



LEASE

Warehouse - Suncoast Commerce Center VI

9373 LAREDO AVENUE

Fort Myers, FL 33905

PRESENTED BY:

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

JOEL A. KATTAN, SIOR

O: 954.448.8531

joel@svncr.com

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$7.99 SF/yr (NNN)
NUMBER OF UNITS:	1
AVAILABLE SF:	33,563 SF
BUILDING SIZE:	33,563 SF
ZONING:	Light Industrial
YEAR BUILT:	2019
APN #:	154425P1000190010

PROPERTY HIGHLIGHTS

- 33,564 SF Light Industrial Building
- 12 - Dock-High Doors
- Excellent Location
- 3-Phase Electric
- Just 0.7 Miles to I-75 Interchange
- Industrial Compressed Air System
- Alarm Security System

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PROPERTY DESCRIPTION

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I-75 frontage. Sublease through 11-30-2029. This 33,564-square-foot light industrial facility offers an outstanding opportunity for distribution, manufacturing, or logistics operations. Located within Suncoast Commerce Center VI, in the heart of Fort Myers' thriving industrial corridor, the property delivers a powerful combination of functionality, infrastructure, and accessibility.

The building features dock-high loading doors to support efficient shipping and receiving, along with 3-phase electric service to accommodate a wide range of industrial and manufacturing needs. Just 0.7 miles from the I-75 interchange, the site offers direct access to major transportation routes, while being only 5.3 miles from Fort Myers' commercial district and 5.5 miles from downtown.

Surrounded by a strong labor market and essential nearby amenities—including dining, retail, and recreational options—this location supports both operational excellence and workforce satisfaction. An ideal solution for industrial users seeking a high-performance facility in one of Southwest Florida's most active and connected industrial hubs.

LOCATION DESCRIPTION

Suncoast Commerce Center VI is ideally located in the heart of Fort Myers' thriving industrial and business district, offering direct access to key transportation routes and a well-established commercial infrastructure. Just 0.7 miles from the I-75 interchange, 5.3 miles from the Fort Myers commercial district, and 5.5 miles from Downtown Fort Myers, this location ensures seamless connectivity for distribution, logistics, and industrial operations.

The site is surrounded by essential amenities, with dining options like The Veranda and The Firestone nearby—ideal for crew breaks or business lunches. Additional conveniences, including retail services at Edison Mall and recreational opportunities like Buckingham Trails Preserve and Verandah Golf Club, enhance the location's appeal for workforce satisfaction.

Suncoast Commerce Center VI offers a prime setting for industrial users seeking efficient access, strong infrastructure, and a central location within one of Southwest Florida's most active industrial corridors.

INTERIOR DESCRIPTION

Fully sprinklered warehouse equipped with 3-phase power, Industrial compressed air system in place, 11 dock-high manual overhead doors (10' x 9'), 1 electric overhead door (16' x 14') with ramp access and dock-high capability, and 4 walk-through doors to outside, 1,200 SF office space, including: Private office, Open office area, Reception/showroom, Restroom. The warehouse and office areas are equipped with motion-sensor lighting for enhanced energy efficiency and convenience

Ideal for a wide range of industrial users requiring power, air systems, dock loading, and office/showroom functionality on-site.

PARKING DESCRIPTION

Surface

POWER DESCRIPTION

3 Phase

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PROPERTY DETAILS

LEASE RATE	\$7.99 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Warehouse - Suncoast Commerce Center VI
STREET ADDRESS	9373 Laredo Avenue
CITY, STATE, ZIP	Fort Myers, FL 33905
COUNTY	Lee
MARKET	Fort Myers
CROSS-STREETS	Laredo Ave & Plaza Dr
TOWNSHIP	44
RANGE	25
SECTION	15
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	.7 Miles to I 75
NEAREST AIRPORT	14.7 to Southwest Florida International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	Light Industrial
APN #	154425P1000190010
CORNER PROPERTY	No
TRAFFIC COUNT	118000
TRAFFIC COUNT STREET	175
WATERFRONT	No
POWER	Yes
RAIL ACCESS	No

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	1.38
NUMBER OF PARKING SPACES	170

UTILITIES & AMENITIES

HANDICAP ACCESS	Yes
ELEVATORS	N/A
NUMBER OF ELEVATORS	0
NUMBER OF ESCALATORS	0
CENTRAL HVAC	No
RESTROOMS	2 - 1 office area and 1 warehouse

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PROPERTY DETAILS

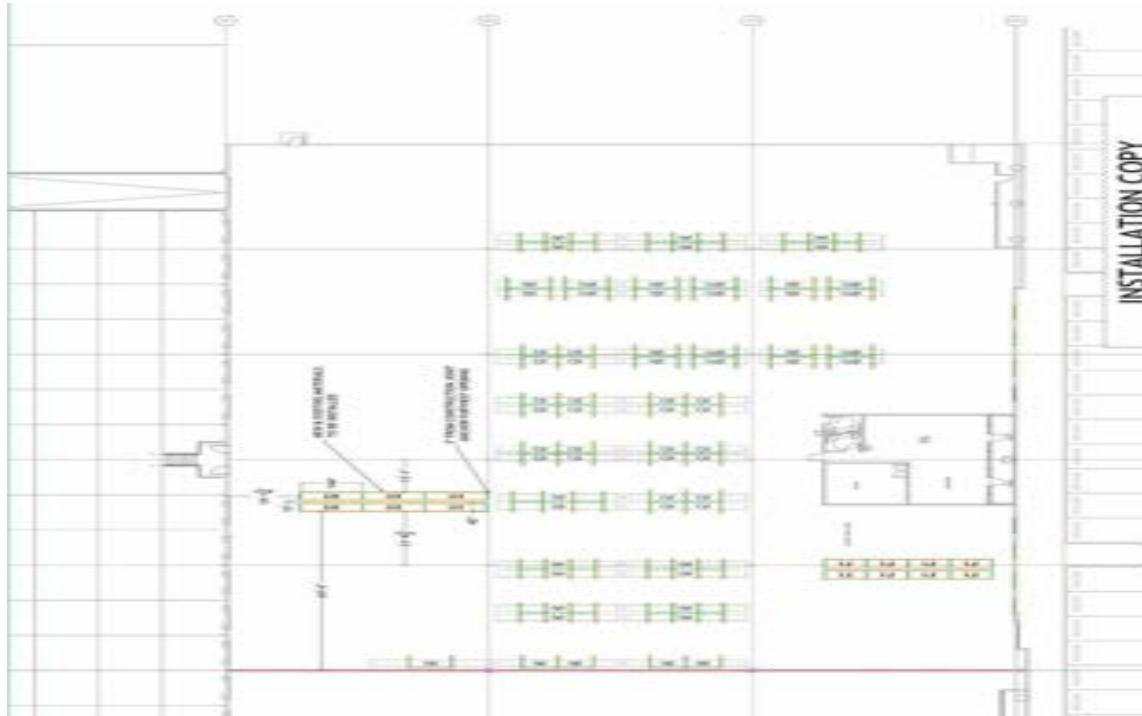
LEASE RATE	\$7.99 SF/YR
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BUILDING INFORMATION

BUILDING SIZE	33,563 SF
NUMBER OF CRANES	0
CEILING HEIGHT	28 ft
MINIMUM CEILING HEIGHT	24 ft
OFFICE SPACE	1,200 SF
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	33,563 SF
YEAR BUILT	2019
COLUMN SPACE	52 ft
GROSS LEASABLE AREA	33,563 SF
CONSTRUCTION STATUS	Existing
WAREHOUSE %	96.5%
FRAMING	Reinforced Concrete - Tilt-Wall Construction
CONDITION	Excellent
ROOF	Modular Metal
FREE STANDING	Yes
FOUNDATION	Slab
EXTERIOR WALLS	Tilt-Wall - Concrete
OFFICE BUILDOUT	1200 sq feet, A/C'd

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LEASE SPACES



LEASE INFORMATION

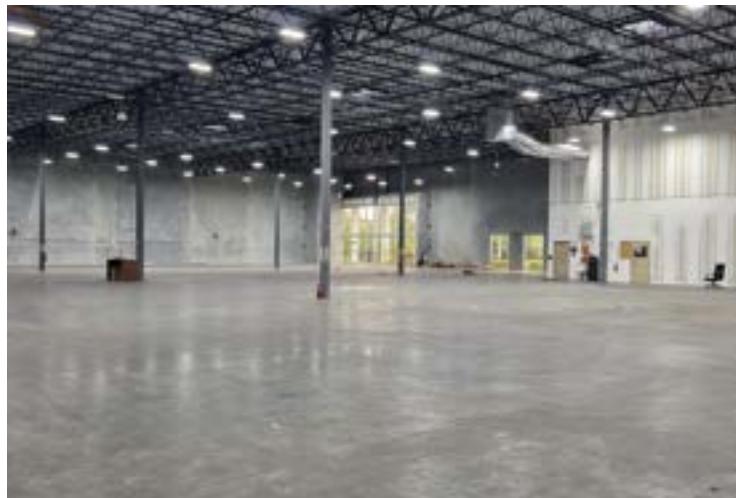
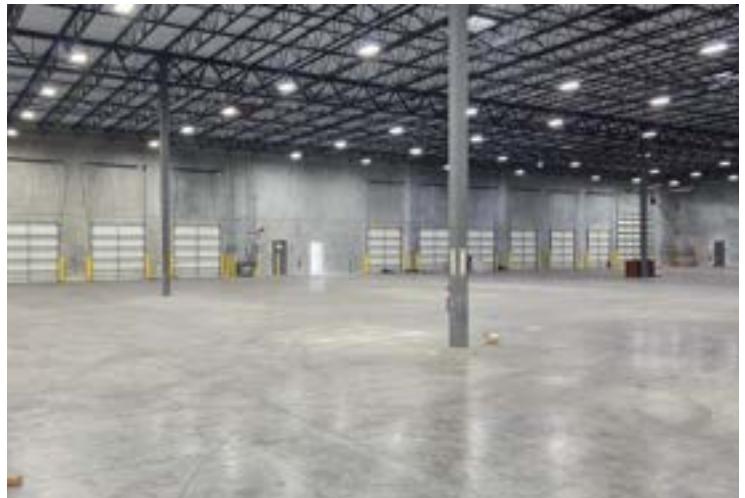
LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	33,563 SF	LEASE RATE:	\$7.99 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9373	Available	33,563 SF	NNN	\$7.99 SF/yr

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ADDITIONAL PHOTOS



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AERIAL MAP



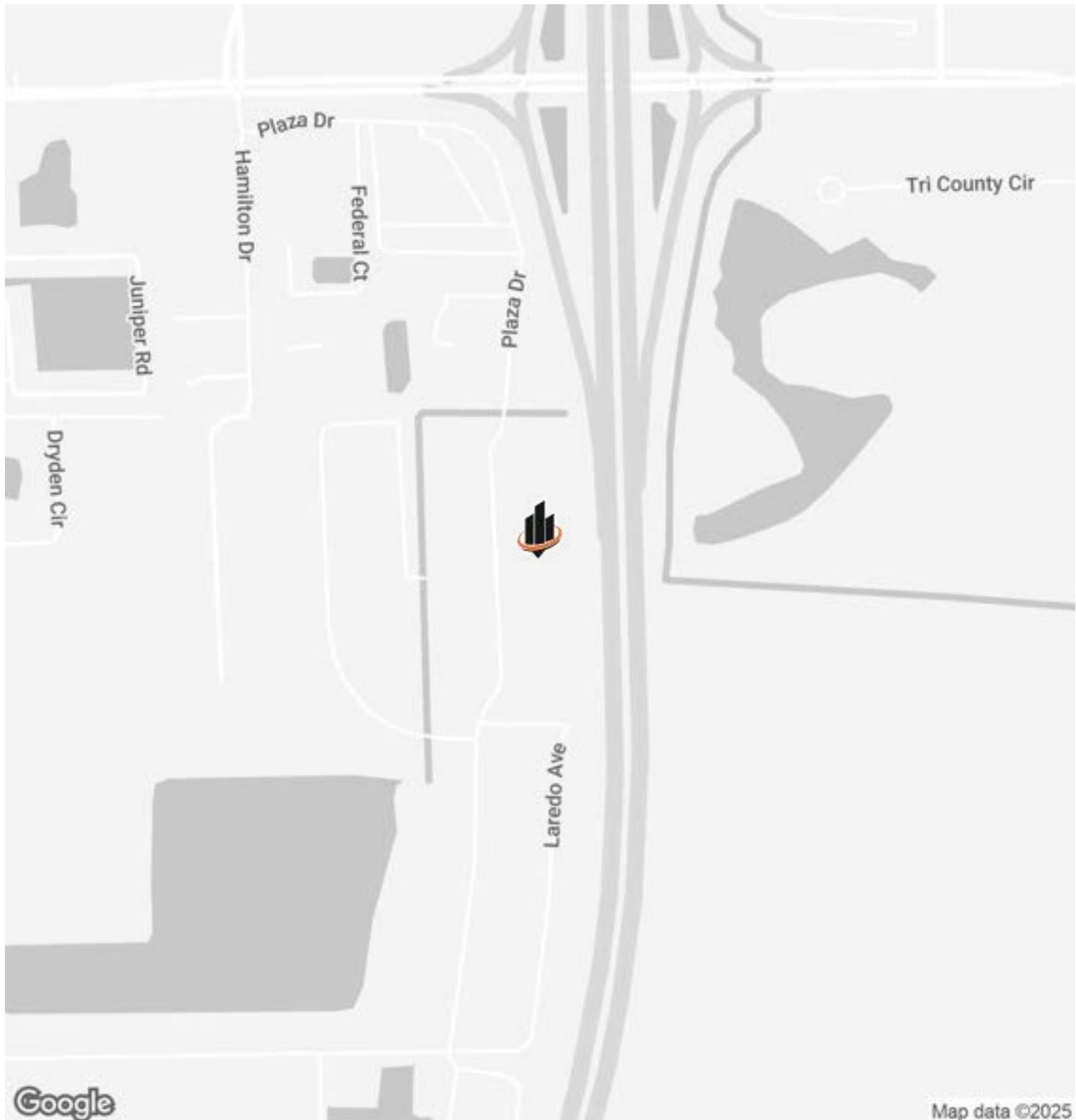
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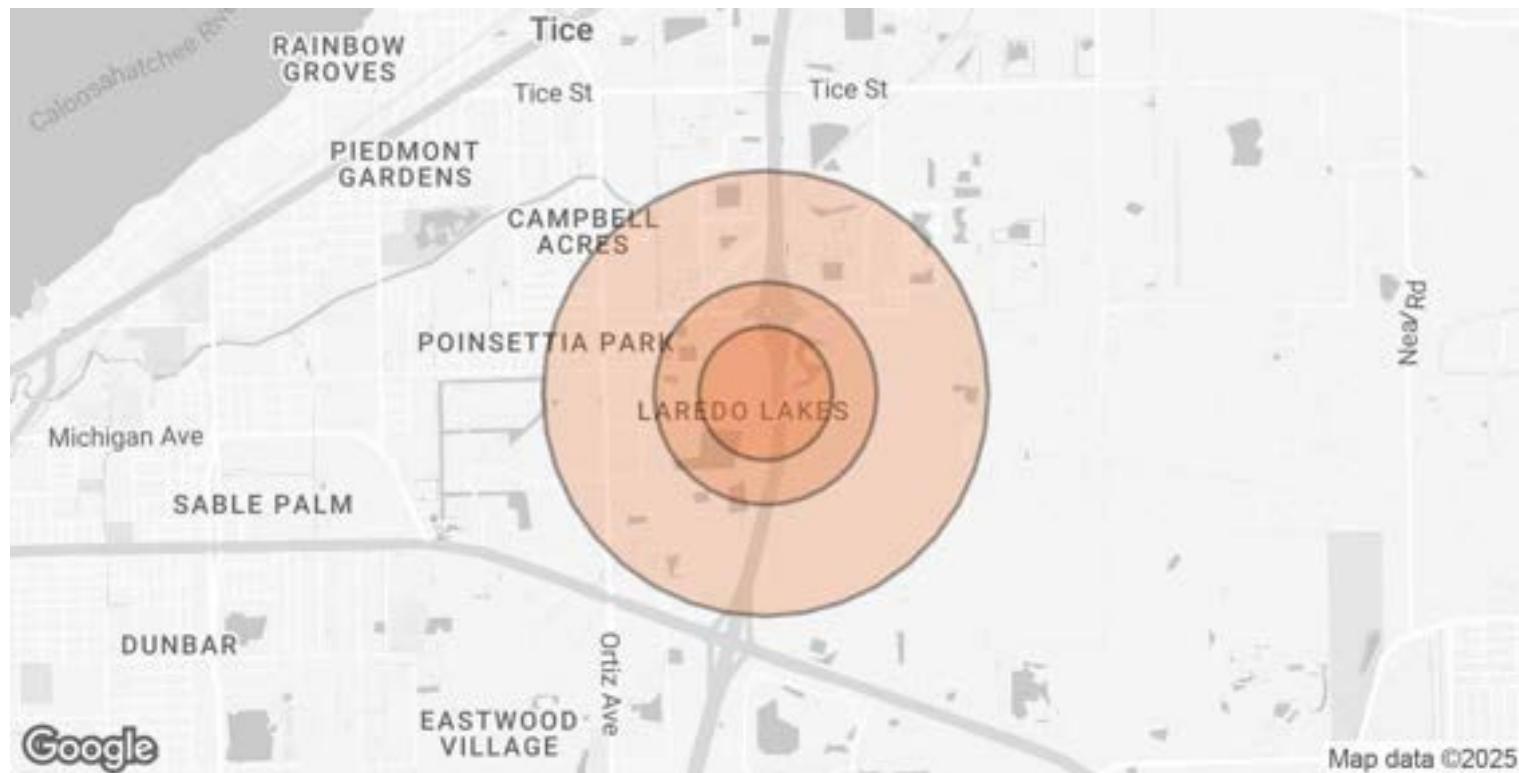
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	92	541	2,641
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	36	211	991
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$55,486	\$55,583	\$61,718
AVERAGE HOUSE VALUE	\$158,318	\$159,115	\$183,385

Demographics data derived from AlphaMap

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ADVISOR BIO 1



GAIL BOWDEN

Senior Investment Advisor

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Direct: **941.223.1525** | Cell: **941.223.1525**

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Medical Office Building | Mount Dora, FL | \$16,300,000
- SOLD | Industrial Portfolio | Southwest, FL | \$10,000,000

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200

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ADVISOR BIO 2



JOEL A. KATTAN, SIOR

Senior Director

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PROFESSIONAL BACKGROUND

JJoel A. Kattan, SIOR, is Senior Director and Branch Manager of SVN Commercial Realty's Miami office. Mr. Kattan specializes in industrial, office and retail properties located within Dade and Broward counties. During his time at SVN, Mr. Kattan has ranked amongst SVN's top 100 agents nationwide eight consecutive times from a field of 2,000+ agents throughout the United States.

Prior to joining SVN, Joel was a Senior Director at Franklin Street's Fort Lauderdale office, where he was the firm's top produced two years in a row. In addition, he was recognized with an award for the quickest closing of any deal in 2009- seven days from contract to closing.

In his professional experience, spanning over twenty five years, Joel Kattan has gained exceptional knowledge of the South Florida real estate market. Prior to becoming a sales advisor, Joel began his career as an appraiser working for various mortgage lending institutions and from there progressed into property management, consulting for several large real estate investment companies. After acquiring a keen understanding of the real estate market in South Florida, Mr. Kattan began his career as an Associate with NAI Rauch, Weaver, Norfleet, Kurtz & Co. Today, Joel continues to be driven by an unwavering commitment to serve the needs of commercial real estate clients through his knowledge, attention to detail and integrity.

Honors & Awards:

Rauch, Weaver, Nortfleet & Kurtz | Six Figure Club, 2002

Costar Power Broker, 2006

Costar Power Broker, 2007

SVN | Achiever Award, 2007

Franklin Street | Top Earner - South Florida, 2010

Franklin Street | Top Earner -South Florida, 2011

Franklin Street | Sales Leadership Award, 2011

SVN | Achiever Award, 2013

SVN | Partner's Circle, 2014

SVN | Contender's Award & President's Circle, 2015

SVN | Commercial Realty

460 West 84th Street

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