

SUNCOAST COMMERCE CENTER VI

80,716 SF REAR-LOAD DOCK-HIGH WAREHOUSE

9373 LAREDO AVENUE, UNIT 170, FORT MYERS, FL 33905

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

**END CAP
UNIT
AVAILABLE!**



Developed & Owned by: **EASTGROUP PROPERTIES**



FRONTAGE!
125,171 AADT

- **AVAILABLE SF:** 33,563 SF
- **RATE:** \$13.00 / SF NNN
- **OPEX:** \$2.62 / SF

PROPERTY HIGHLIGHTS

- Rear-Load Warehouse Facility
- 33,563 SF Unit Available
- 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)



BUILDING DETAILS

Clear Height:	24' - 28'	Fire Protection:	ESFR
Column Spacing:	52' x 42' 10.5"	Office:	1,200 SF
Parking Ratio:	1.38 / 1,000 SF	Loading:	Rear
Building Depth:	156'	Drive-In Doors:	1
Truck Court:	170' (Shared)	Dock-High Doors:	6

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Please Contact: **Derek Bornhorst, SIOR, CCIM**
Principal
239.210.7607
dbornhorst@lee-associates.com

YOUR LOCAL MARKET EXPERT

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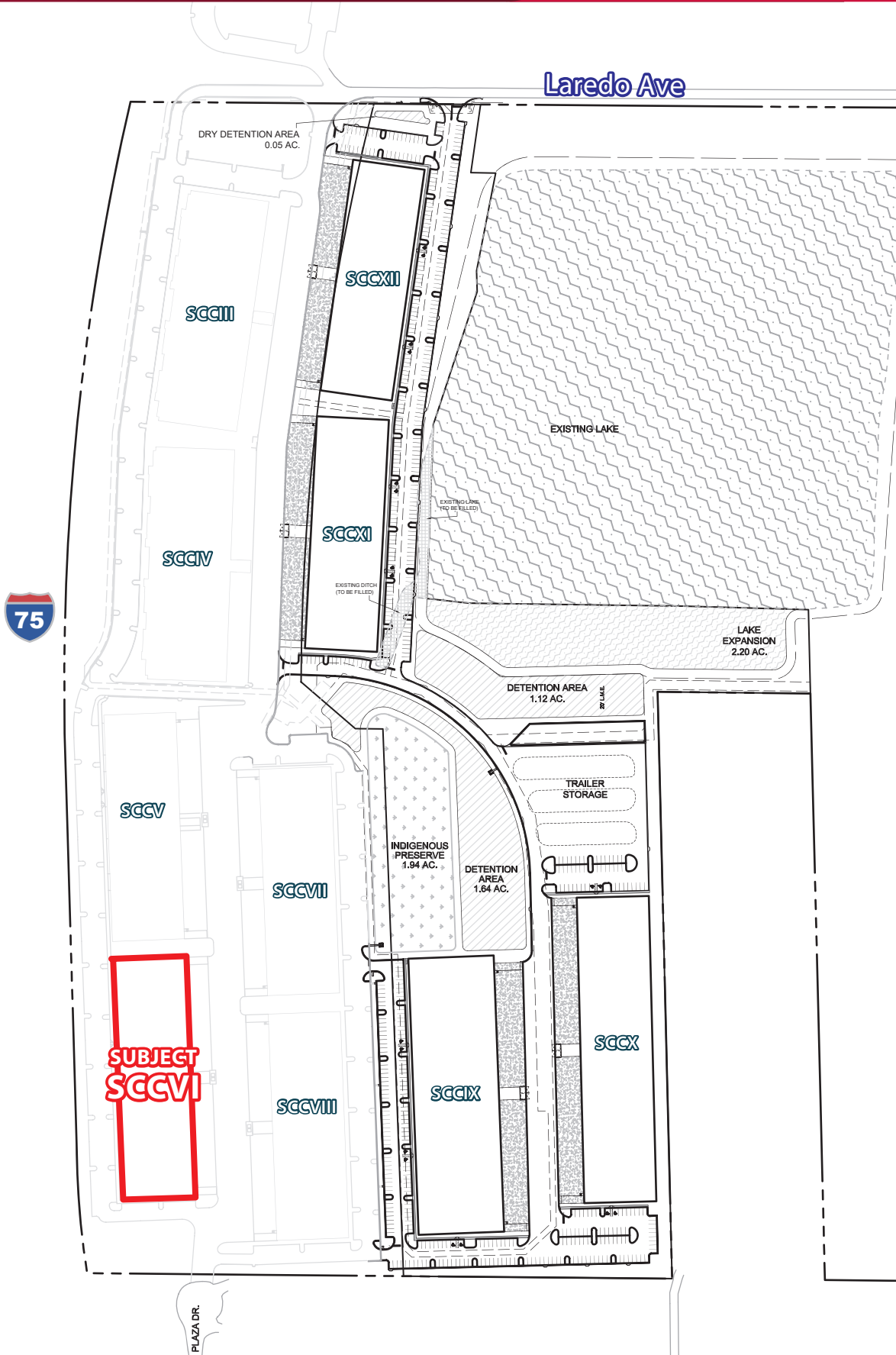
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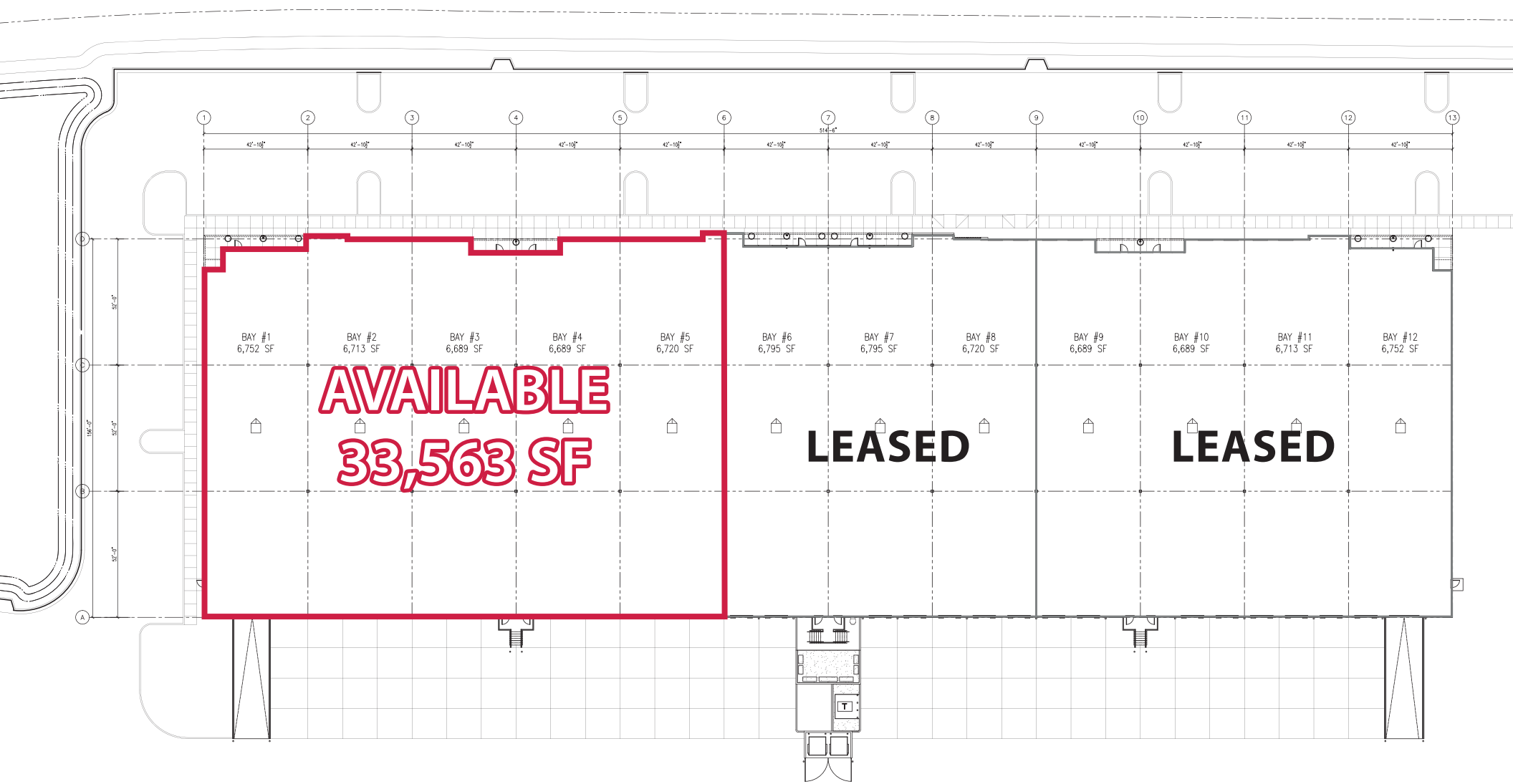
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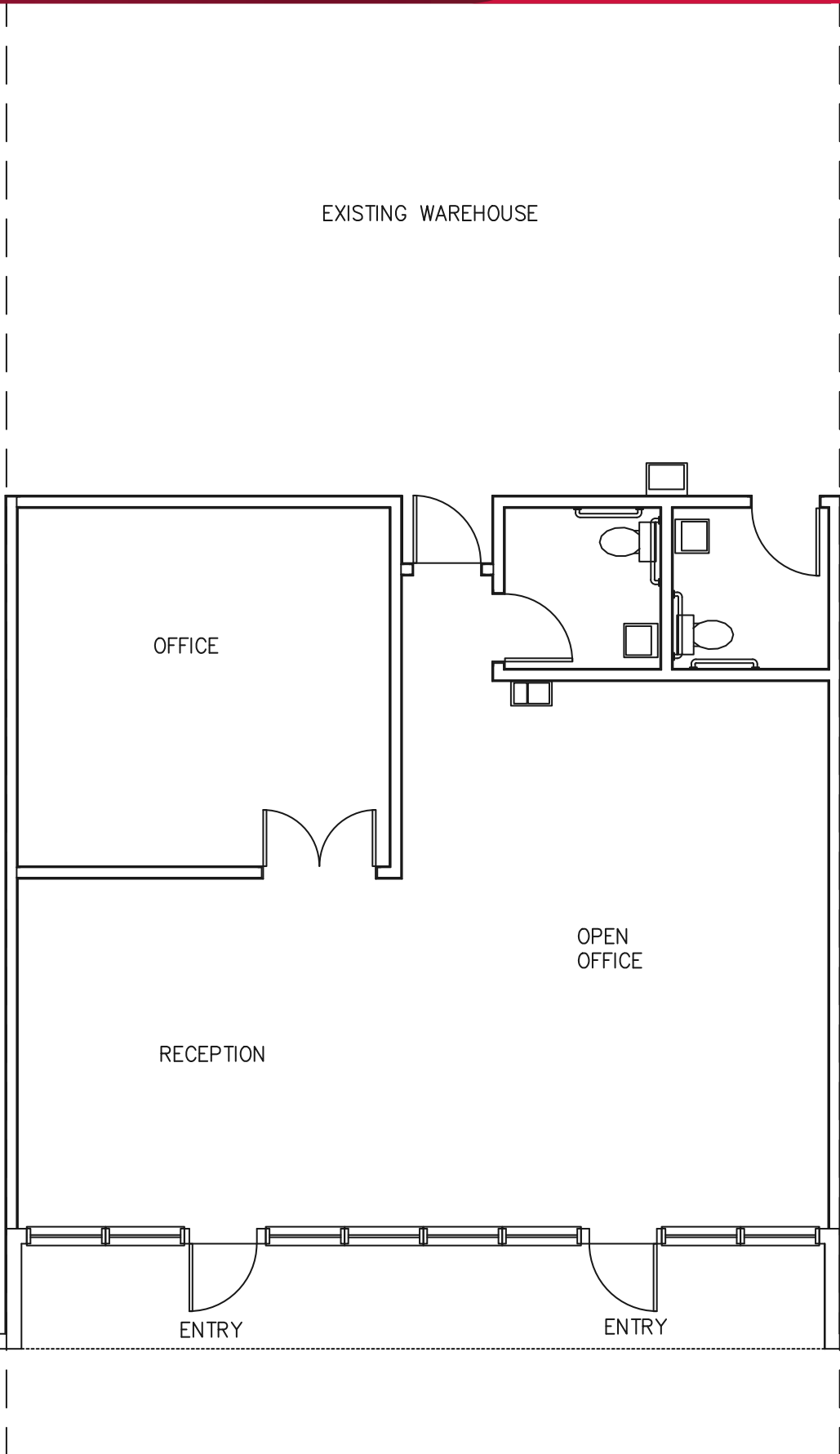
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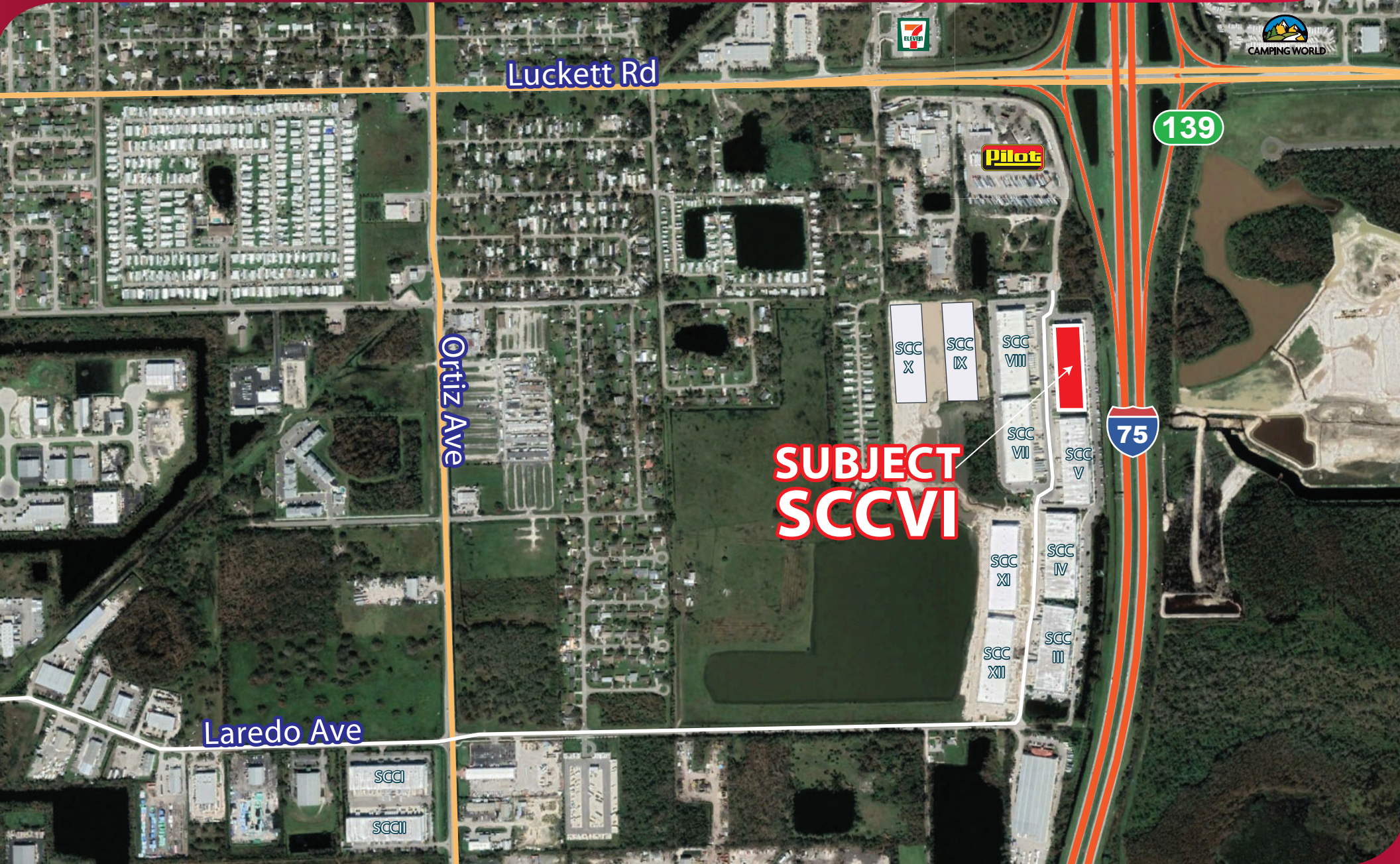
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**SUBJECT
SCCVI**

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