

INVEST IN THE **FABRIC** OF ORLANDO



8545
COMMODITY CIRCLE

ORLANDO
FLORIDA 32819

Next to Epic Universe Theme Park

Quick Access to Road Infrastructure

Quick Access to Orlando Convention
Center & International Drive

Quality Office with Flex Loading

PROPERTY HIGHLIGHTS

- Long-Term Lease In Place
- Tourism-Industry Tenant
- Strong Tenant Financials
- Long Operating History
- Central South Orlando Location

Current Zoning is IND-2/ IND-3, which allows for most industrial uses, including outside storage.

Price | \$8,500,000.00

Warehouse Square Footage | 33,838 SF

Price per Square Foot | \$251.20

Cap Rate | 9.0 Percent

Acreage | 2.54 Acres

Year Built | 1999

Acreage | 1.36 Acres

Lease Structure | Absolute Net



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Marcus & Millichap

Questions?
Selling a property?
Reach out directly.

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