

**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.

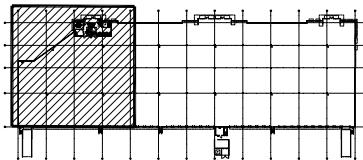
Leasing Contacts:

William "Bo" Bradford, CCIM, SIOR  
[bbradford@lee-associates.com](mailto:bbradford@lee-associates.com)  
D 321.281.8502

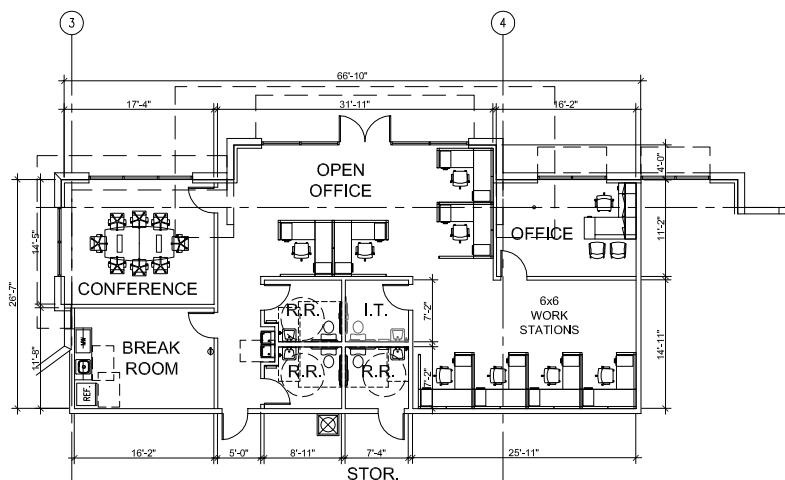
Tim Perry, CCIM, SIOR  
[tperry@lee-associates.com](mailto:tperry@lee-associates.com)  
D 321.281.8515

Ryan Griffith  
[rgriffith@lee-associates.com](mailto:rgriffith@lee-associates.com)  
D 321.281.8512

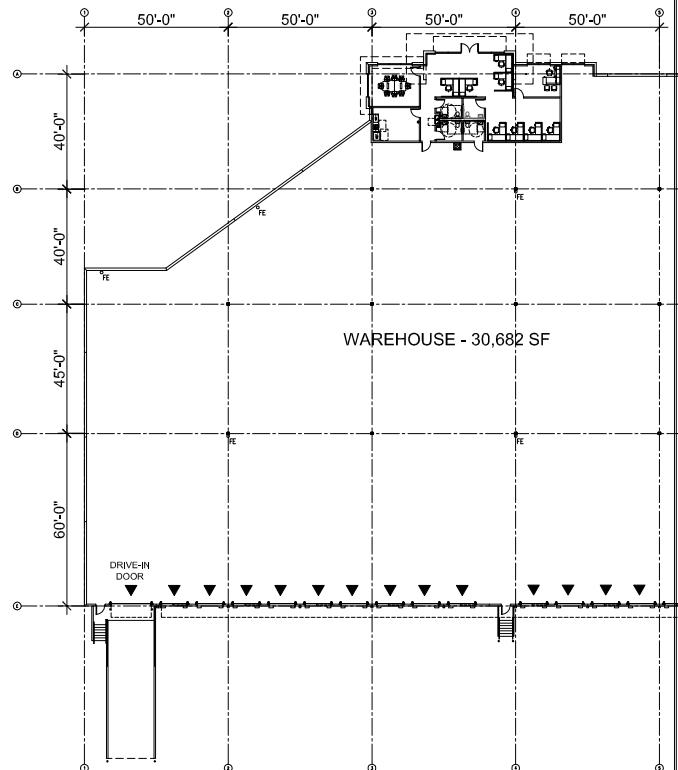
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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'

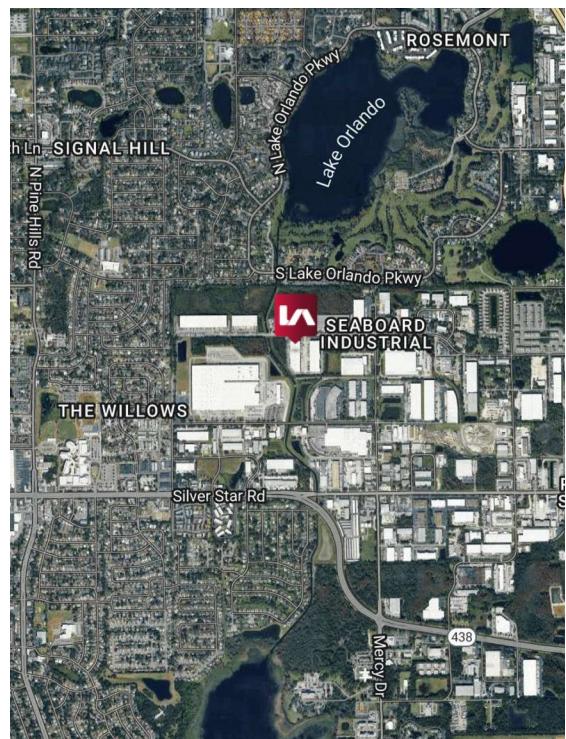
**BUILDING DEPTH:** 185'

**SPRINKLER:** ESFR

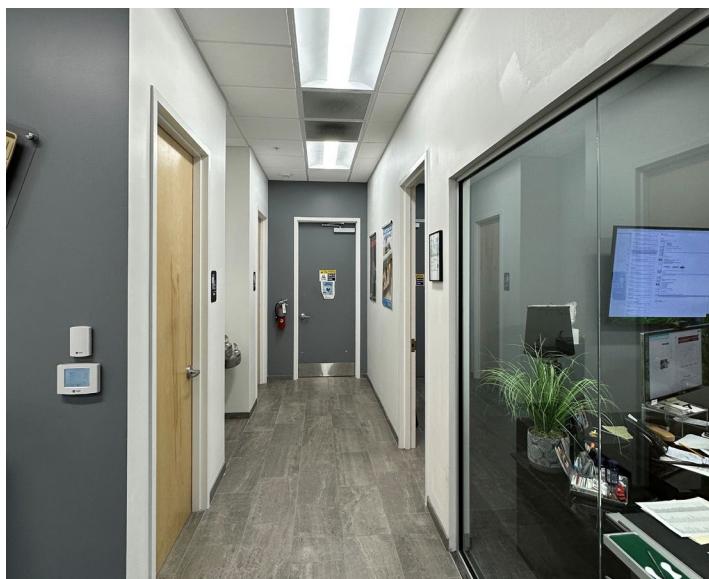
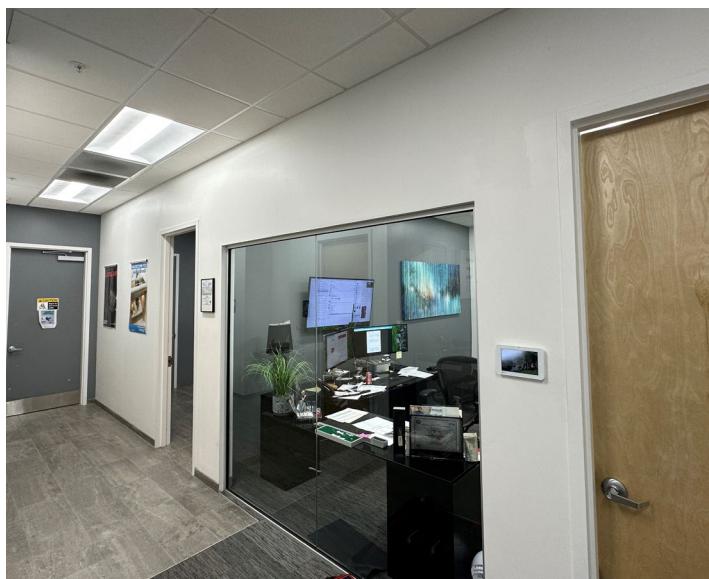
**TRUCK COURT:** 190' Shared including a 60' concrete apron

**LEASE RATE:** \$12.50/SF NNN

**OP EX:** \$3.30/SF



## SUITE PHOTOS



# THE CENTER OF COMMERCE BLDG 200

4306 SHADER ROAD | ORLANDO, FL 32808

