

FOR LEASE

THE CENTER OF COMMERCE BLDG 200

4306 SHADER ROAD | ORLANDO, FL 32808



SUITE 500 | 32,659 SF AVAILABLE 7/1/26



The Center of Commerce is a 300± acre Class A business and industrial park, that is beautifully landscaped and maintained. The Park contains 29 buildings totaling in excess of 1.4 million SF. The current ownership owns and controls 14 of those buildings totaling 1,253,103 SF, and has an additional two (2) buildings totaling 221,216 SF.

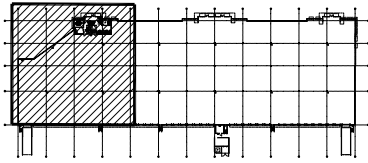
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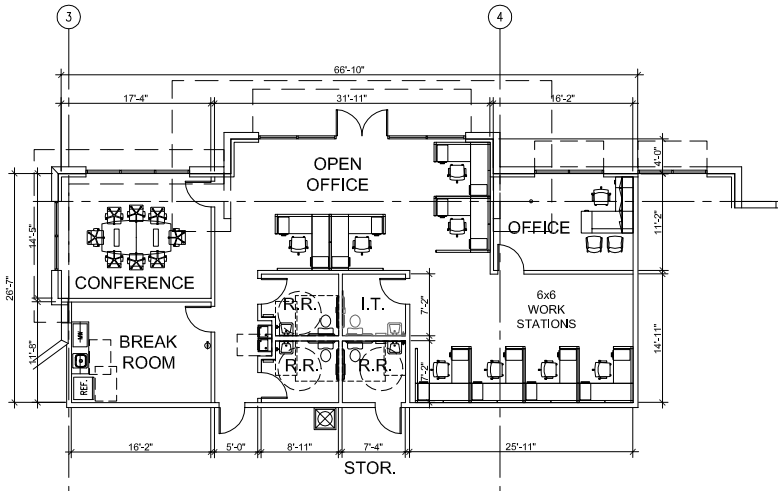
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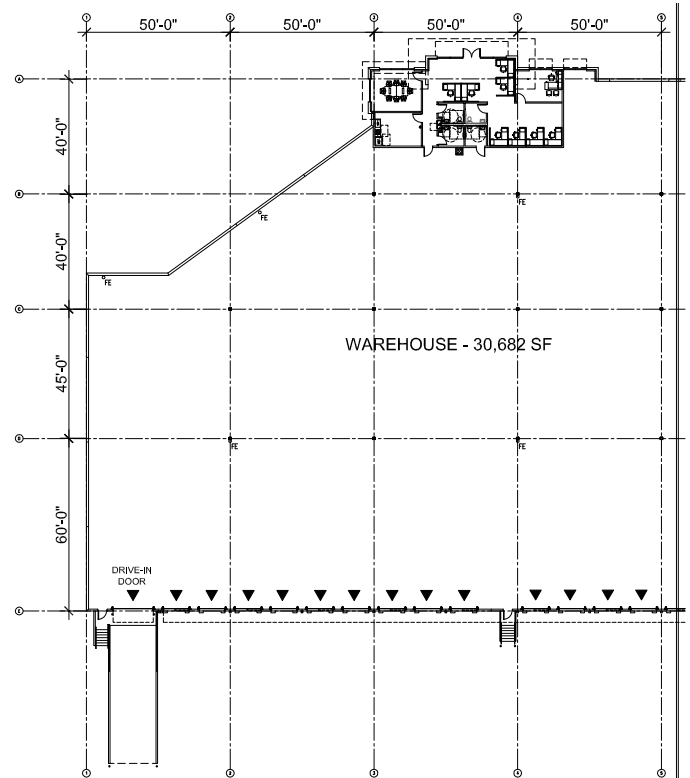
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KEY PLAN



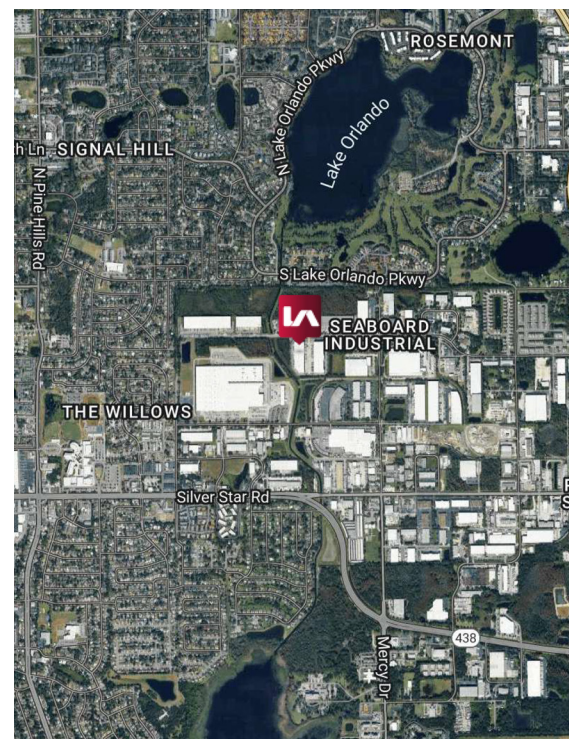
FLOOR PLAN - 1,977 SF



OVERALL PLAN - 32,659 SF

AVAILABILITY

BUILDING SF:	108,101 SF
AVAILABLE SF:	32,659
OFFICE SF:	1,977 SF
CLEAR HEIGHT:	32'
BUILDING DEPTH:	185'
SPRINKLER:	ESFR
TRUCK COURT:	190' Shared including a 60' concrete apron
LEASE RATE:	\$11.95/SF NNN
OP EX:	\$3.30/SF



SUITE PHOTOS



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