



TAVISTOCK
DEVELOPMENT COMPANY

LAKEWOOD RANCH/WATERSIDE

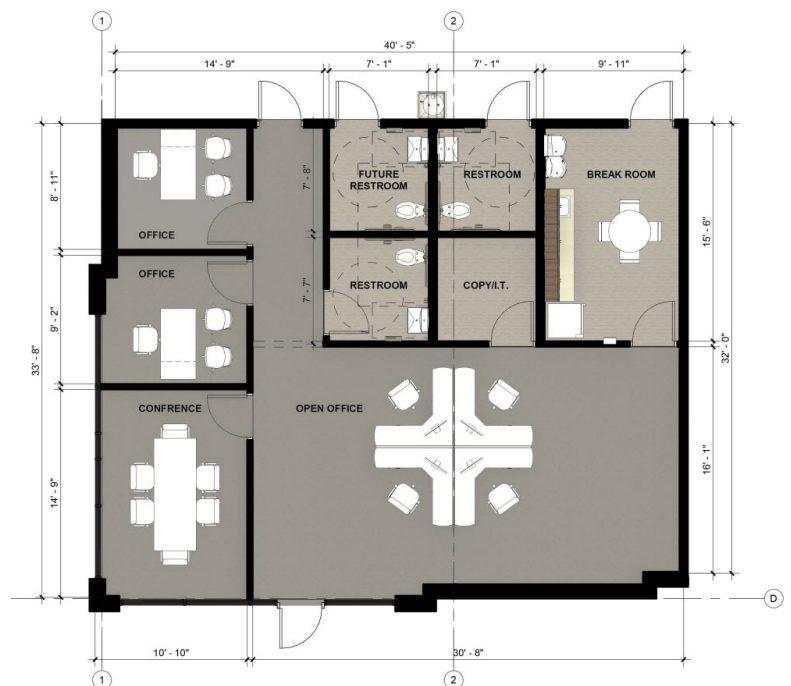
SPEC OFFICE/WAREHOUSE SPACE AVAILABLE

4071 & 4075 Lakewood Ranch Blvd



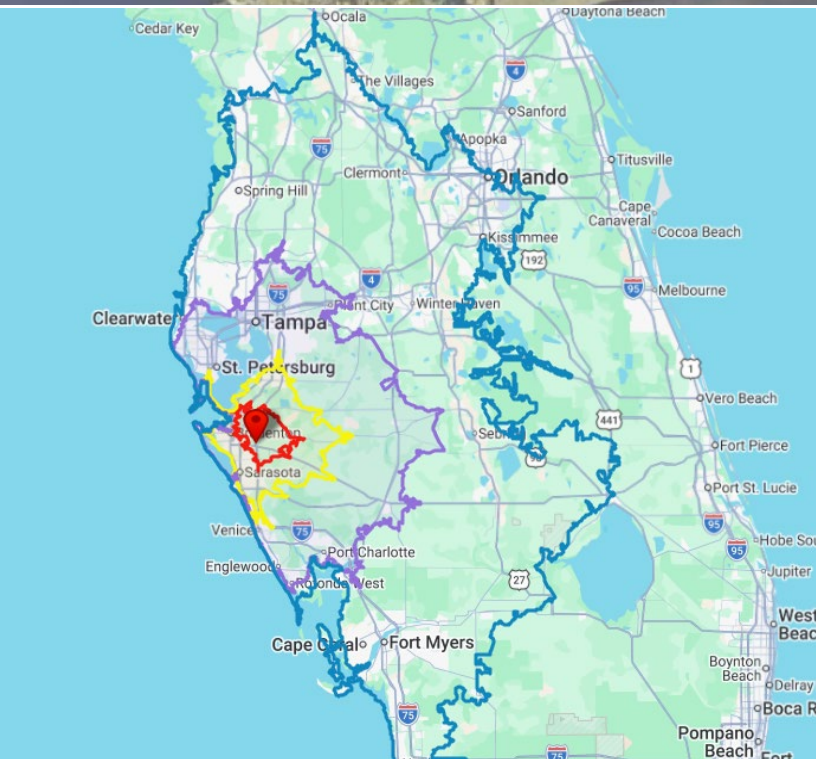
PROPERTY DESCRIPTION:

Up to 29,735 RSF of 28' clear office/warehouse space is available for immediate occupancy in Lakewood Ranch's award-winning and amenity rich Waterside district. The property is surrounded by unmatched housing, dining, daycare, fitness, and lifestyle amenities. The space can be subdivided into two suites of approximately 12,828 SF and 16,907 SF. Located within a modern, two-building, 93,000 SF, state-of-the-art light industrial development. The property offers excellent electrical capacity and ample parking.



SPEC OFFICE/WAREHOUSE SPACE AVAILABLE

BUILDING 200 - 29,735 SF W/ 1,440 SF OFFICE



Drive Times

15 MIN DRIVE TIME	30 MIN DRIVE TIME	1 HOUR DRIVE TIME	2 HOUR DRIVE TIME
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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	1,600 Amp 270/480	1,600 Amp 270/480

For more information, please contact:

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