

**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.

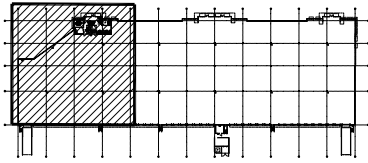
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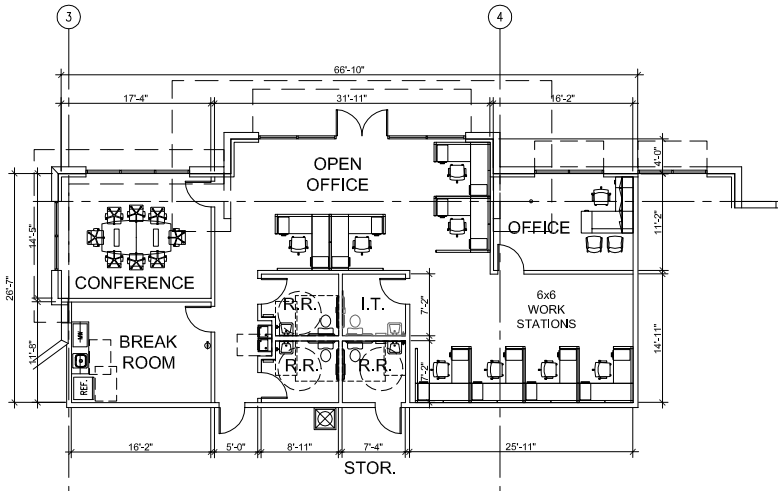
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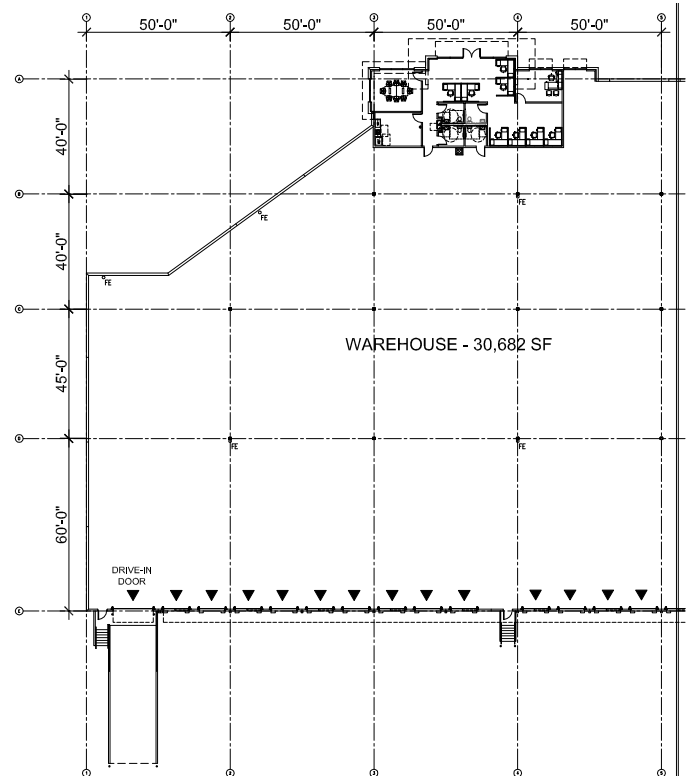
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KEY PLAN



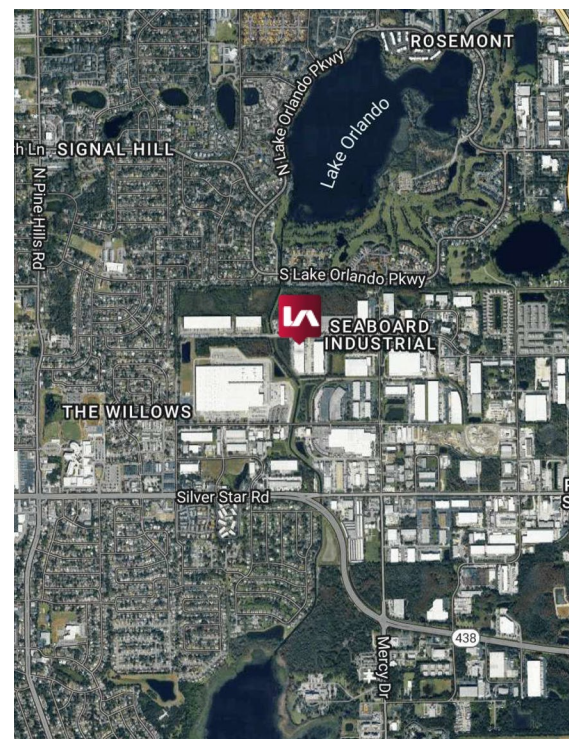
FLOOR PLAN - 1,977 SF



OVERALL PLAN - 32,659 SF

## AVAILABILITY

<b>BUILDING SF:</b>	108,101 SF
<b>AVAILABLE SF:</b>	32,659
<b>OFFICE SF:</b>	1,977 SF
<b>CLEAR HEIGHT:</b>	32'
<b>BUILDING DEPTH:</b>	185'
<b>SPRINKLER:</b>	ESFR
<b>TRUCK COURT:</b>	190' Shared including a 60' concrete apron
<b>LEASE RATE:</b>	\$12.50/SF NNN
<b>OP EX:</b>	\$3.30/SF





SUITE PHOTOS





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