

SUNCOAST COMMERCE CENTER IX

111,094 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9385 LAREDO AVENUE, FORT MYERS, FL 33905

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES





Developed & Owned by: **EASTGROUP PROPERTIES**

- **AVAILABLE SF:** 111,094 SF
- **RATE:** \$11.50 / SF NNN
- **OPEX:** \$2.04 / 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'	

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

YOUR LOCAL MARKET EXPERT

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



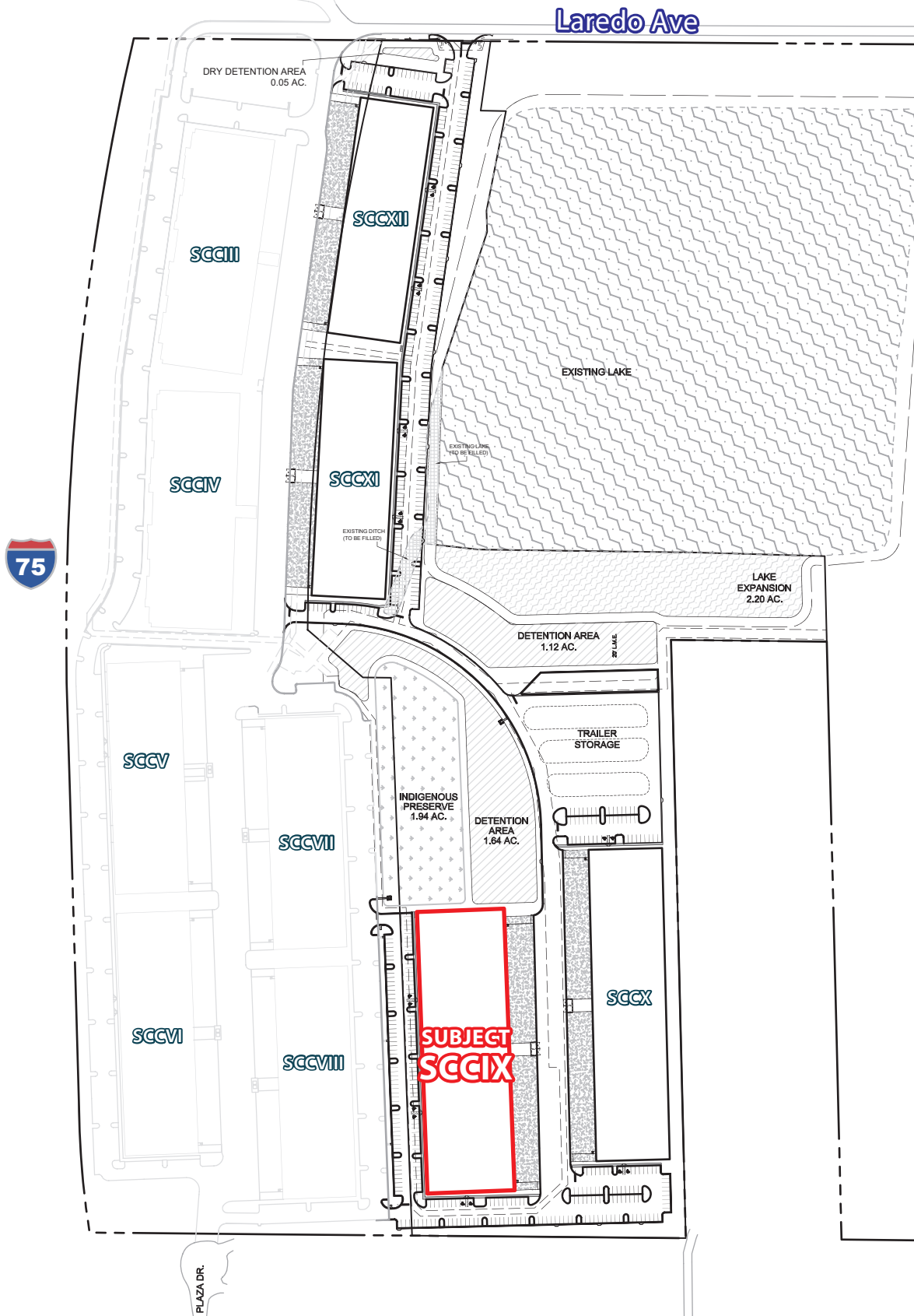
SUNCOAST COMMERCE CENTER IX

111,094 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9385 LAREDO AVENUE, FORT MYERS, FL 33905

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET EXPERT

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



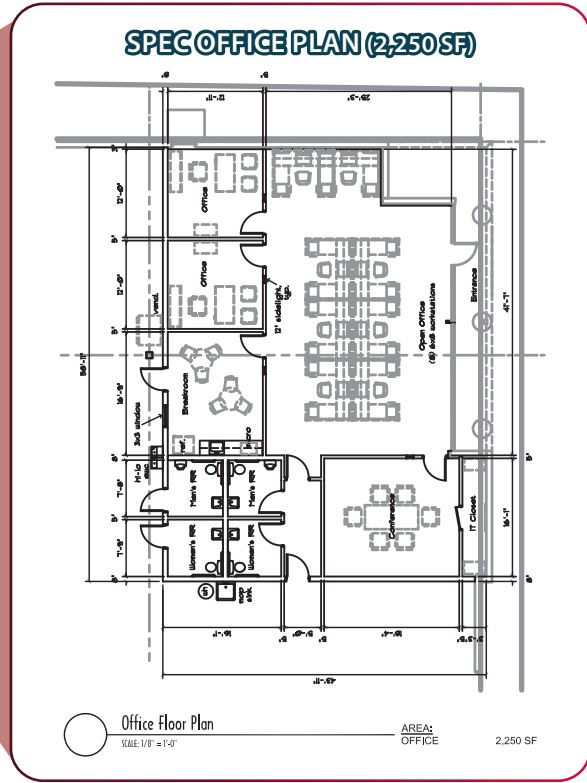
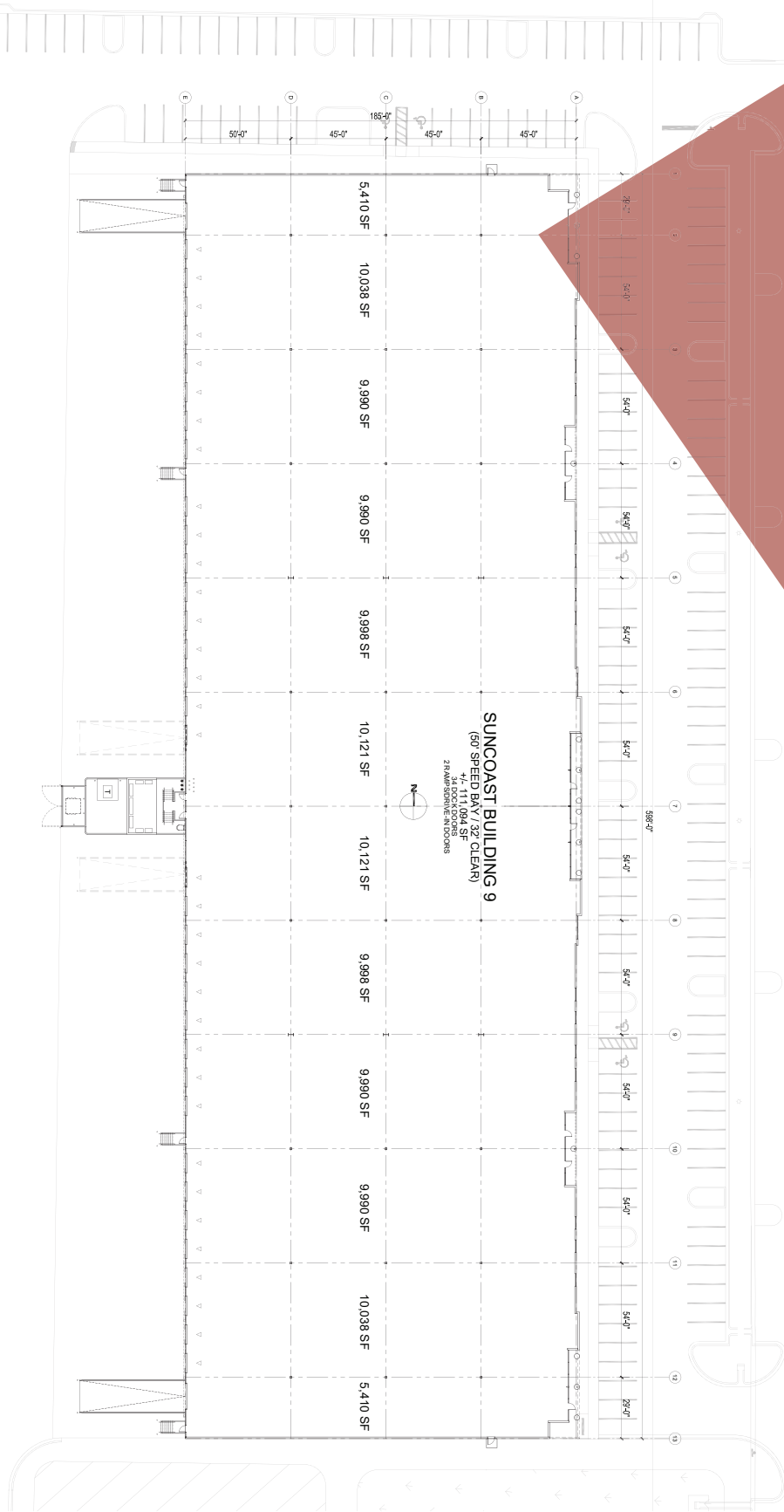
SUNCOAST COMMERCE CENTER IX

111,094 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9385 LAREDO AVENUE, FORT MYERS, FL 33905



COMMERCIAL REAL ESTATE SERVICES



YOUR LOCAL MARKET EXPERT

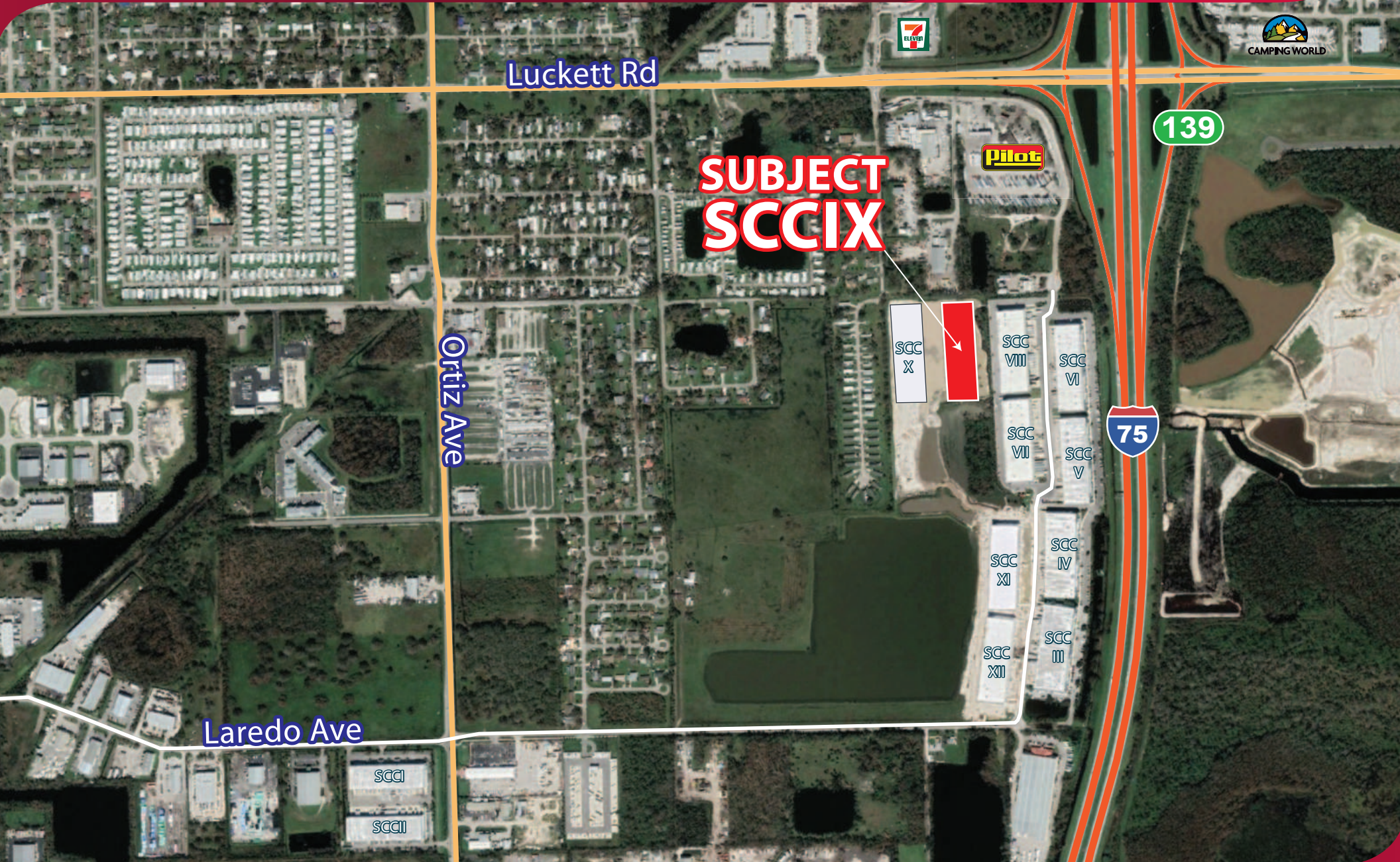
11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com



SUNCOAST COMMERCE CENTER IX

111,094 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9385 LAREDO AVENUE, FORT MYERS, FL 33905



YOUR LOCAL MARKET **EXPERT**

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com