

# SUNCOAST COMMERCE CENTER IX

## 110,094 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9385 LAREDO AVENUE, FORT MYERS, FL 33905



COMMERCIAL REAL ESTATE SERVICES



Click Here for Progress Photos

Developed & Owned by: **EASTGROUP PROPERTIES**

Click to View Current Construction Update Video

- **AVAILABLE SF:** 110,094 SF
- **RATE:** \$11.50 / SF NNN
- **OPEX:** \$2.24 / SF

### PROPERTY HIGHLIGHTS

- Rear-Load Warehouse Facility
- 3-Phase Electrical Service
- Tilt-Wall Construction
- Easy Access from I-75 Via Lockett 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:	32'	Fire Protection:	ESFR
Column Spacing:	45' x 54'	Spec Office:	1,500 SF / 2,250 SF
Parking Ratio:	1.63 / 1,000 SF	Dock-High Doors:	32
Building Depth:	185'	Drive-In Doors:	2 w/Ramp
Truck Court:		115'	

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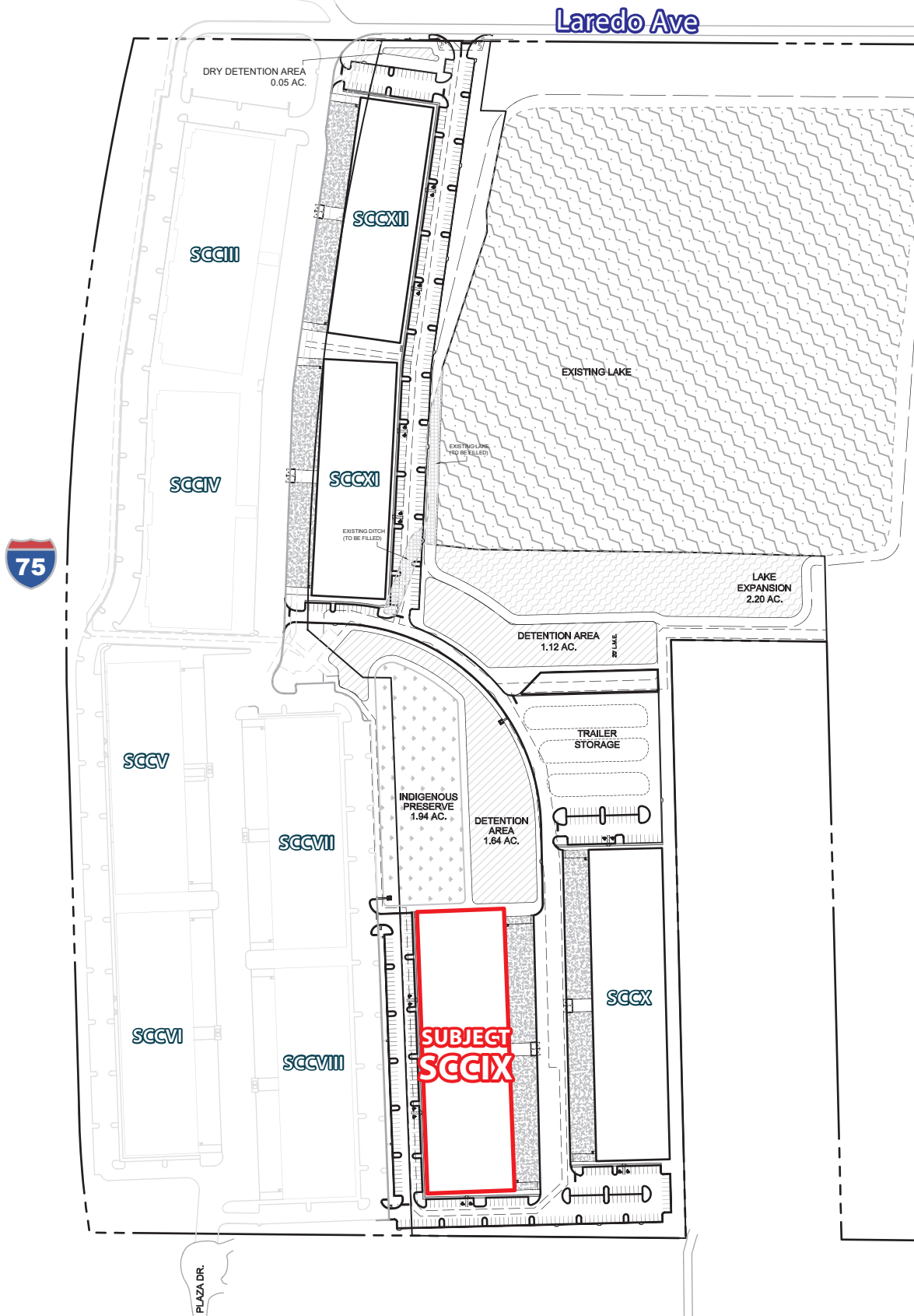
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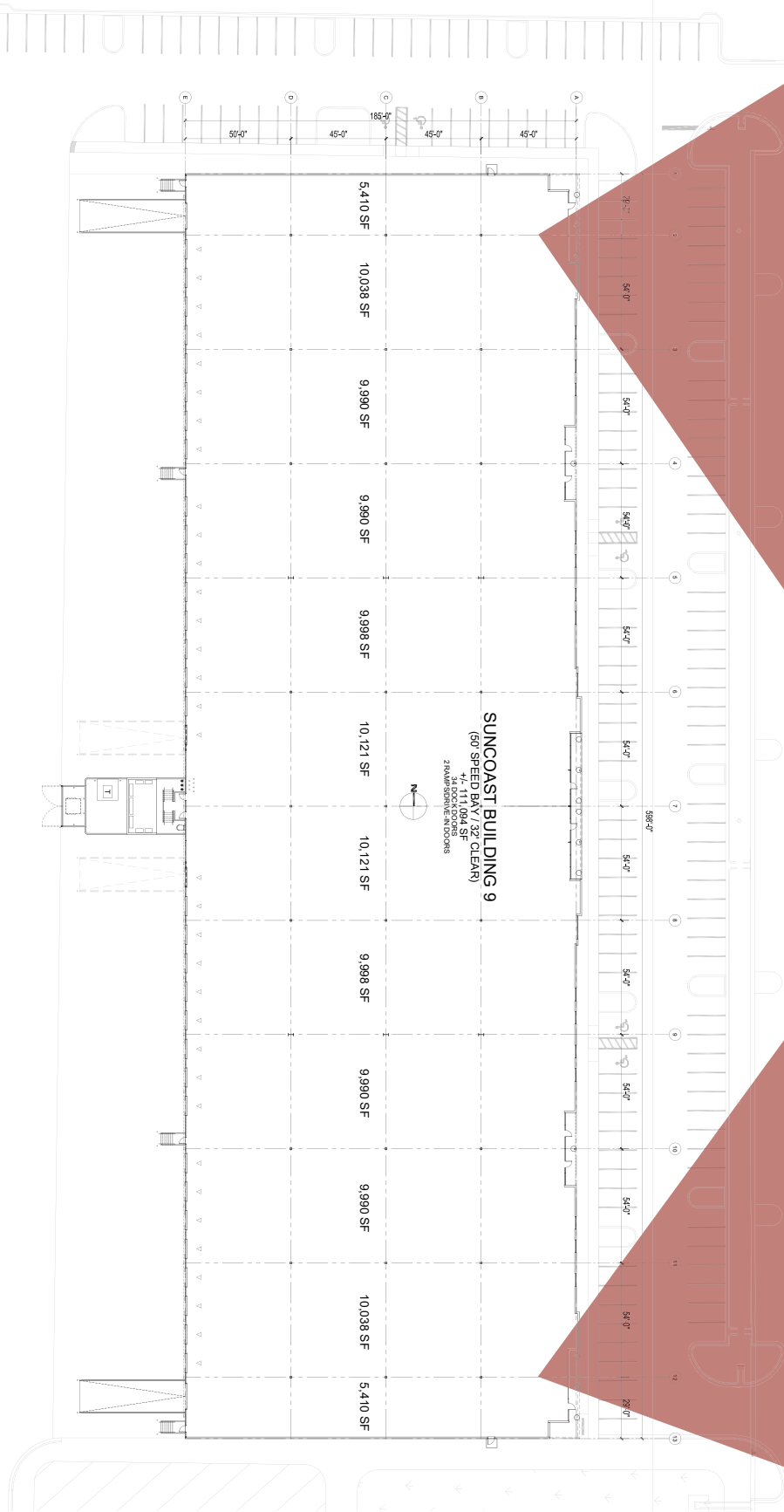
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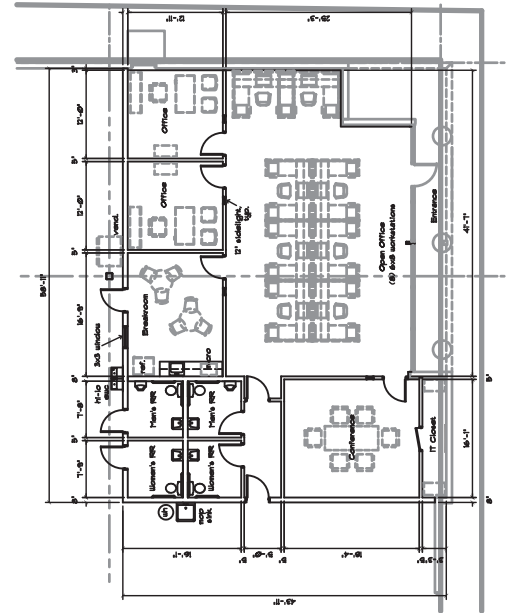
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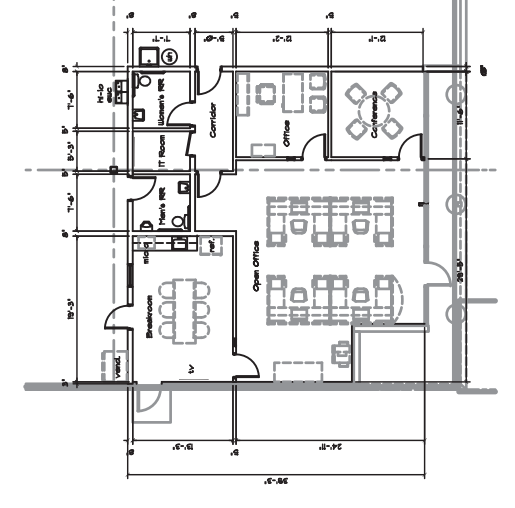
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## SPEC OFFICE PLAN (2,250 SF)



## SPEC OFFICE PLAN (1,500 SF)



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## CONSTRUCTION UPDATES

APRIL 7, 2024



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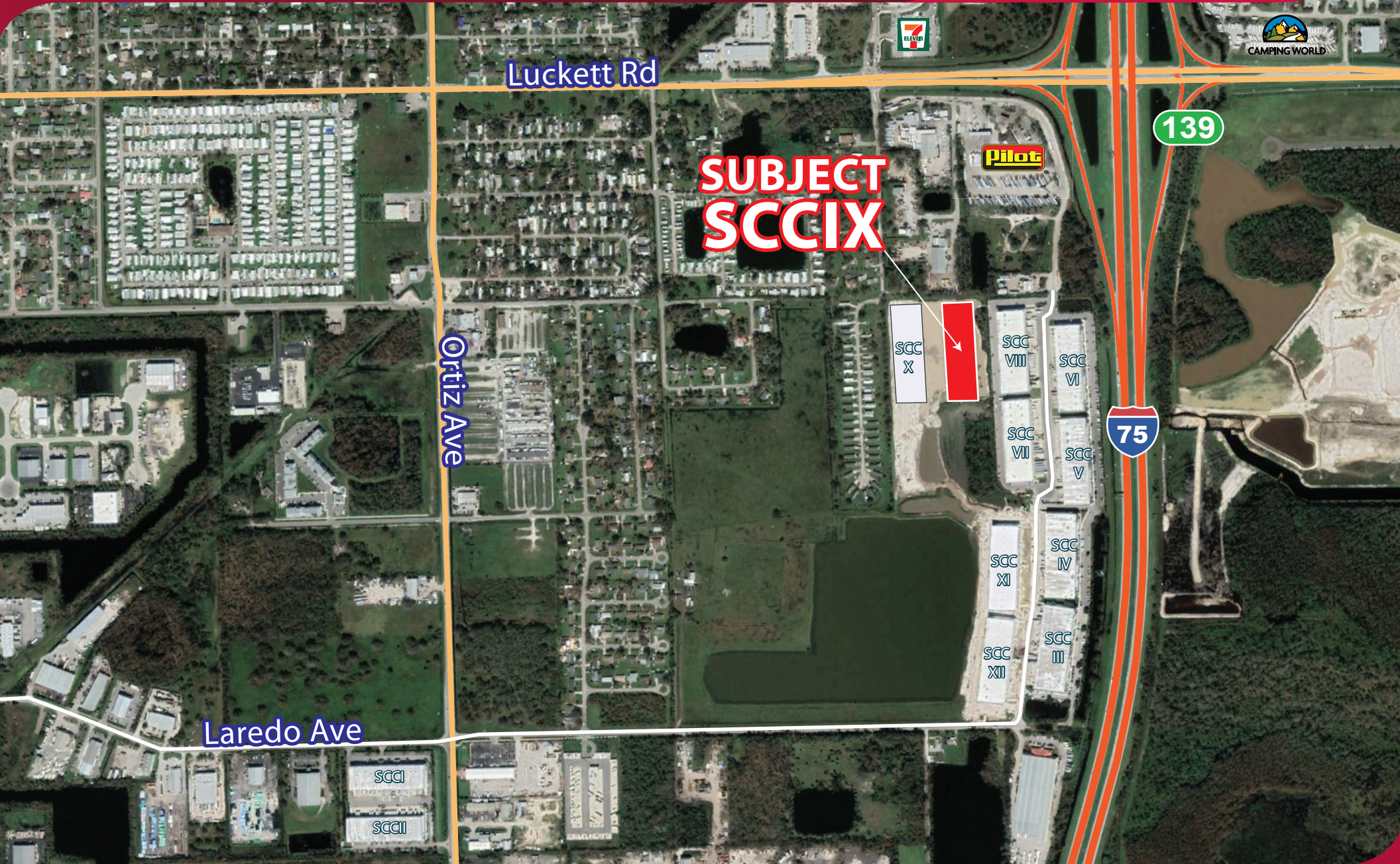
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