

SUNCOAST COMMERCE CENTER I

62,256 SF REAR-LOAD DOCK-HIGH WAREHOUSE

1850 ORTIZ AVENUE, SUITE 140, FORT MYERS, FL 33905

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Developed & Owned by: **EAST GROUP PROPERTIES**

- **AVAILABLE SF:** 11,582 SF
- **RATE:** \$15.50 / SF NNN
- **OPEX:** \$3.12 / SF

PROPERTY HIGHLIGHTS

- Rear-Load Warehouse Facility
- Space Available Immediately
- 3-Phase Electrical Service
- Tilt-Wall Construction
- Easy Access from I-75 Via Luccett Rd (Exit 139) or Martin Luther King Blvd (Exit 138)
- Zoned Light Industrial ([click here for uses](#))

Please Contact: **Derek Bornhorst, SIOR, CCIM**
Principal

239.210.7607
dbornhorst@lee-associates.com



BUILDING DETAILS			
Clear Height:	24' - 28'	Fire Protection:	ESFR
Column Spacing:	41' x 45'	Office:	800 SF
Parking Ratio:	1.41 / 1,000 SF	Warehouse:	10,782 SF
Building Depth:	141'	Dock-High Doors:	4
Truck Court:		115'	

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YOUR LOCAL MARKET EXPERT

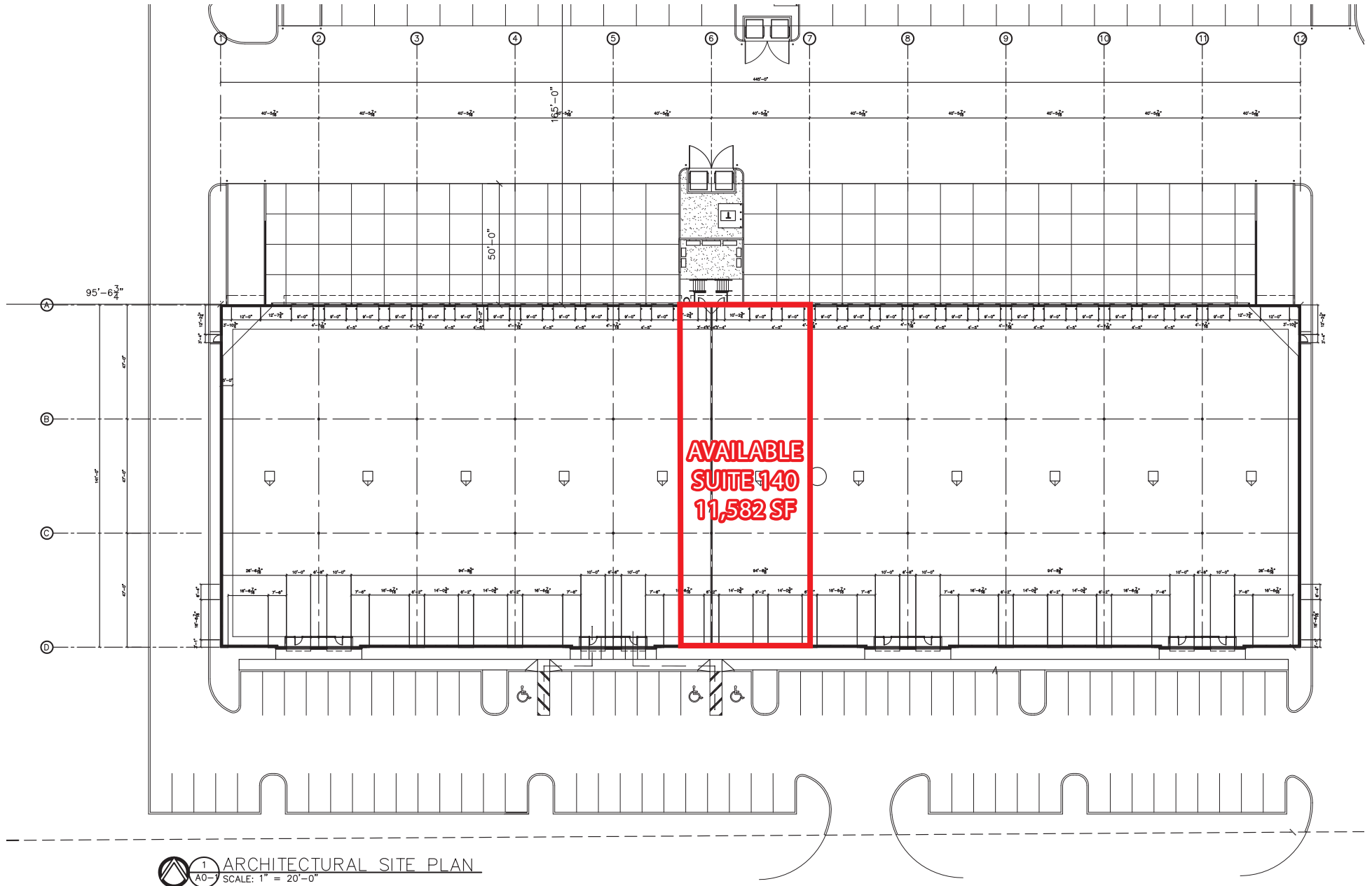
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1 ARCHITECTURAL SITE PLAN
A0- SCALE: 1" = 20'-0"

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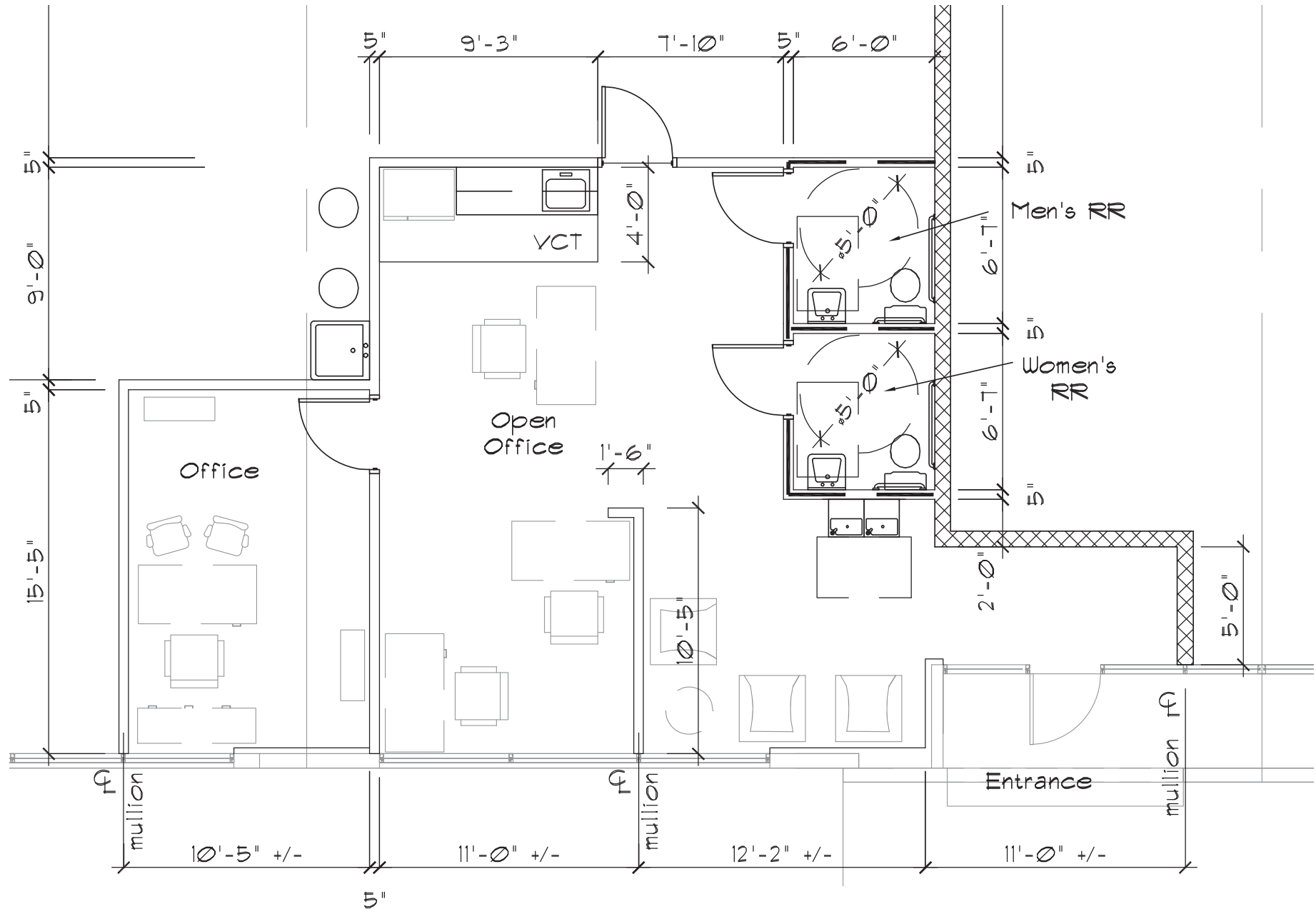
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**SUBJECT
SCC I**

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