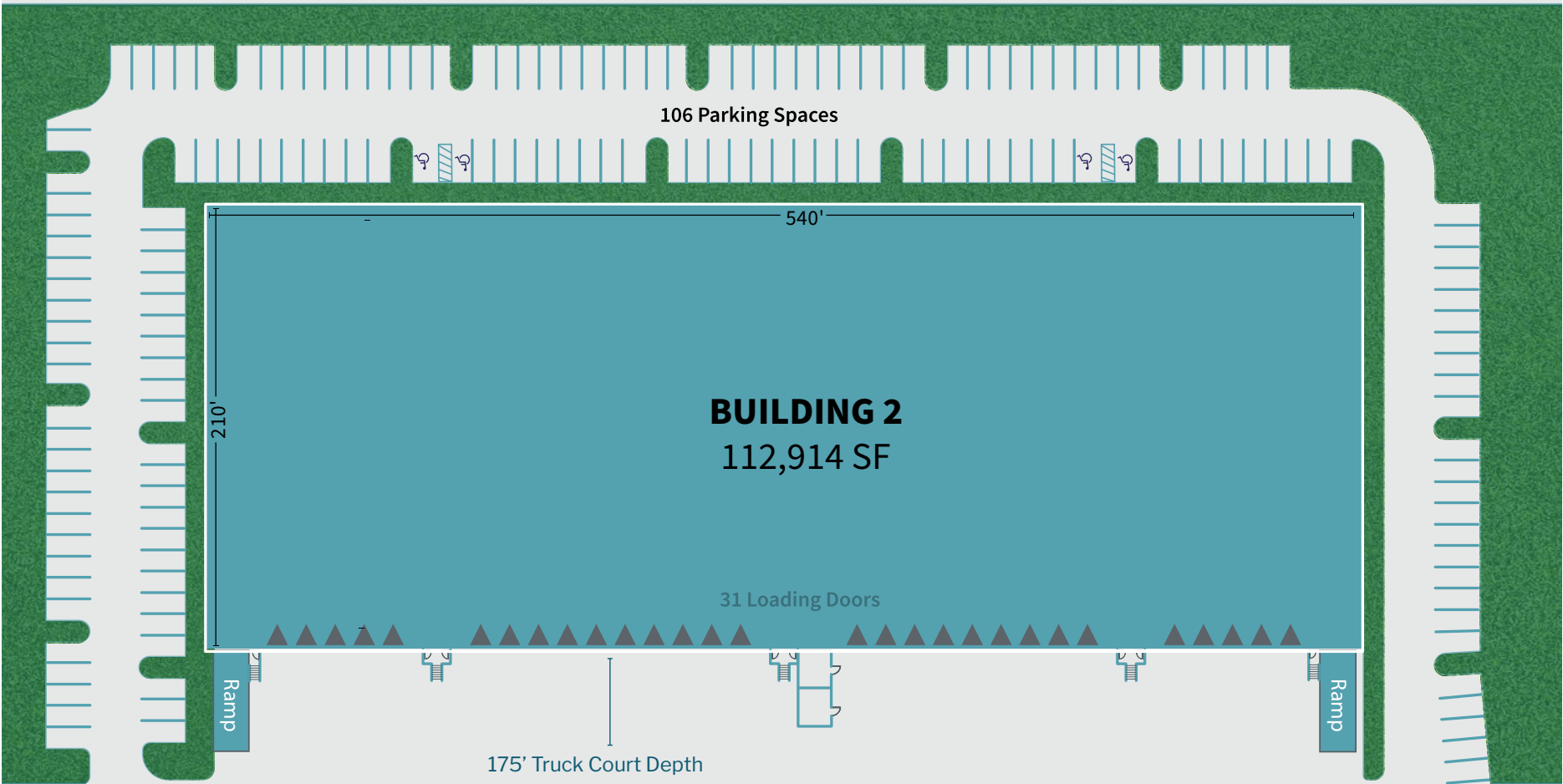
- Two buildings totaling 178,194 SF
    - Building 1: 65,280 SF
    - Building 2: 112,914 SF
  - ± 16.10 AC site size
  - Divisible to accommodate a variety of size requirements
  - Located within 3 miles to Interstate 75
  - Positioned as the #1 MPC in the nation
- Source: John Burns & RCLCO*





SIZE (SF)	65,280 SF	OVERSIZED DOORS:	Ten (10) 10'x12' over-sized doors with ramps	WALLS	Concrete tilt-up with textured paint finish
BUILDING DIMENSIONS	120'x548'	SPRINKLER DENSITY	ESFR	ROOF TYPE/ INSULATION	60 mil TPO, R-19 insulation
COLUMN SPACING	40'x40'	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	-	-





SIZE (SF)	112,914 SF	OVERSIZED DOORS:	Two (2) 12'x14' 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**

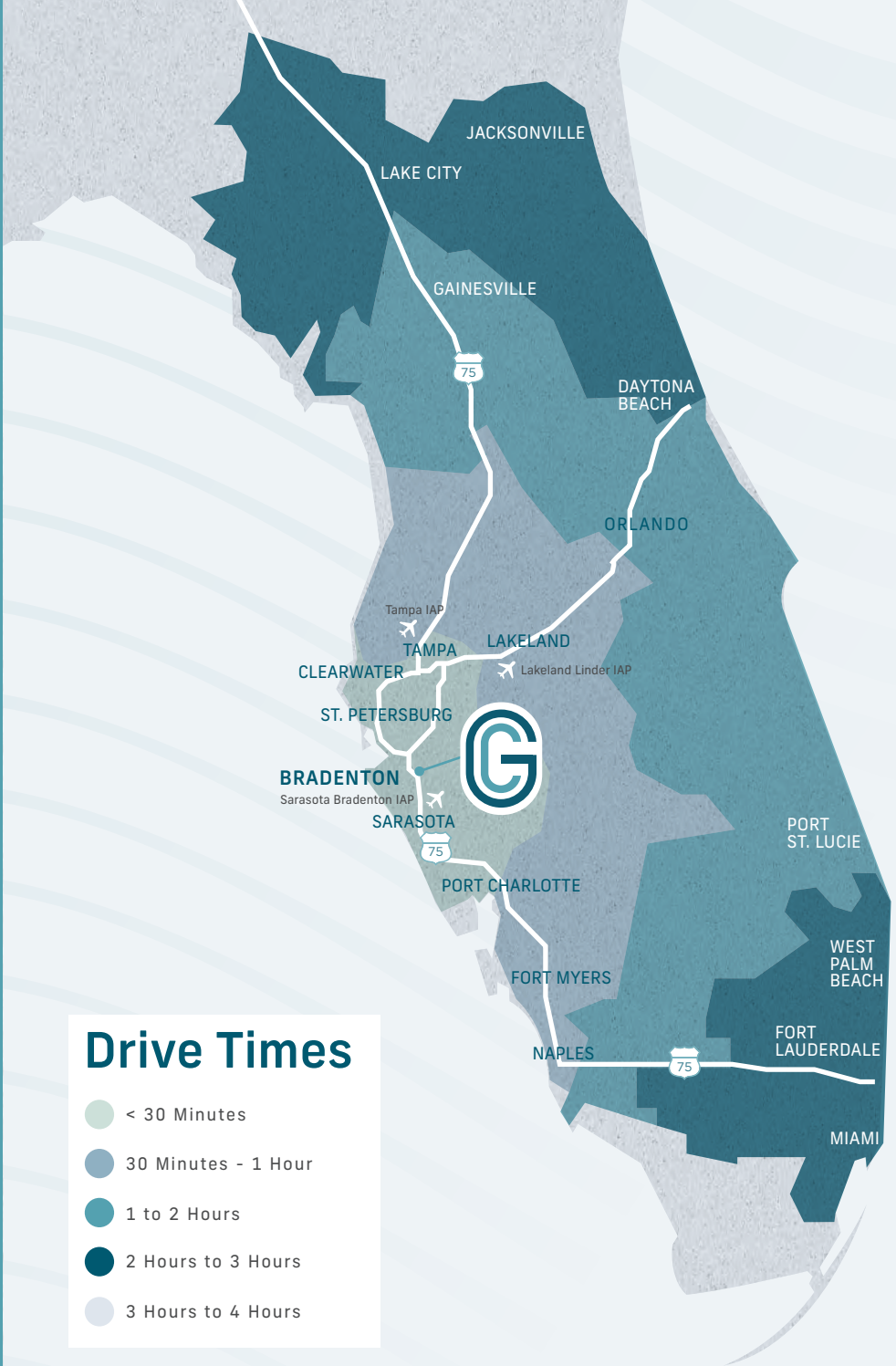
TAMPA

**37 miles**

ST. PETERSBURG

**77 miles**

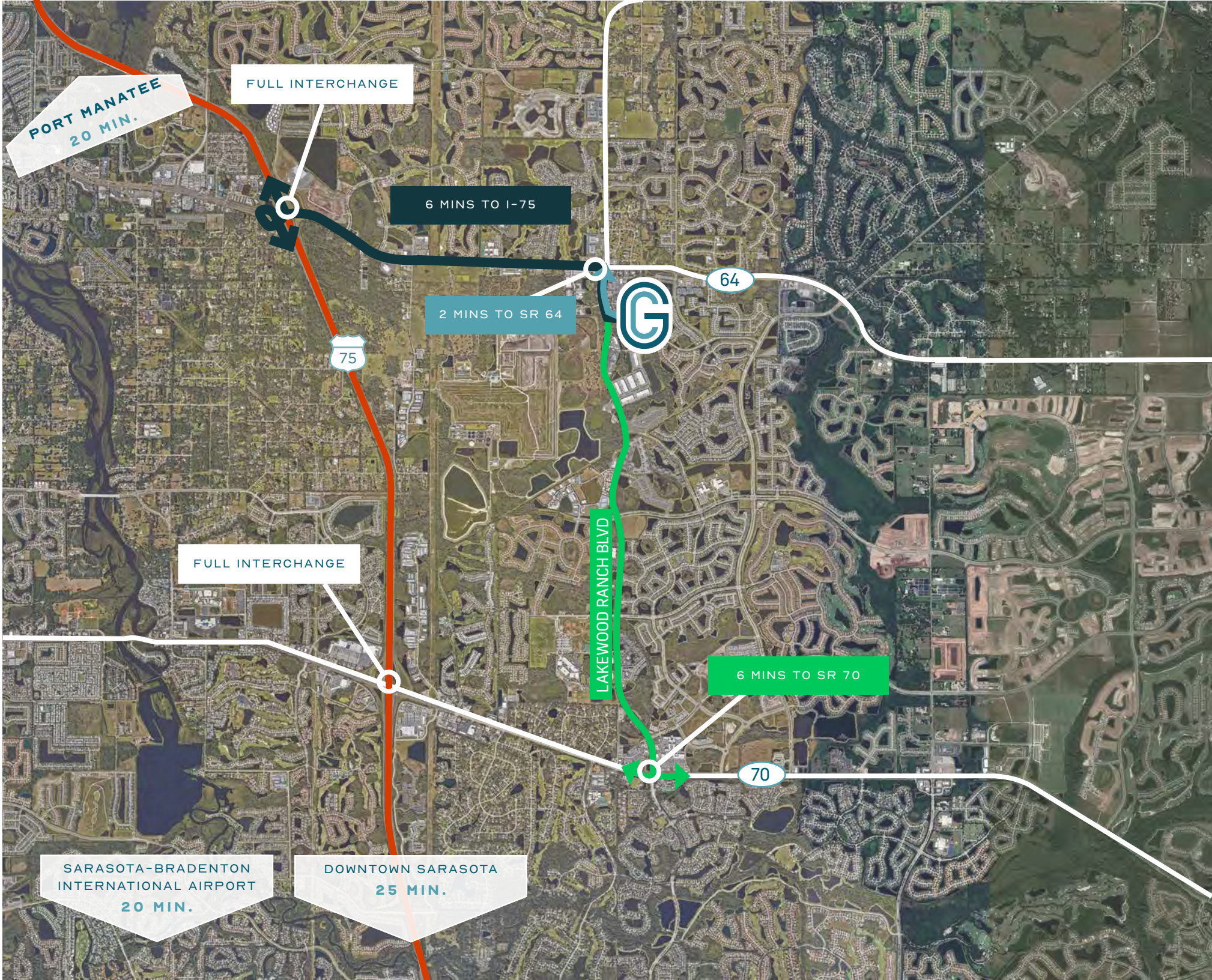
FORT MYERS







INGRESS/EGRESS



PORT MANATEE  
20 MIN.

FULL INTERCHANGE

6 MINS TO I-75

2 MINS TO SR 64



FULL INTERCHANGE

LAKWOOD RANCH BLVD

6 MINS TO SR 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

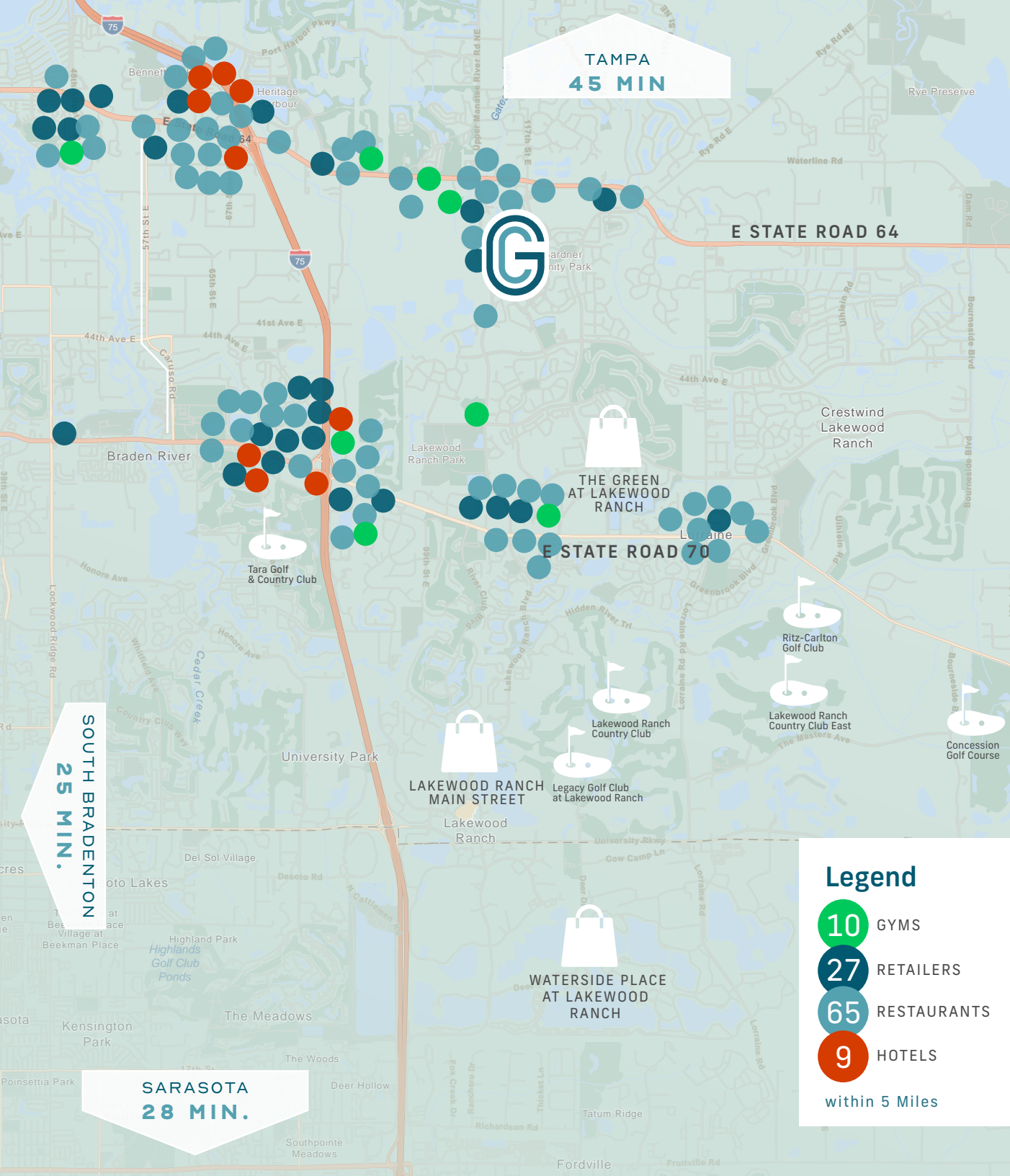
Source: Ideal Living

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

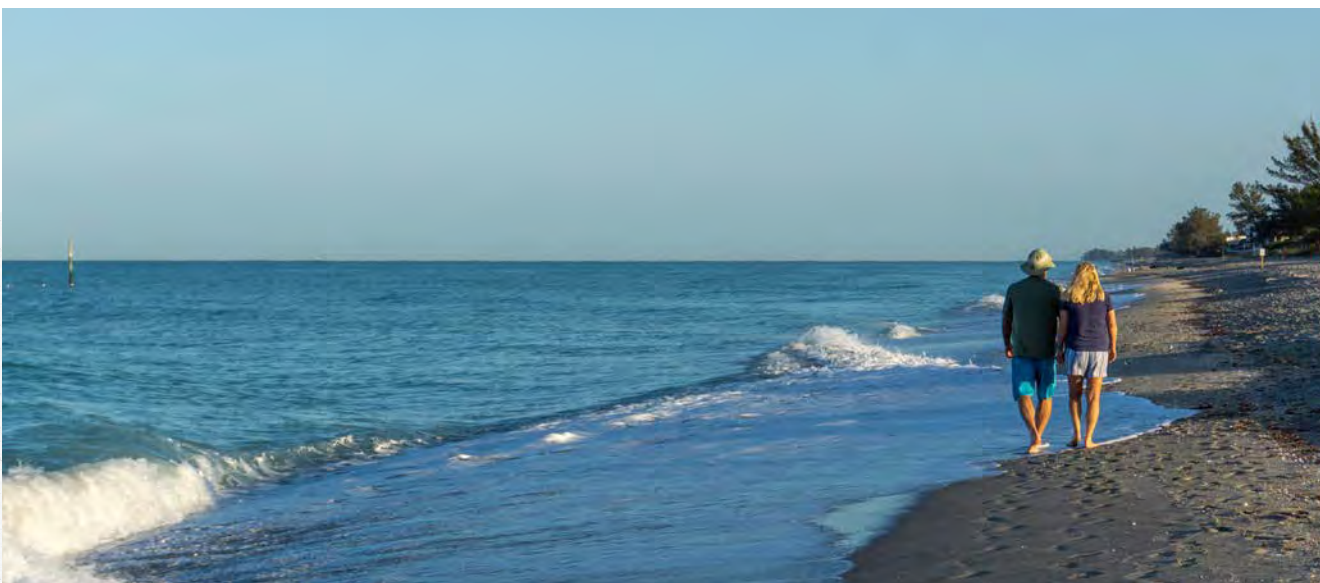
Source: John Burns & RCLCO

## 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







# 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







## For more information, please contact:

TREY CARSWELL, SIOR  
Managing Director  
813 760 3209  
trey.carswell@cushwake.com

LISA ROSS, SIOR  
Managing Director  
813 230 6131  
lisa.ross@cushwake.com

SAM KOROLOS  
Senior Associate  
704 989 1327  
sam.korolos@cushwake.com

MELISSA WATTERWORTH  
Licensed Brokerage Specialist  
813 599 2190  
melissa.watterworth@cushwake.com

### LEASING PARTNERS

NICK DEVITO, SIOR  
Partner, Ian-Black RE  
941 928 1243  
nick@ian-black.com

BRIE TULP, RPA, MEMBER ASSOC., SIOR  
Sales Associate  
551 206 4390  
brie@ian-black.com



*Visit our website*

