



LEASING INCENTIVE!

Free Base Rent For The Rest
Of The Year! Lease Signed By
August 31, 2026.

Suncoast Commerce Center IX

9385 LAREDO AVENUE
FORT MYERS, FLORIDA 33905

20,119 SF AVAILABLE SEPTEMBER 1, 2026

EASTGROUP
PROPERTIES

CBRE

CBRE, Inc. | Licensed Real Estate Broker



PROPERTY HIGHLIGHTS

- + 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)

AVAILABLE UNIT	
Unit Size (SF)	20,119
Available	September 1, 2026
Rate	\$12.50 PSF
CAM	\$2.19 PSF

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	1,778 SF
Dock-High Doors	32
Drive-In Doors	2 w/Ramp
Truck Court	115'
Zoning	IL

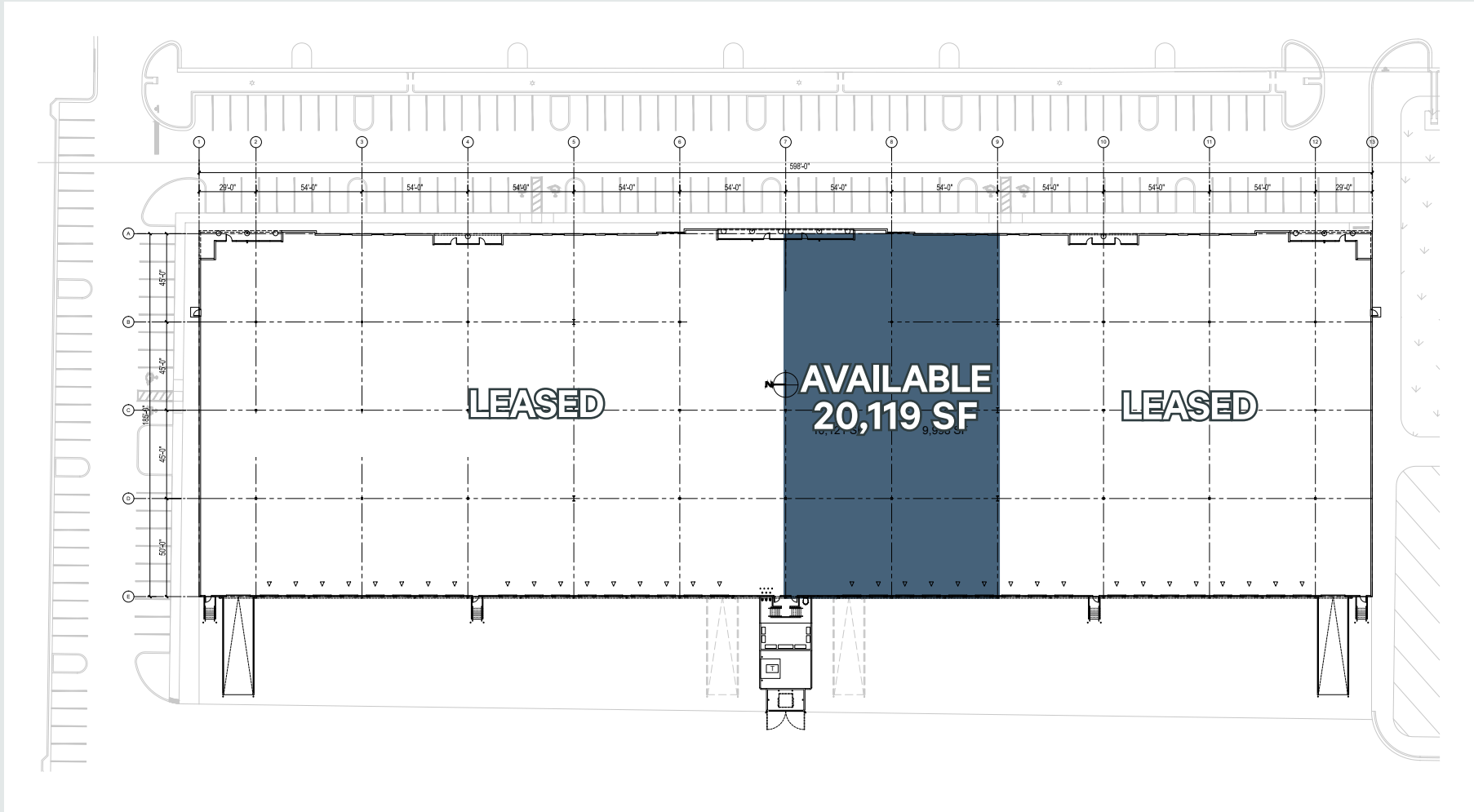
REAR-LOAD
DOCK-HIGH WAREHOUSE



SITE PLAN

BUILDING IX

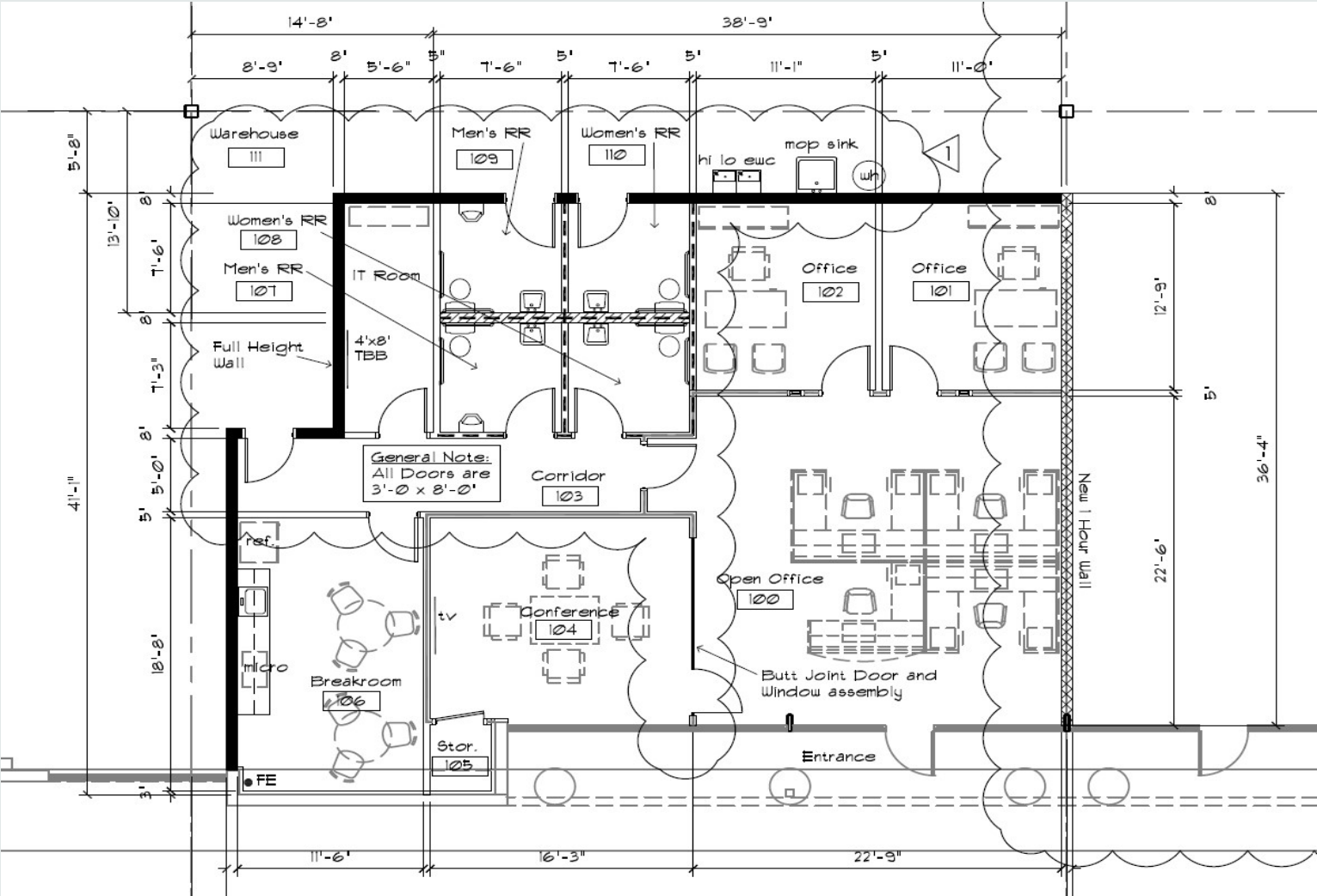
● Available Area



OFFICE FLOOR PLAN

SPEC OFFICE

1,778 SF





SUNCOAST
COMMERCE CENTER IX

SCC
X

SCC
VIII

SCC
VI

SCC
VII

SCC
V

TRUCK PARKING LOT
AVAILABLE

SCC
XI

SCC
IV

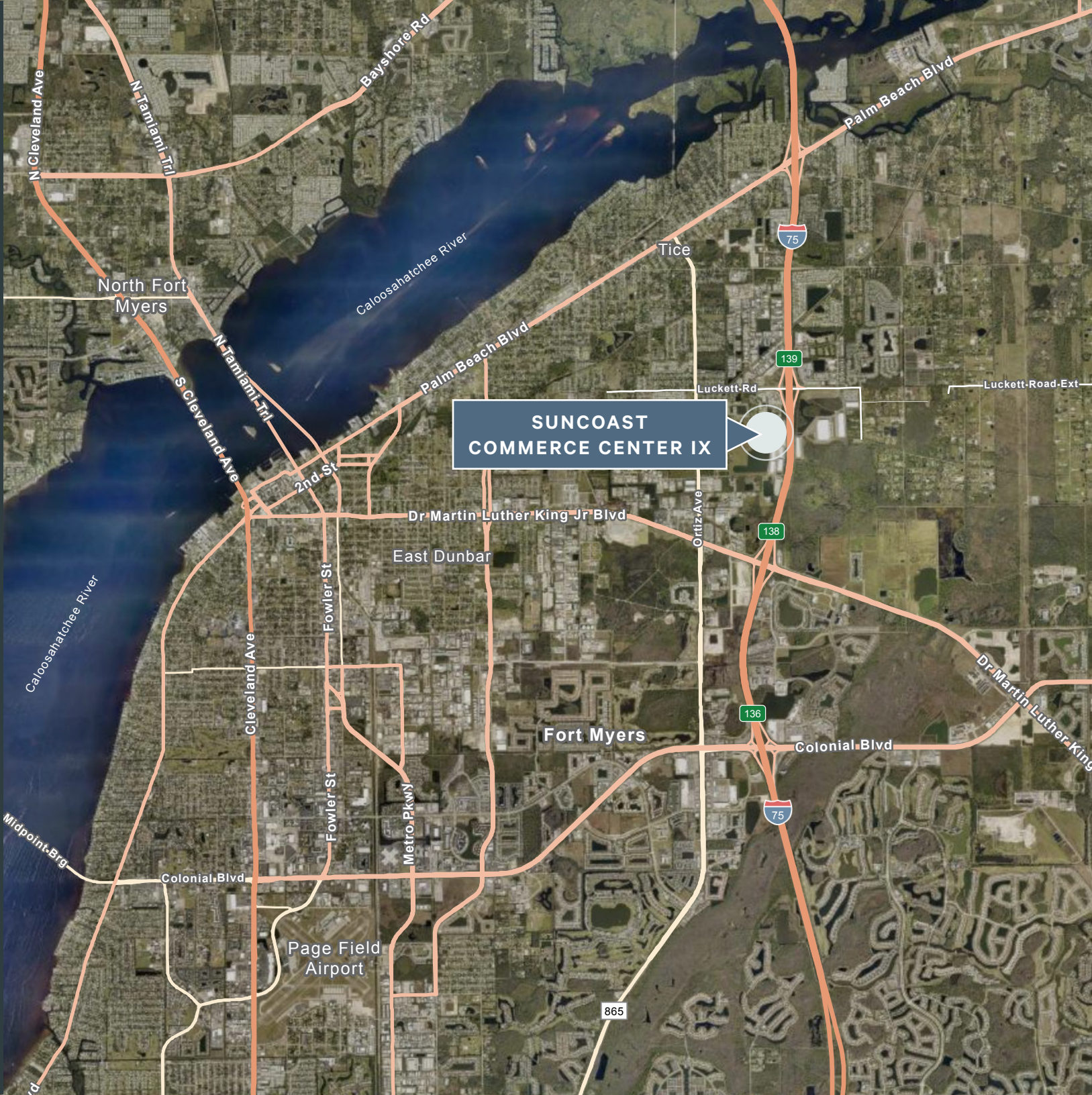
SCC
XII

SCC
III

FERGUSON

Location Map

Area Map



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9385 LAREDO AVENUE
FORT MYERS, FL 33905



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