

The *Real* McCoy



Building 2



Building 2



Building 3

McCoy Commerce Center

Orlando, Florida 32822

Owner/developer



Leasing agent



170,945 RSF available

Property overview

TOTAL SF	485,475 SF
AVAILABLE SF	12,320 to 140,089 SF
SITE SIZE	69.37± acres
ZONING	ASD-2/AN, City of Orlando
CONSTRUCTION	Tilt wall
SPRINKLERS	ESFR
UTILITIES	Electric - OUC Water - Orange County

McCoy Commerce Center offers users a first generation Class A industrial building in the premier Southeast Orange industrial submarket. The property is located at the intersection of Narcoossee Road and State Road 528 (Beachline Expressway), with approximately 2,080' of frontage on State Road 528, which boasts over 68,000 cars per day. The site provides immediate access to State Road 528 within **two minutes**. Orlando International Airport, one of the busiest airports in the country, is just south of the property. In 2023, OIA had a record 58+ million passengers.



Building details

FEATURES	BUILDING 2	BUILDING 3
ADDRESS	8200 McCoy Rd	8200 McCoy Rd
BUILDING SIZE	192,157 SF	30,856 SF
AVAILABLE	40,000 to 140,089 SF	12,320 to 30,856 SF
OFFICE	2,473 SF	3,727 SF
CEILING HEIGHT	36'	28'
DOORS	37 - 9' x 10' docks 1 - 12' x 14' ramps	12 - 9' x 10' docks 1 - 12' x 14' ramp
LOADING	Rear	Rear
COLUMN SPACING	45' x 52' typical	44' x 45' typical
BUILDING DEPTH	240'	140'
TRUCK COURT	180'	120'
CAR PARKS	157 spaces	41 spaces
PARKING RATIO	0.82/1,000 SF	1.33/1,000 SF
TRAILER PARKS	65 spaces	None

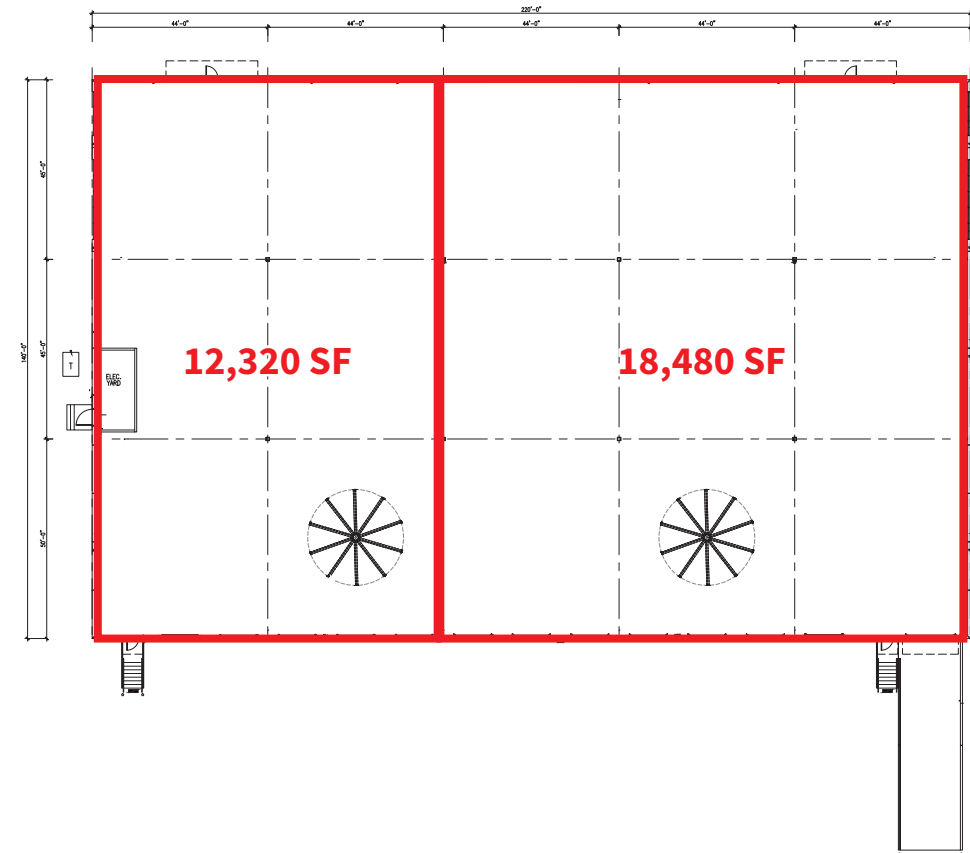
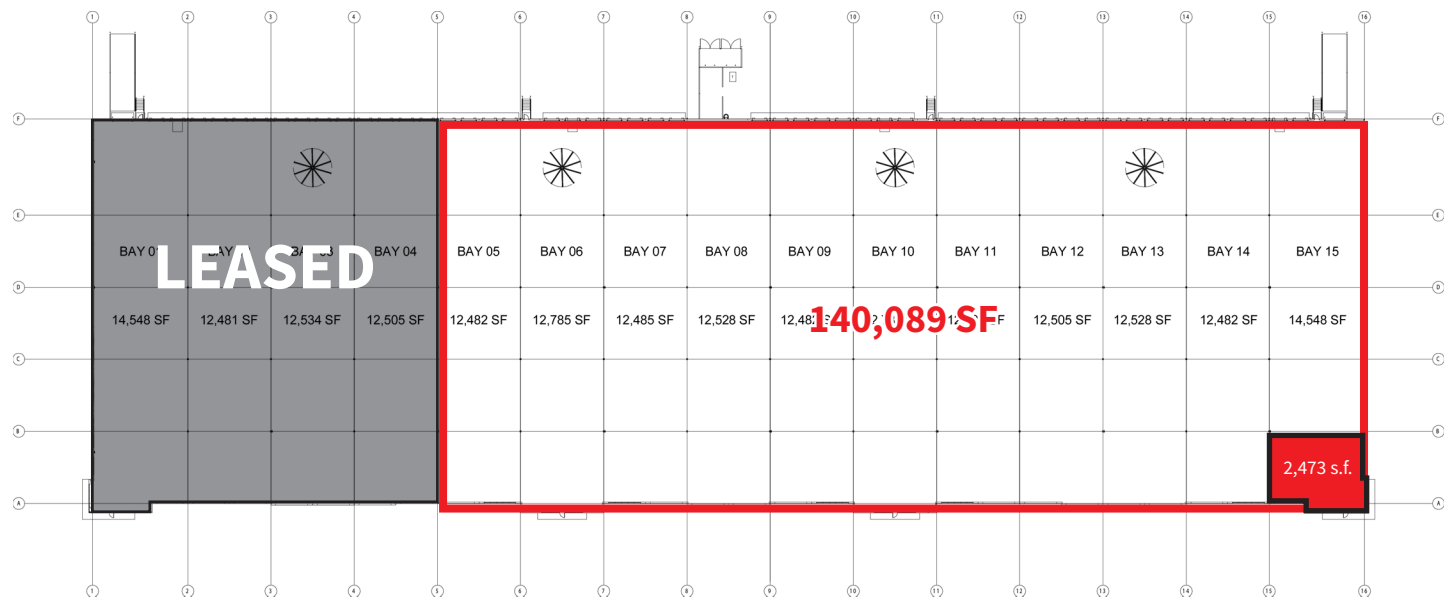


Project photos

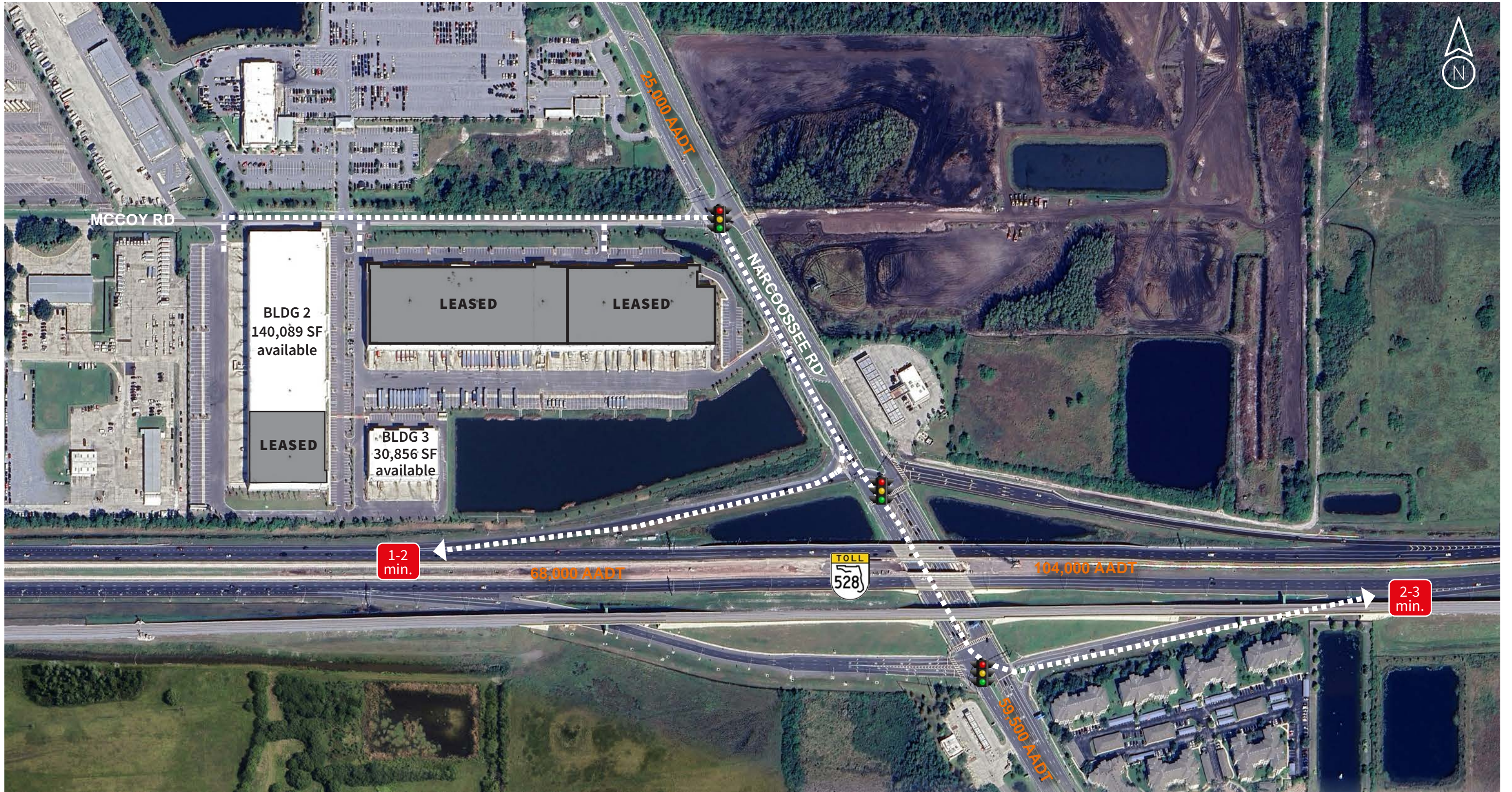
Building 2 - 192,157 SF



Building 3 - 30,856 SF



528 access

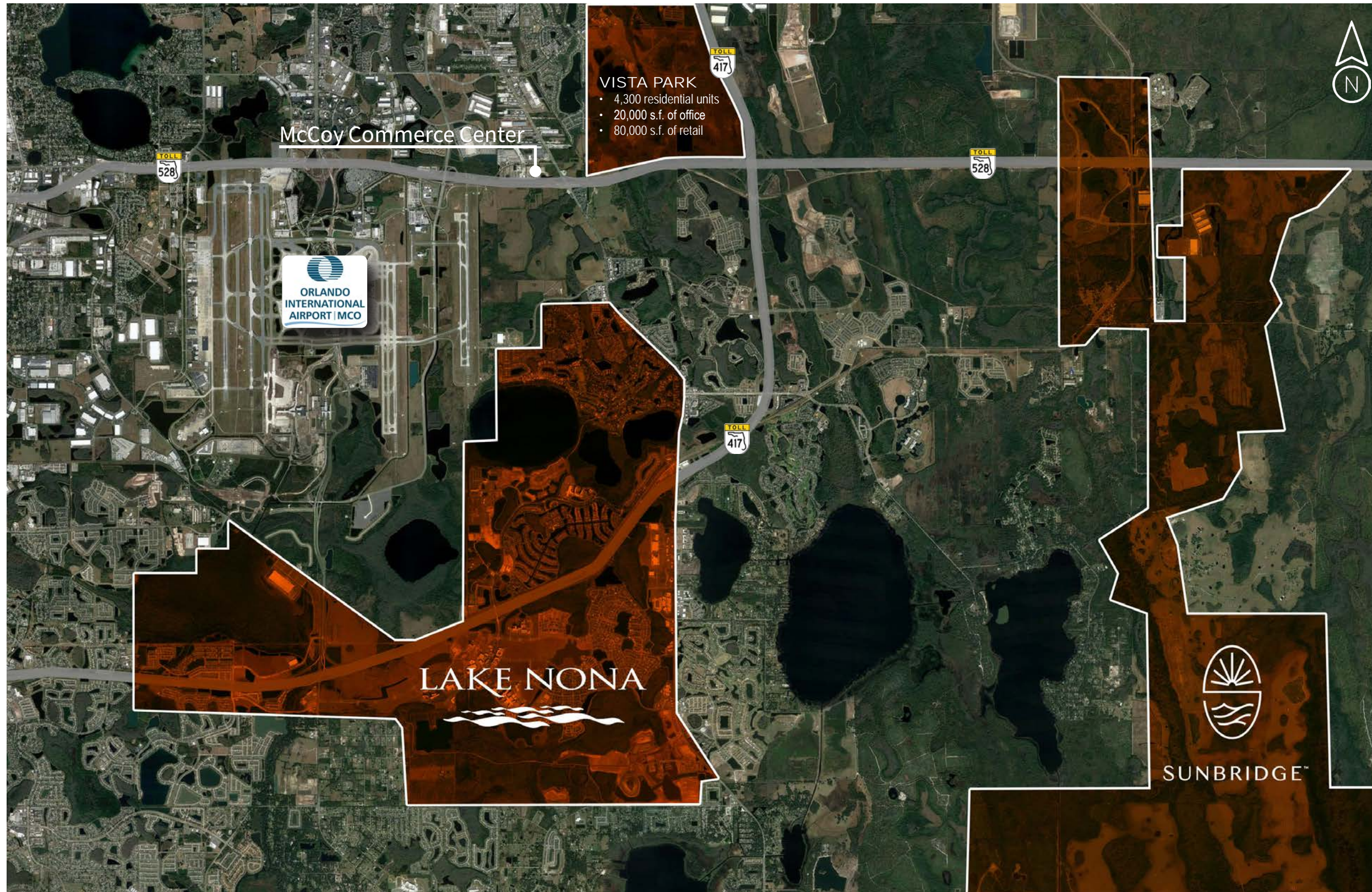


Area amenities



 Hotel (3,900± rooms)

Lake Nona



Residential growth

Lake Nona ([link to website](#))

Lake Nona is the fastest growing community in Orlando with eleven neighborhoods, which includes single family homes, townhomes and multi-family apartments. It is also home to Nemours Children's Hospital, UF Research and Academic Center, UCF College of Medicine, and the Orlando VA Medical Center. It is the first and only community in the United States to be designated a Cisco Iconic Smart + Connected Community.

Sunbridge ([link to website](#))

Coming to life on ~27,000 acres in Central Florida between metro Orlando and the Space Coast, Sunbridge is a regional-scale, multi-decade initiative in the early stages of planning and development. Upon completion, the project will be comprised of:

Orange County

- 5,720 single-family homes
- 1,650 multi-family units
- 490 hotel rooms
- 5,470,000 s.f. of office
- 2,900,000 s.f. of industrial
- 880,000 s.f. of retail

Osceola County

- 16,980 single-family homes
- 12,340 multi-family homes
- 5,000 hotel rooms
- 5,720,000 s.f. of office
- 1,820,000 s.f. of commercial
- 1,000,000 s.f. of industrial




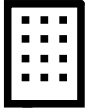

Source: Tavistock Development Co.



Traffic scores



Demographics

					
Drive Time	Total Pop	Households	Avg HH Income	Businesses	Employees
60 minutes	3,789,483	1,429,278	\$110,162	146,951	1,475,411
120 minutes	9,787,344	3,919,050	\$104,589	368,039	3,666,335
240 minutes	21,778,743	8,758,876	\$111,105	949,887	8,627,525

For more information, please contact:

Bobby Isola, SIOR, CCIM
 Executive Managing Director
 +1 407 930 1804
bobby.isola@jll.com

Cameron Montgomery
 Executive Vice President
 +1 407 473 4906
cameron.montgomery@jll.com

Jones Lang LaSalle Brokerage, Inc., a licensed real estate broker across the US | 200 South Orange Avenue, Suite 3000, Orlando, Florida 32801

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.

