



Rear-Load  
Dock-High  
Warehouse

UP TO 40,238 SF FOR LEASE

EASTGROUP  
PROPERTIES

CBRE

# Suncoast Commerce Center IX

9385 LAREDO AVENUE  
FORT MYERS, FL 33905

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# PROPERTY HIGHLIGHTS

BUILDING IX

**40,238 SF**

AVAILABLE AREA

**\$12.50/SF**

LEASE RATE

**\$2.19/SF**

OPEX

- + Rear-Load Warehouse Facility
- + 3-Phase Electrical Service
- + Tilt-Wall Construction
- + Easy Access From I-75 Via Lockett Road (Exit 139) or Martin Luther King Jr. Blvd. (Exit 138)
- + Zoned Light Industrial (IL)
- + Space can be demised to 20,119 SF

# PROPERTY INFORMATION

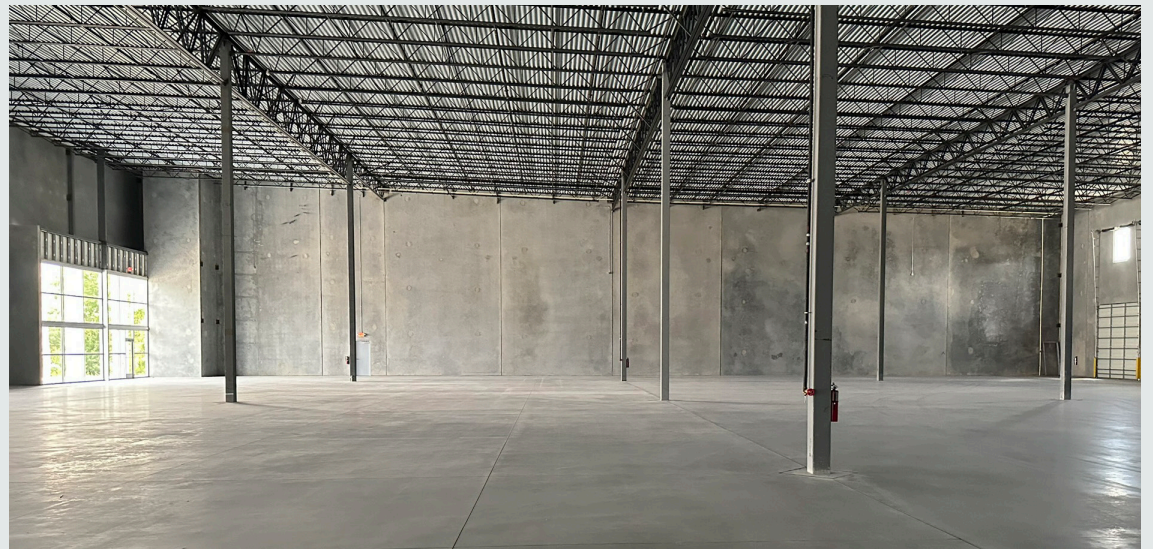
## BUILDING IX

### BUILDING DETAILS

Clear Height	32'
Column Spacing	45' x 54'
Parking Ratio	1.63/1,000 SF
Building Depth	185'
Fire Protection	ESFR
Spec Office	2,248 SF
Dock-High Doors	32
Drive-In Doors	2 w/Ramp
Truck Court	115'

REAR-LOAD

DOCK-HIGH WAREHOUSE

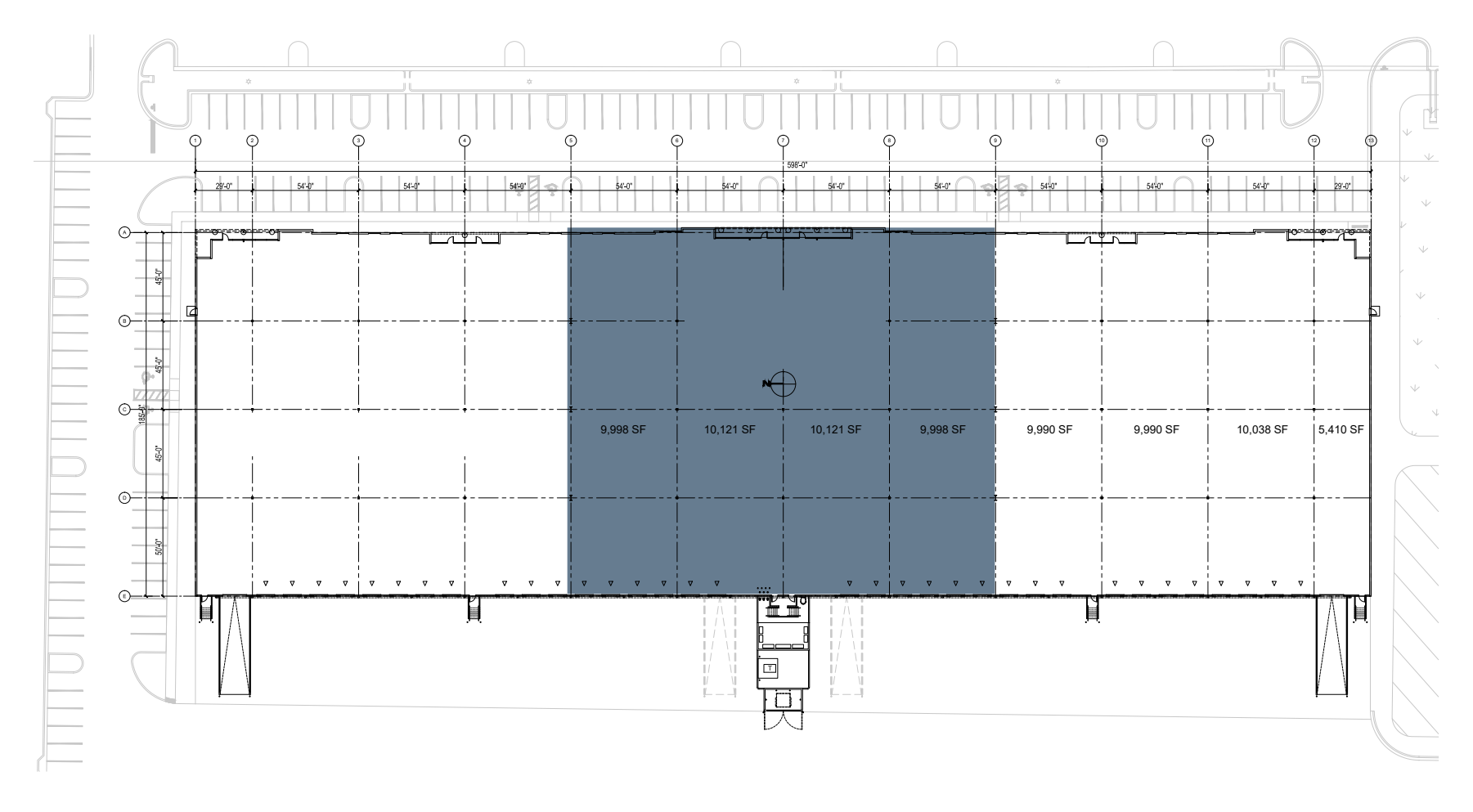


# SITE PLAN

BUILDING IX

SPACE CAN BE  
DEMISED-TO 20,119 SF

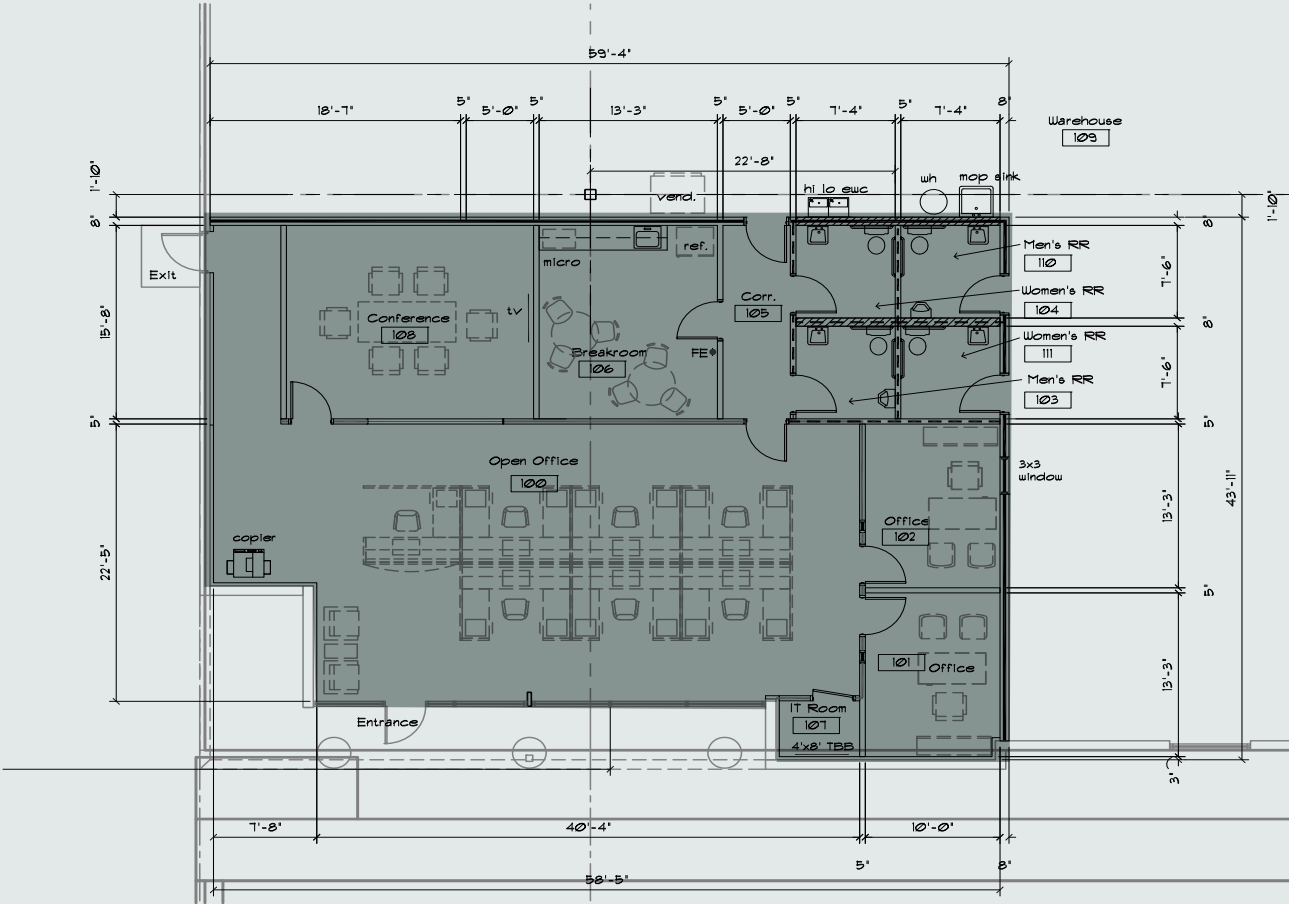
● Available Area



# OFFICE FLOOR PLAN

SPEC OFFICE

2,248 SF





Ortiz Ave

Lockett Rd

Lockett Rd

Tri County Commerce Way

865

Ortiz Ave

Laredo Ave

Laredo Ave

75

75



SUNCOAST  
COMMERCE CENTER IX

SCC X

SCC VIII

SCC VI

SCC VII

SCC V

TRUCK  
PARKING LOT  
AVAILABLE

SCC XI

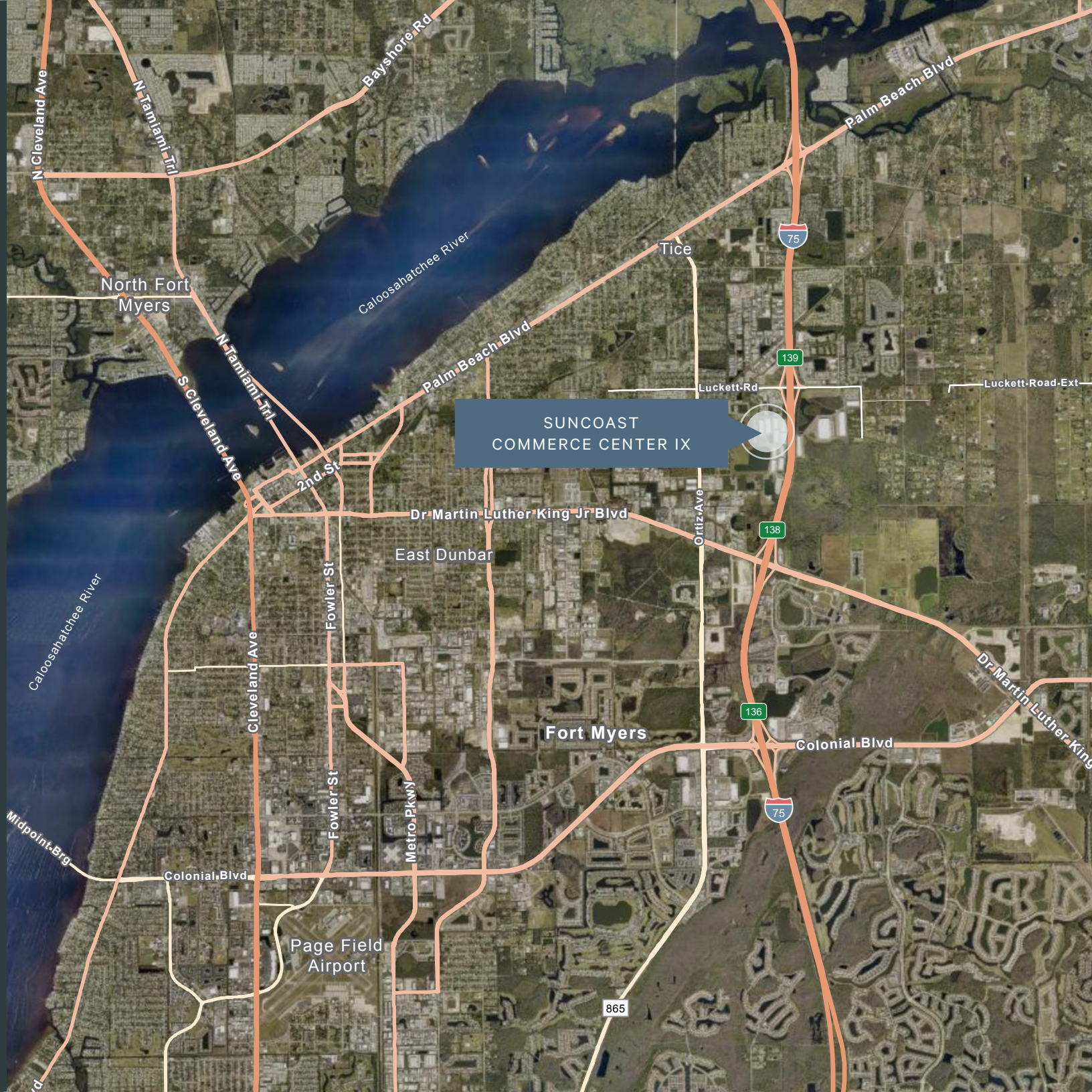
SCC IV


SCC XII

SCC III

Location Map

# Area Map





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