

FOR LEASE

SOUTH PARK BUSINESS CENTER

8600 COMMODITY CIRCLE | ORLANDO, FL 32819



FLEX/OFFICE/WAREHOUSE AVAILABLE

PROPERTY OVERVIEW

TOTAL SIZE:	134,967 SF
AVAILABLE	1,830 - 2,240 SF
CLEAR HEIGHT:	18' (less sprinklers)
ZONING:	I-2/I-3 - Industrial District
POWER:	3-Phase, 120/208 V, 150 Amp

LOCATION

Strategically located in the South Orlando submarket, offering immediate access to Orlando's major transportation arteries. The property is just minutes from State Road 528 (Beachline Expressway), providing direct connections to Orlando International Airport and the Port Canaveral corridor. Interstate 4 is nearby, linking the site to Downtown Orlando, Tampa, and the greater Central Florida region. Florida's Turnpike and State Road 417 (Central Florida Greenway) are also easily accessible, facilitating efficient regional distribution and commuter convenience. This prime location within South Park ensures excellent connectivity to both local and statewide business hubs.

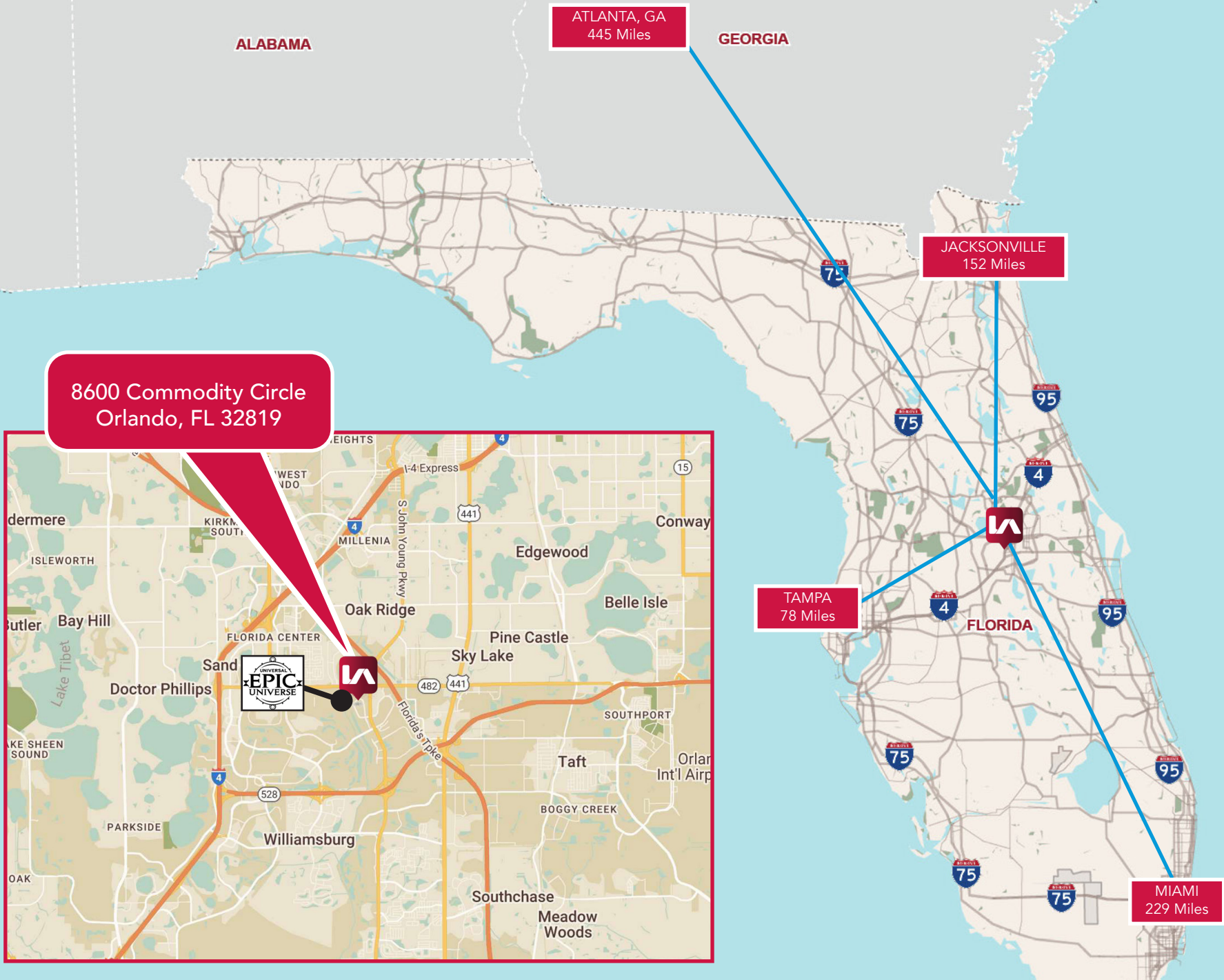
CONTACT:

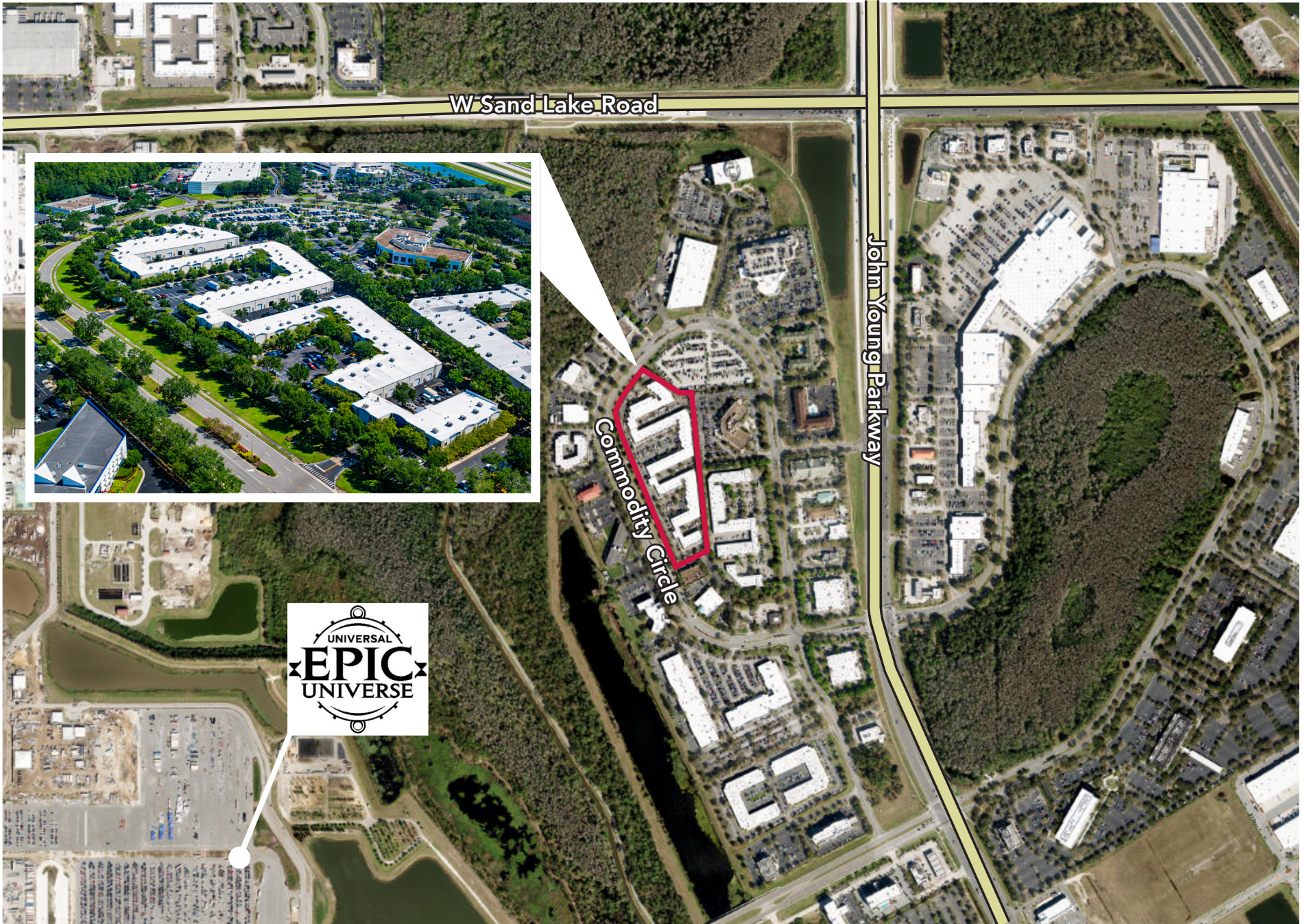
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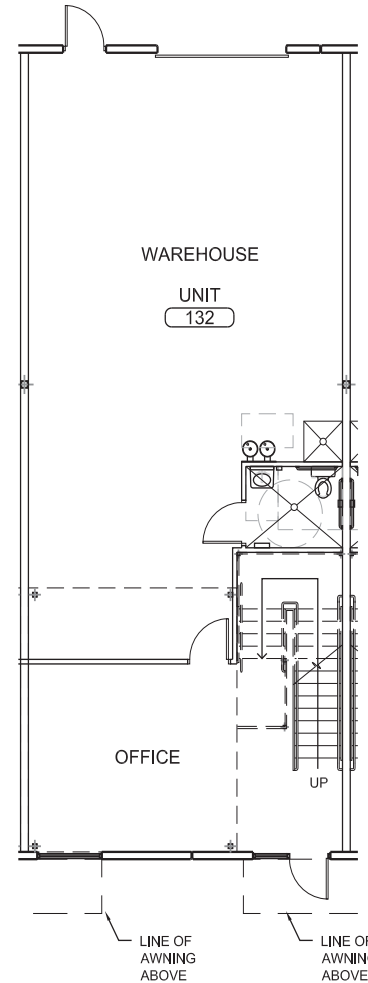
PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819



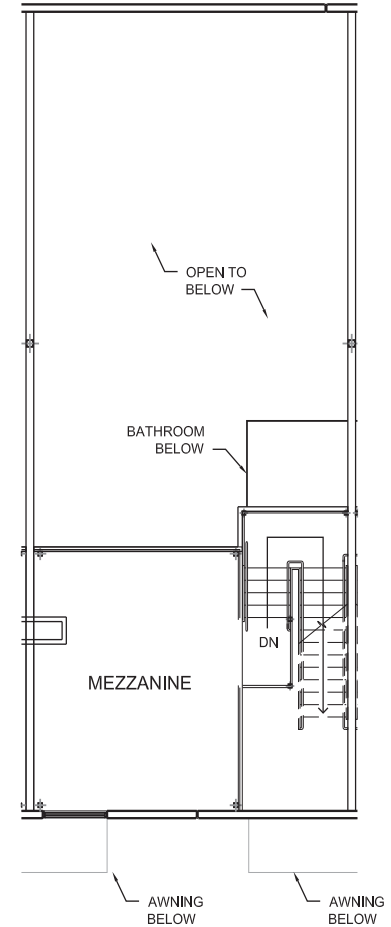


SUITE 132

- SIZE:** 1,830 SF
- OFFICE:** 486 SF
- MEZZANINE:** 330 SF
- WAREHOUSE:** 1,014 SF
- DOORS:** 1 Grade Level Door (10' x 10')
- BASE RENT:** \$3,355.00/MO + Opex



01 Unit 132 - First Floor Plan
SCALE: 3/32" = 1'-0"

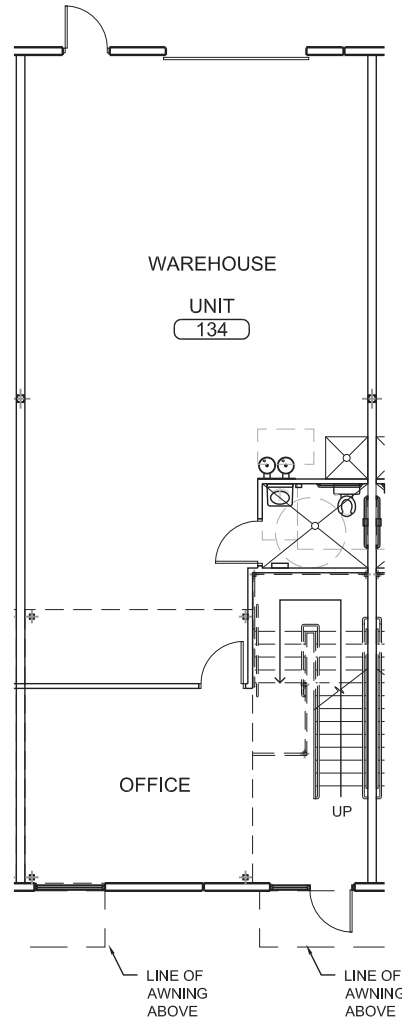


02 Unit 132 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

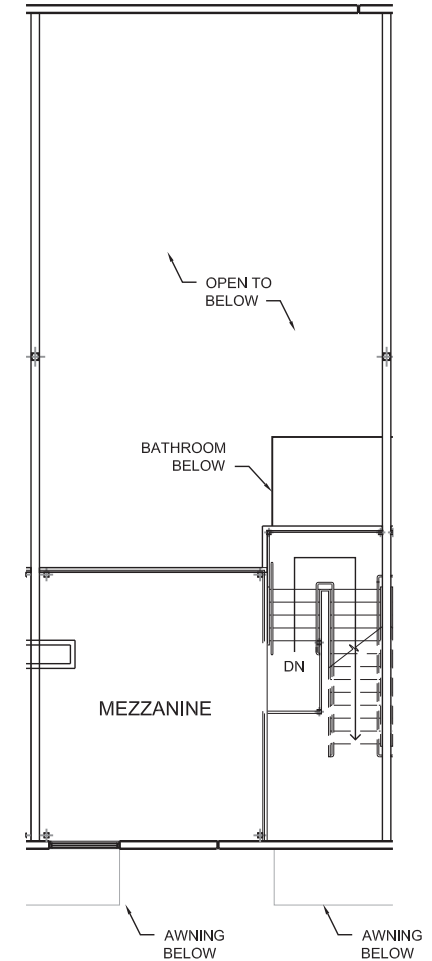
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SUITE 134

- SIZE:** 1,830 SF
- OFFICE:** 486 SF
- MEZZANINE:** 330 SF
- WAREHOUSE:** 1,014 SF
- DOORS:** 1 Grade Level Door (10' x 10')
- BASE RENT:** \$3,355.00/MO + Opex



01 Unit 134 - First Floor Plan
SCALE: 3/32" = 1'-0"

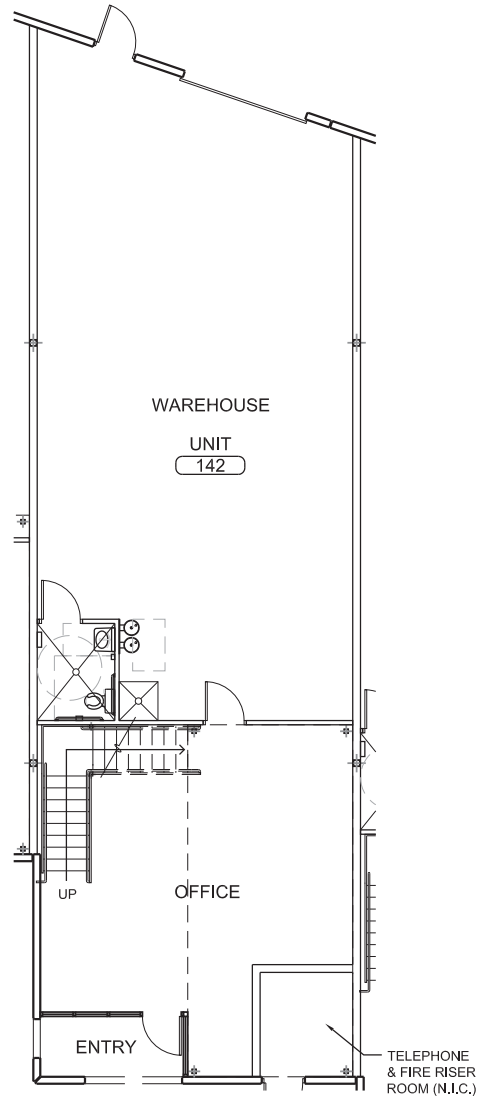


02 Unit 134 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

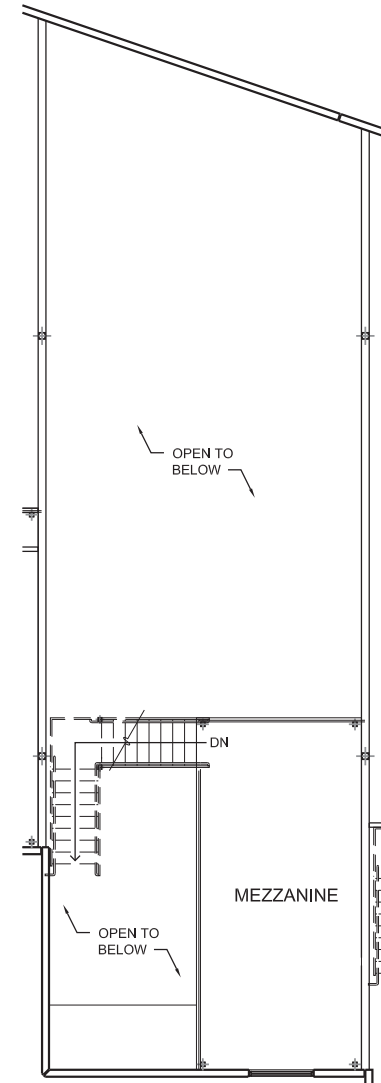
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SUITE 142

SIZE: 2,240 SF
OFFICE: 679 SF
MEZZANINE: 357 SF
WAREHOUSE: 1,203 SF
DOORS: 1 Grade Level Door (10' x 10')
BASE RENT: \$4,106.67/MO + Opex



01 Unit 142 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 142 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

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SUITE 150

SIZE: 1,830 SF

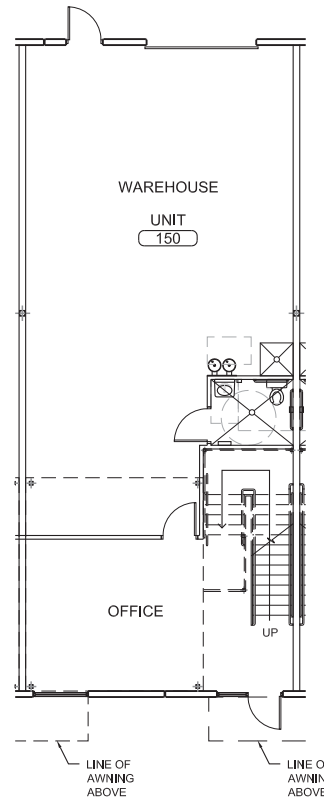
OFFICE: 486 SF

MEZZANINE: 330 SF

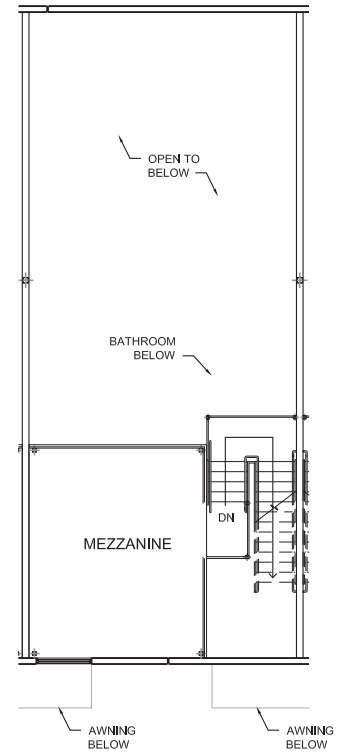
WAREHOUSE: 1,014 SF

DOORS: 1 Grade Level Door (10' x 10')

BASE RENT: \$3,355.00/MO + Opex



01 Unit 150 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 150 - Mezzanine Plan
SCALE: 3/32" = 1'-0"



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