



Rear-Load  
Dock-High  
Warehouse

20,119 SF FOR LEASE

EASTGROUP  
PROPERTIES

CBRE

# Suncoast Commerce Center IX

9385 LAREDO AVENUE  
FORT MYERS, FL 33905

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# 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)

**20,119 SF**

AVAILABLE AREA

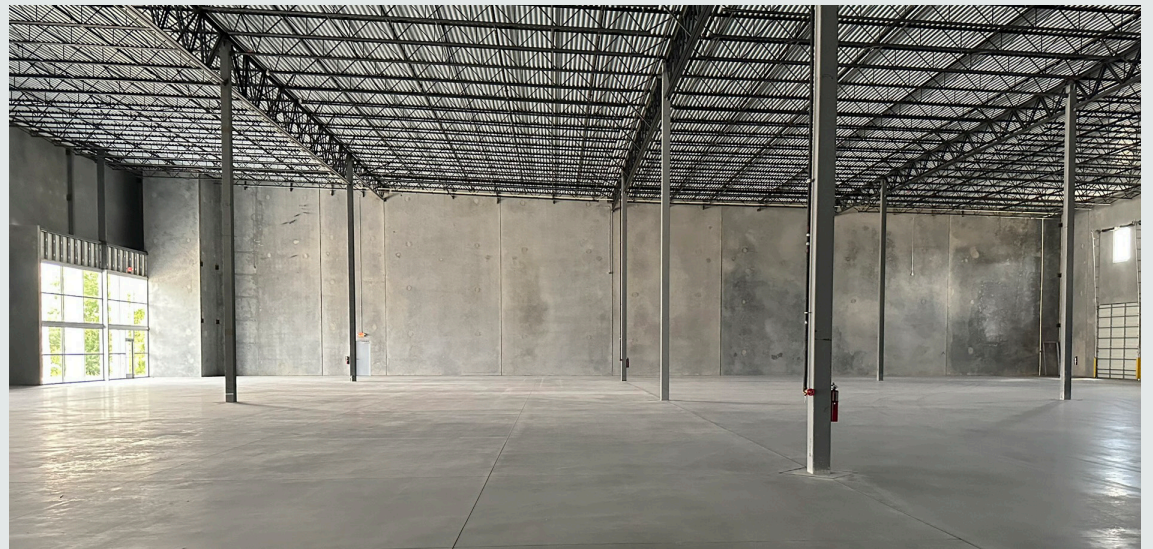
# PROPERTY INFORMATION

## 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'

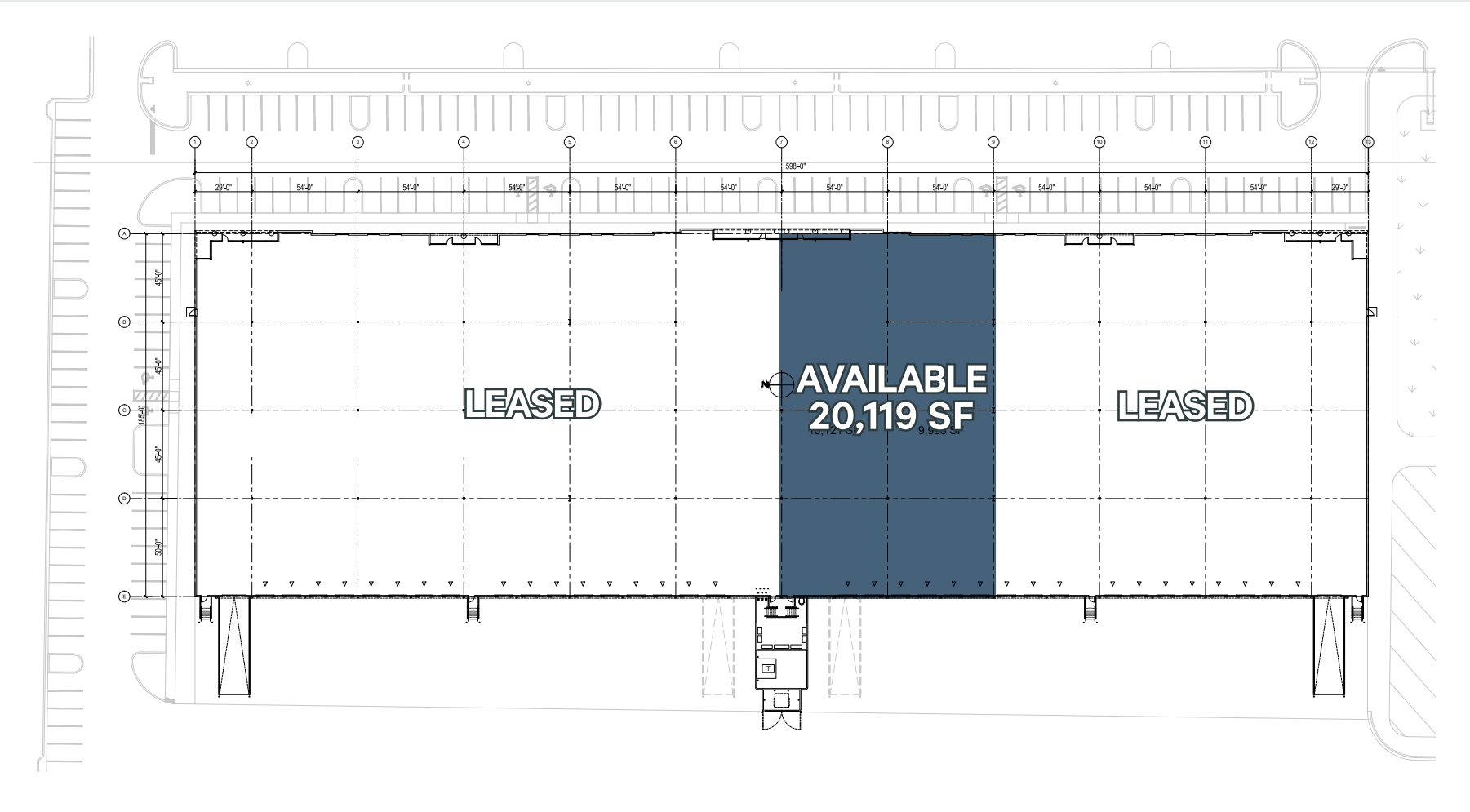
REAR-LOAD  
DOCK-HIGH WAREHOUSE



# SITE PLAN

BUILDING IX

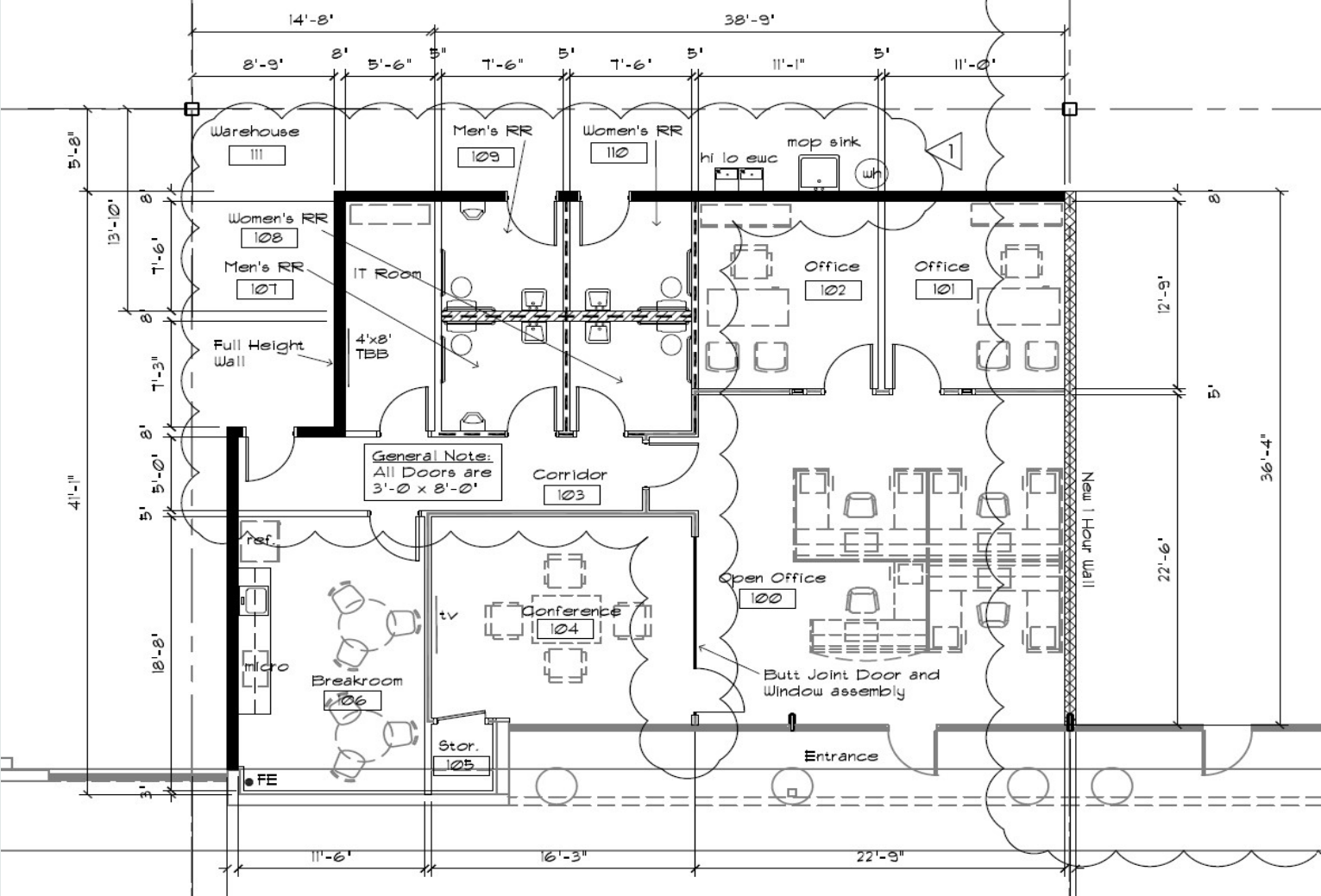
● Available Area



# 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

CAMPING WORLD

Pilot

MainStay  
SUITES

Comfort  
SUITES

7  
ELEVEN

Ortiz Ave

Luekett Rd

Luekett Rd

Tri County Commerce Way

865

Ortiz Ave

Laredo Ave

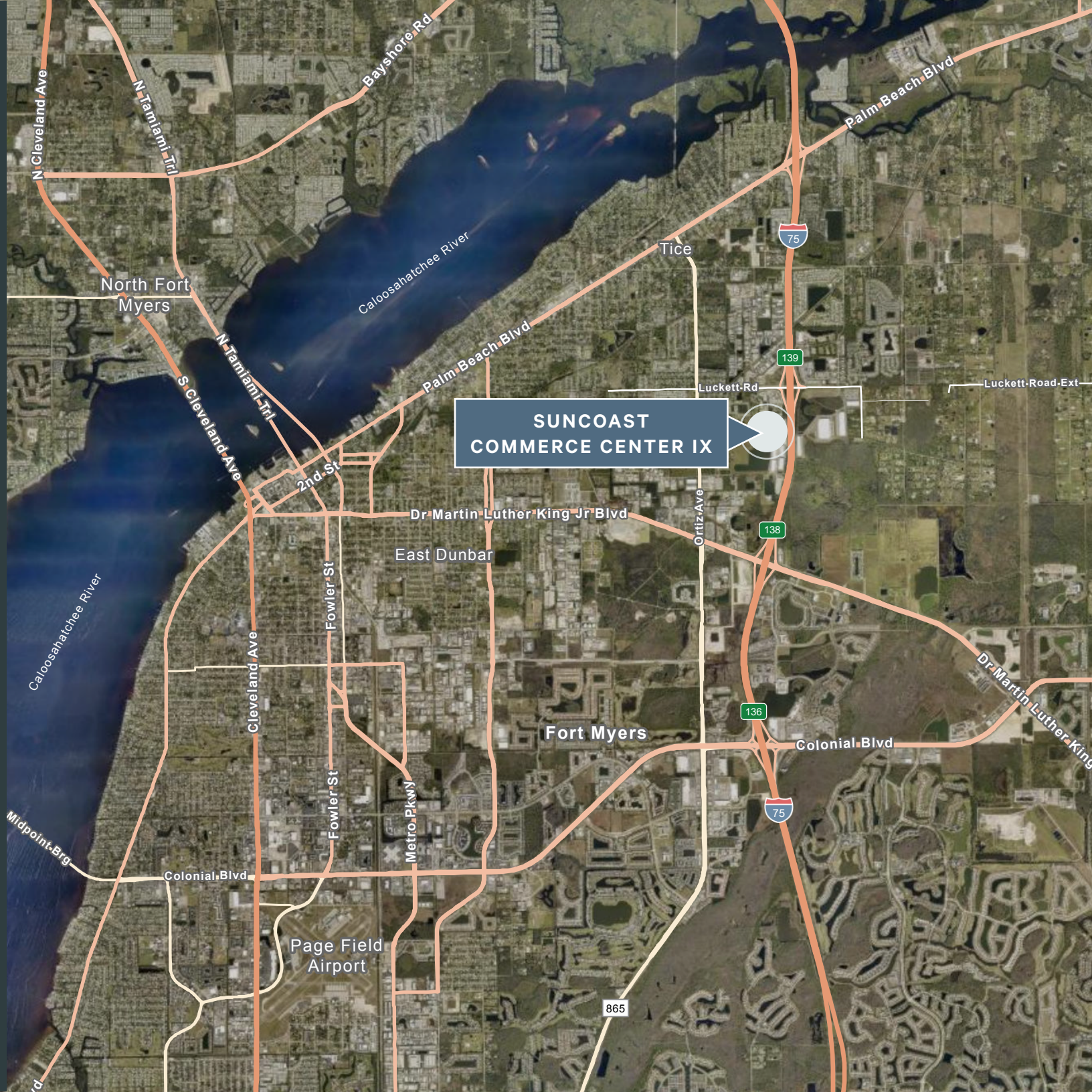
Laredo Ave

75

75

Location Map

# Area Map





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