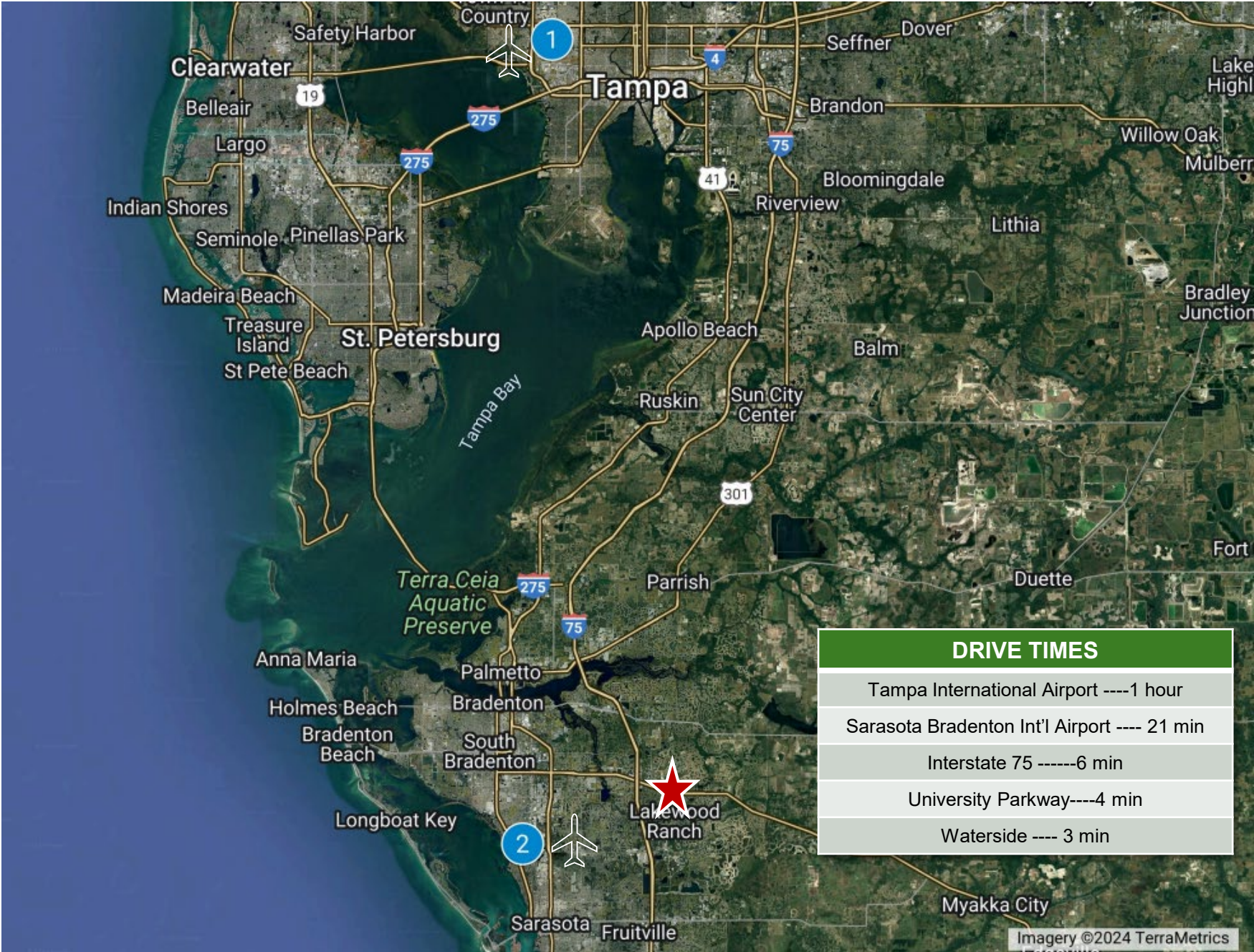


# 4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE



*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

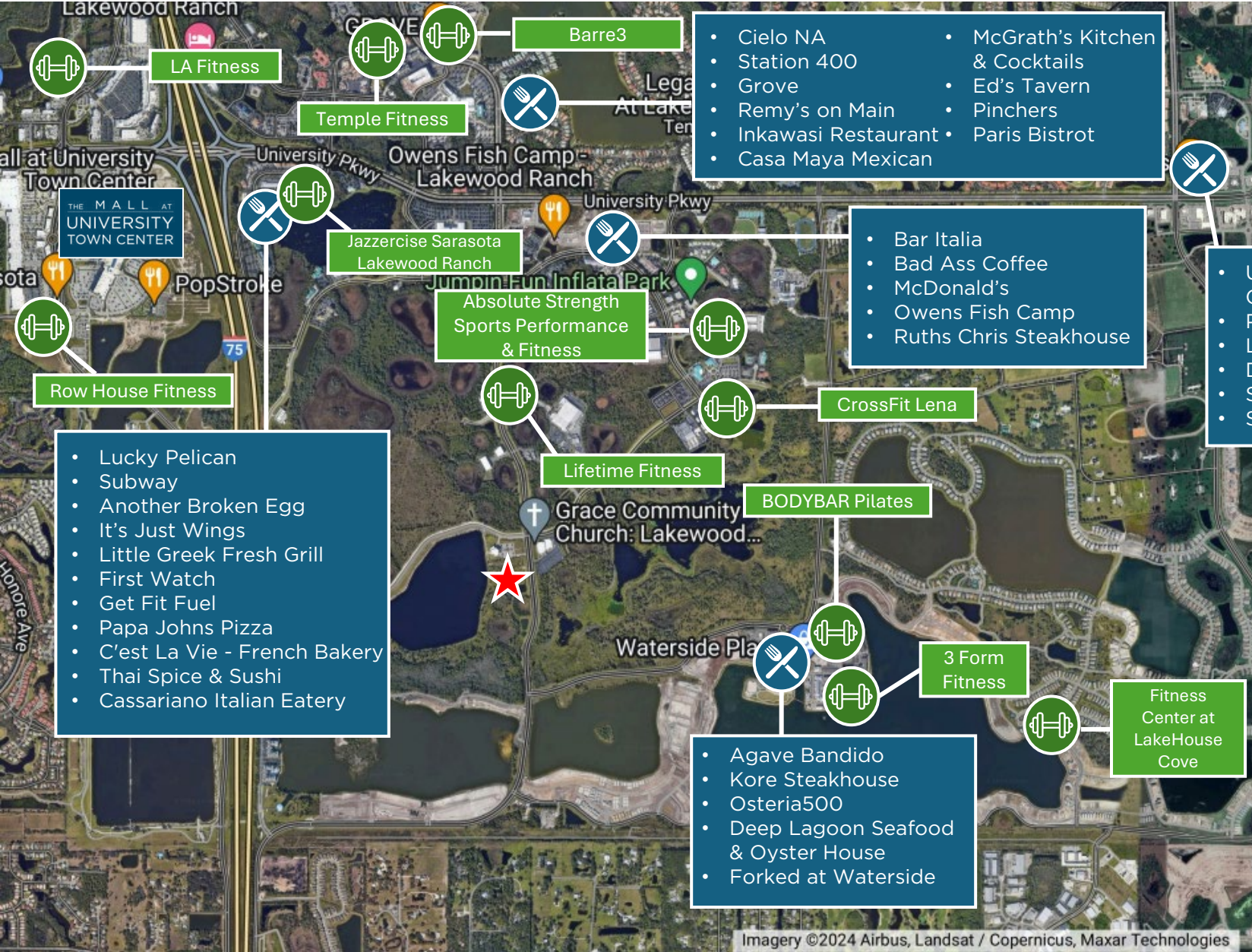
# 4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

## BUILDING SPECS & PROJECT TIMELINE

BUILDING	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

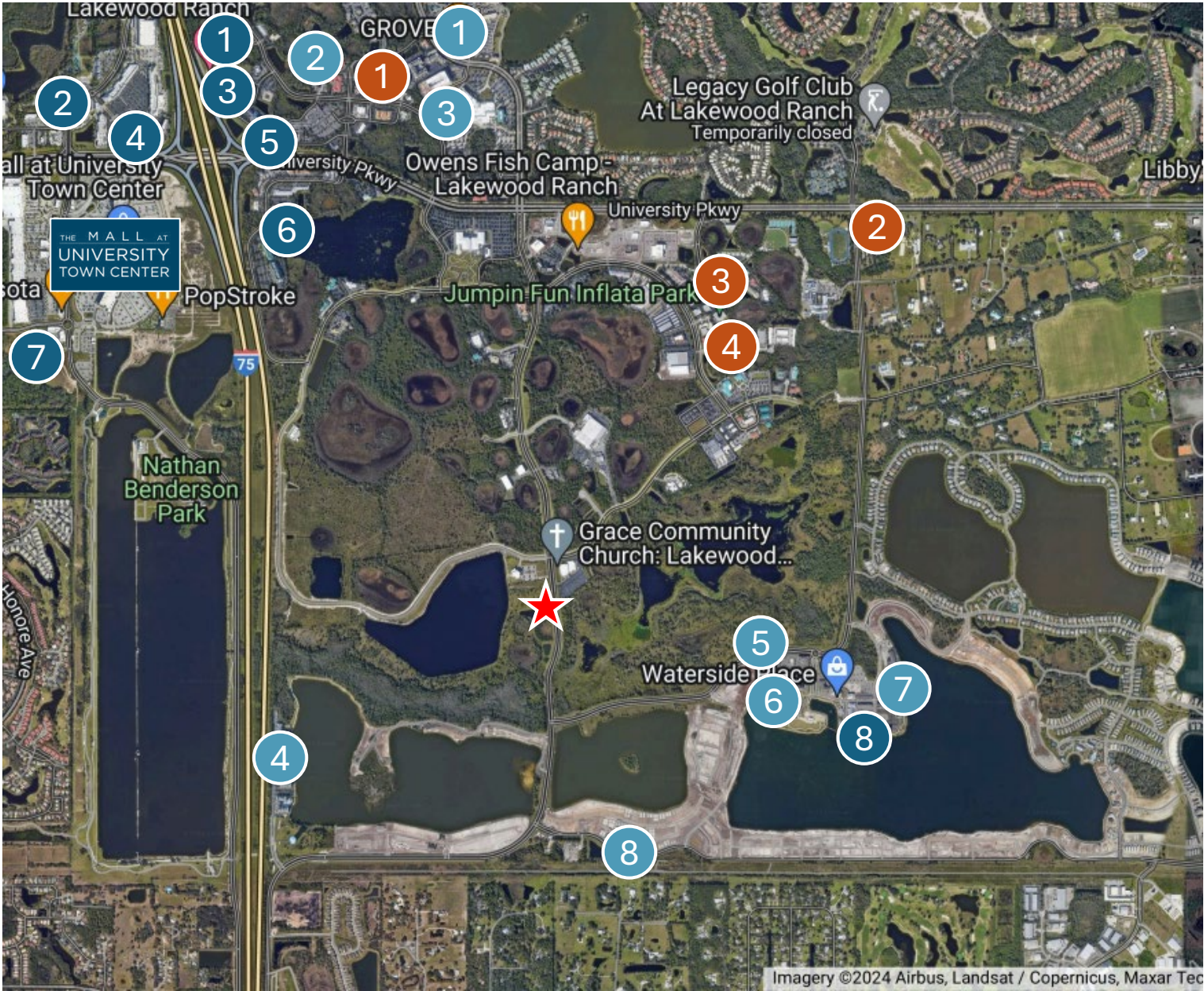
PROJECT TIMELINE	
Construction	7/1/25 - 2/28/26

# RESTAURANTS AND FITNESS



# 4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

## 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

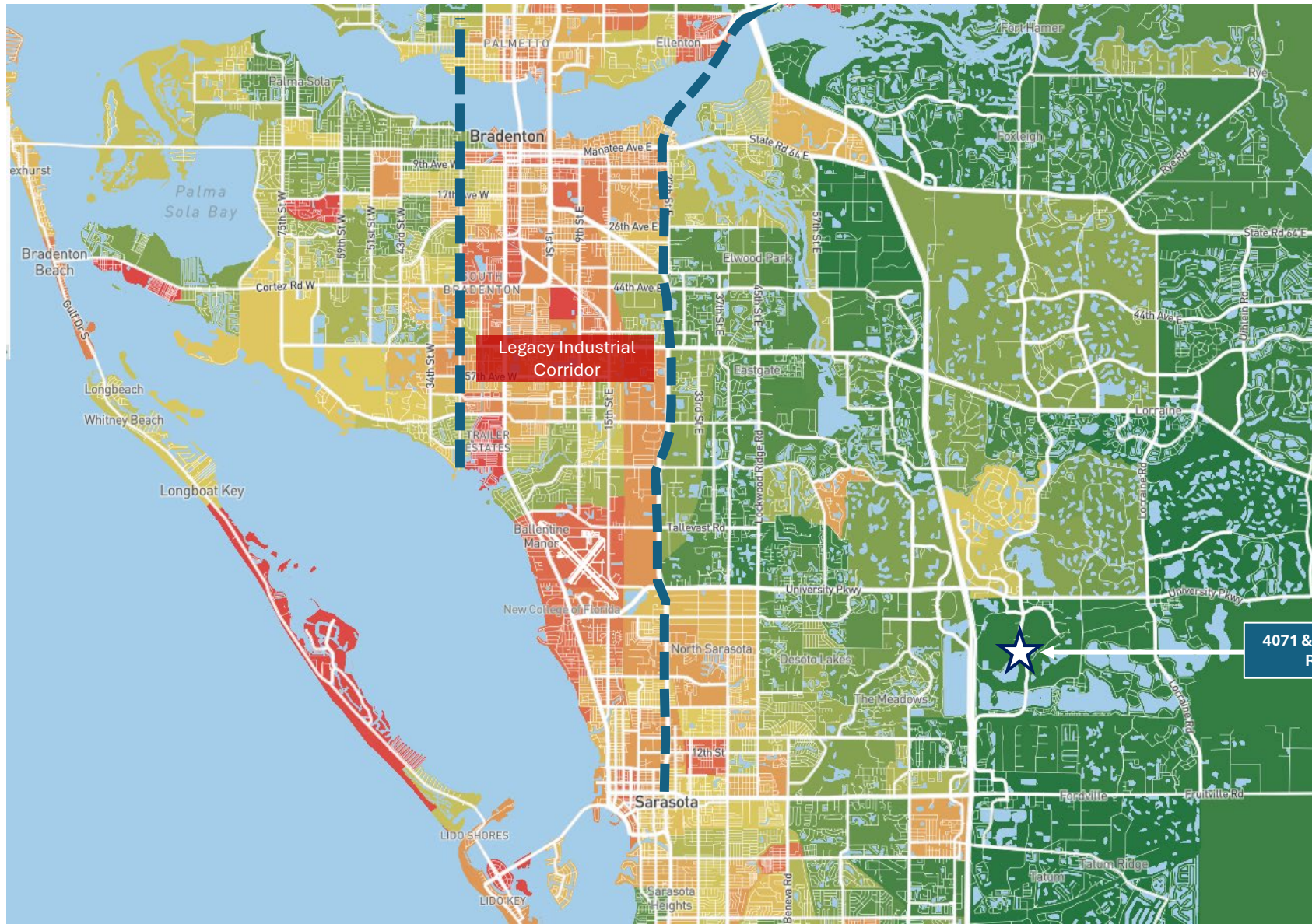
- 1 Venue at Lakewood Ranch (6 min)
- 2 Cypress Springs Gracious (9 min)
- 3 Brea Lakewood Ranch (6 min)
- 4 The Adley (4 min)
- 5 Olana Waterside (3 min)
- 6 Botanic Waterside (3 min)
- 7 The Row Waterside (3 min)
- 8 The Tides Waterside (3 min)

### DAYCARE

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

# 4071 & 4075 LAKEWOOD RANCH BLVD - WATERSIDE

## SAFETY MATTERS



4071 & 4075 Lakewood Ranch Blvd

Crime Grades



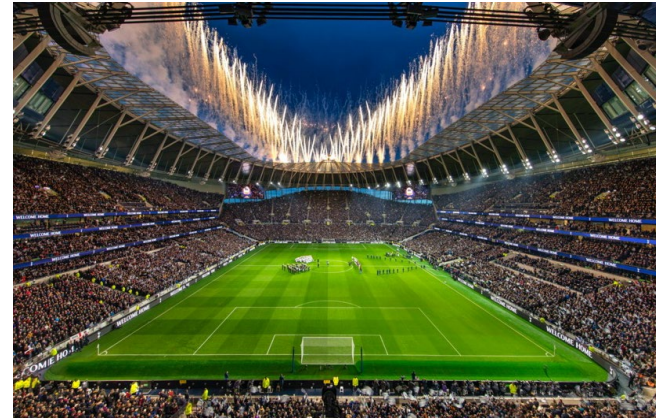
A+ (dark green) areas are safest



**LOGO**

# 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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