

CENTER OF COMMERCE

3851 CENTER LOOP, ORLANDO, FL 32808



OUTSIDE STORAGE

±1.05 AC

CONVENIENT ACCESS
TO SR 408 AND I-4

**63,166 SF AVAILABLE
FOR LEASE**

SPACE HIGHLIGHTS

ASKING RATE
\$11.75 SF NNN

OPEX*
\$3.05 PSF

CLEAR HEIGHT
22' - 24'

WAREHOUSE SIZE
57,566 SF

EXISTING OFFICE
6,300 SF

ZONING
I-P

LOADING DOORS
(4) 36" DOCKS
(3) 48" DOCKS
(2) GRADE LEVEL DOORS

PARKING RATIO
0.98/1,000

AVAILABILITY
30 DAYS

ELECTRICAL
3 PHASE 240V 1200 AMPS
120 AMPS 280V SERVICE
480 V PANEL

YEAR BUILT
1991

**Denotes Estimated Operating Expenses for 2024*

CONTACT INFORMATION



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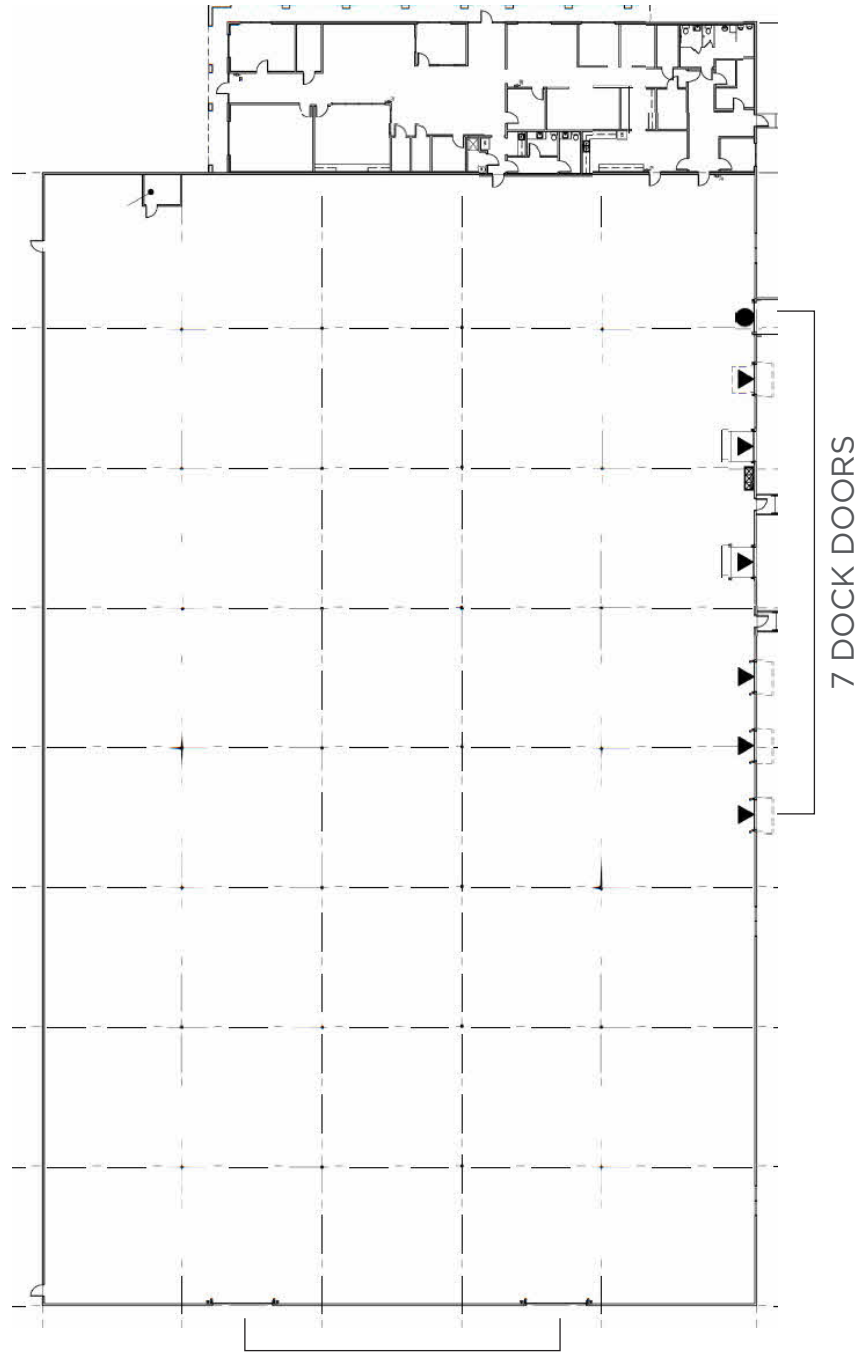
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FLOOR PLAN

63,166 SF



2 OVERSIZED
GRADE DOORS

▶ DOCK LEVELERS

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