

FOR LEASE

# SOUTH PARK BUSINESS CENTER

8600 COMMODITY CIRCLE | ORLANDO, FL 32819



FLEX/OFFICE/WAREHOUSE AVAILABLE

## PROPERTY OVERVIEW

<b>TOTAL SIZE:</b>	134,967 SF
<b>AVAILABLE</b>	1,830 - 2,240 SF
<b>CLEAR HEIGHT:</b>	18' (less sprinklers)
<b>ZONING:</b>	I-2/I-3 - Industrial District
<b>POWER:</b>	3-Phase, 120/208 V, 150 Amp

## LOCATION

Strategically located in the South Orlando submarket, offering immediate access to Orlando's major transportation arteries. The property is just minutes from State Road 528 (Beachline Expressway), providing direct connections to Orlando International Airport and the Port Canaveral corridor. Interstate 4 is nearby, linking the site to Downtown Orlando, Tampa, and the greater Central Florida region. Florida's Turnpike and State Road 417 (Central Florida Greenway) are also easily accessible, facilitating efficient regional distribution and commuter convenience. This prime location within South Park ensures excellent connectivity to both local and statewide business hubs.

### CONTACT:

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# PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819



**8600 Commodity Circle  
Orlando, FL 32819**

**State Road 528**  
**2 Miles**

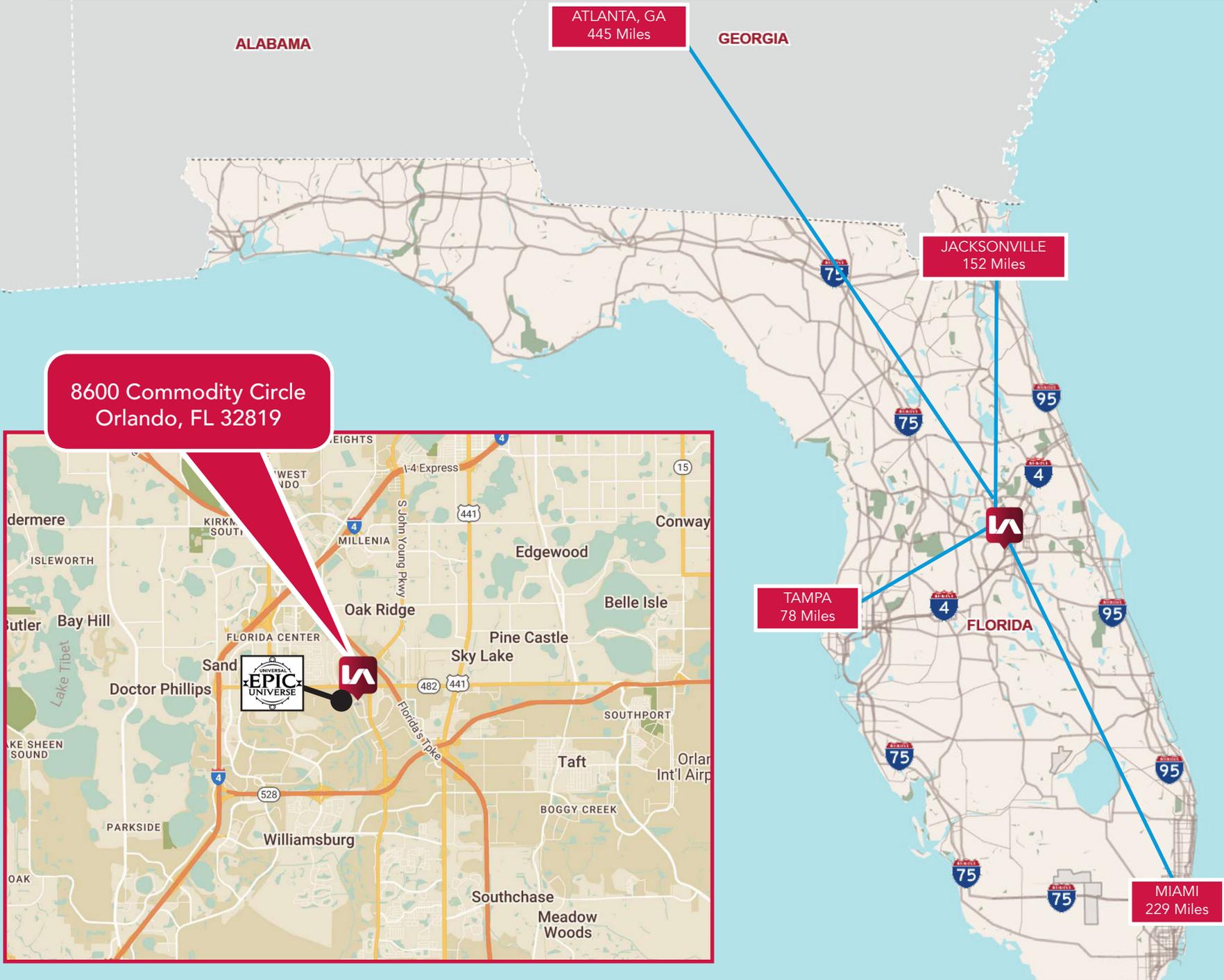
**Interstate 4**  
**8 Miles**

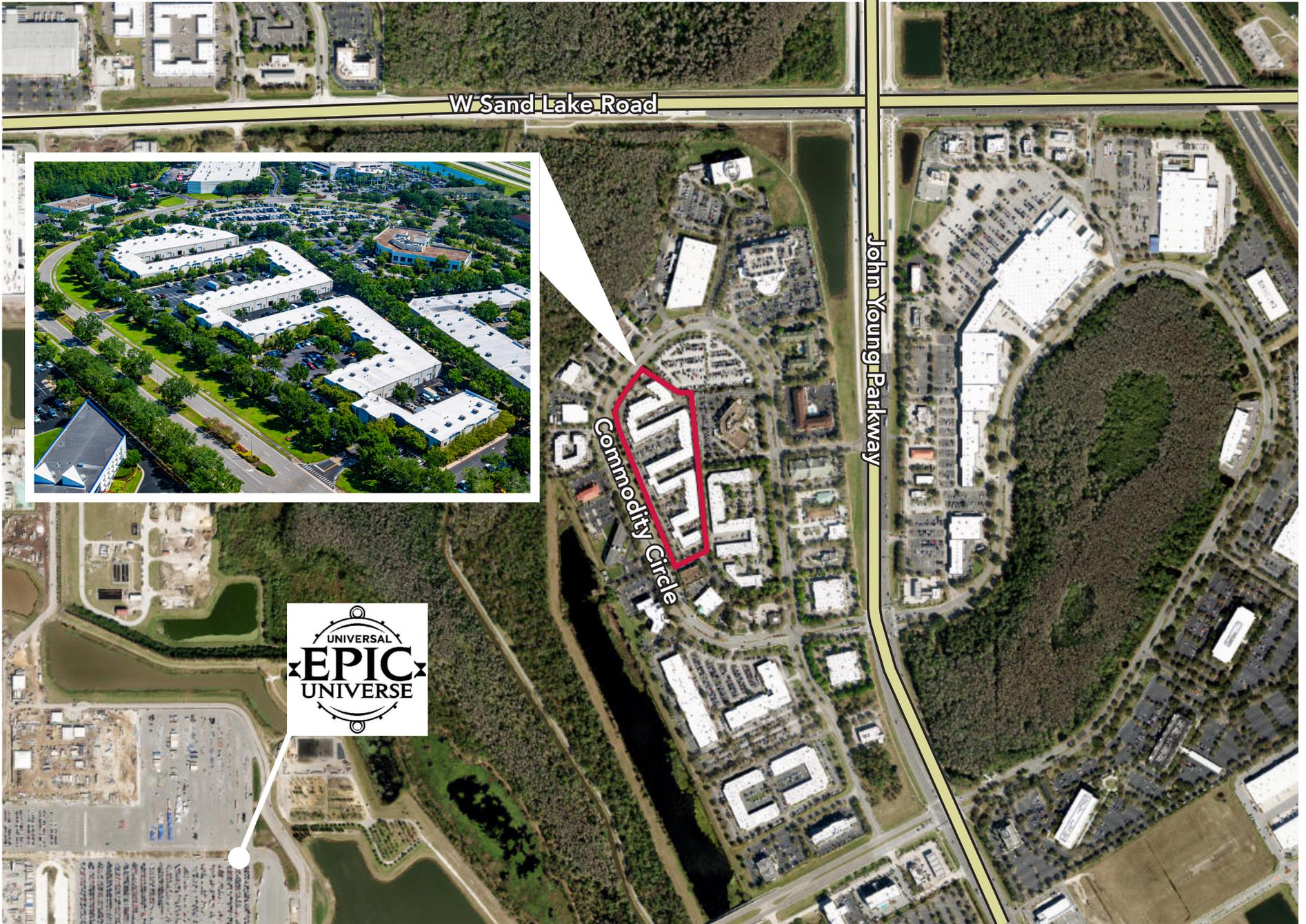
**Orlando Int. Airport**  
**10 Miles**

**Florida Turnpike**  
**10 Miles**

**State Road 417**  
**17 Miles**

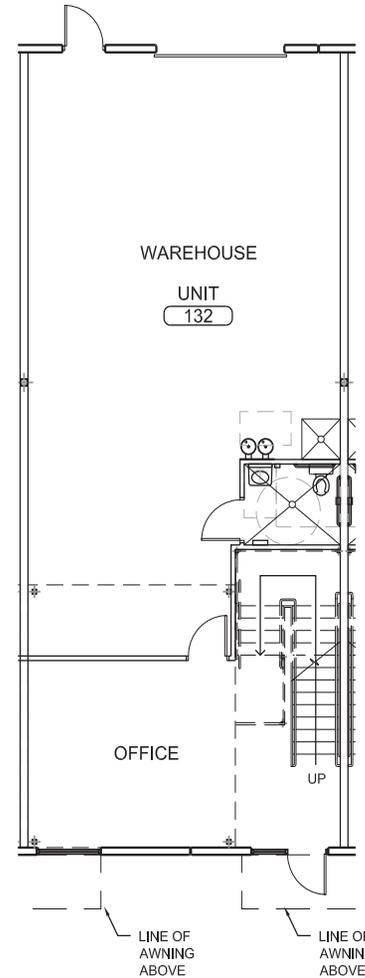
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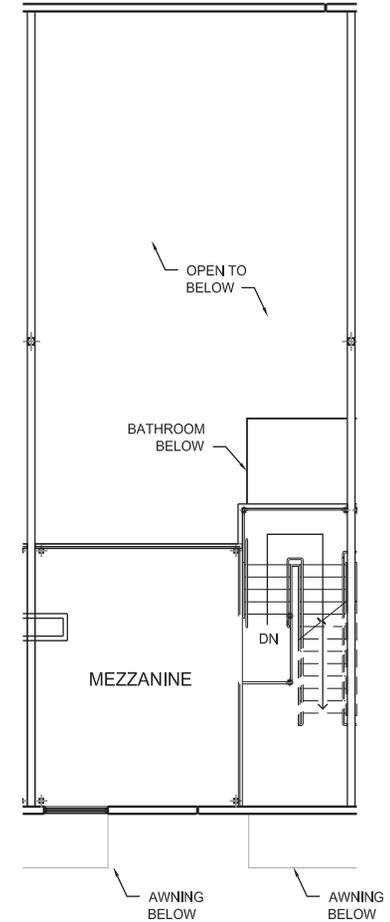


## SUITE 132

- SIZE: 1,830 SF
- OFFICE: 486 SF
- MEZZANINE: 330 SF
- WAREHOUSE: 1,014 SF
- DOORS: 1 Grade Level Door (10' x 10')
- BASE RENT: \$3,355.00/MO + Opex



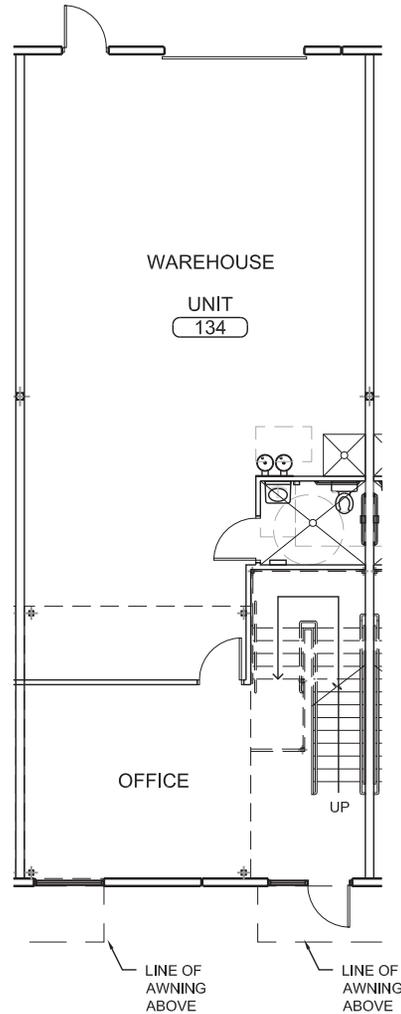
01 Unit 132 - First Floor Plan  
SCALE: 3/32" = 1'-0"



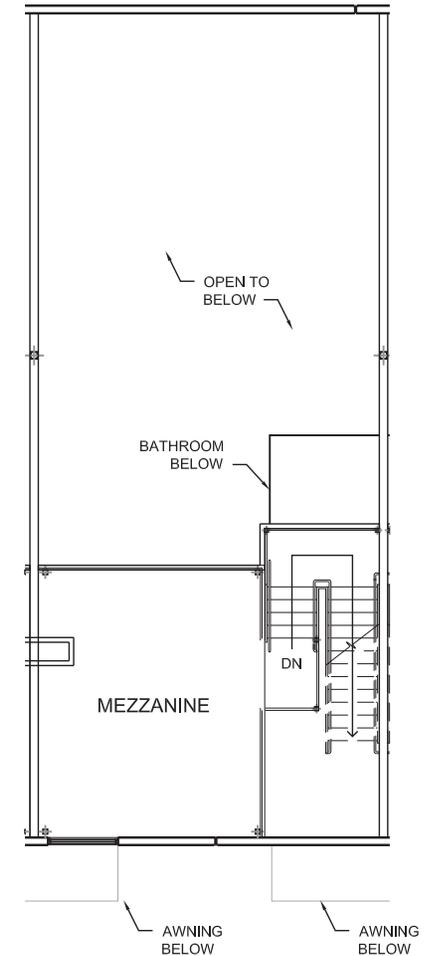
02 Unit 132 - Mezzanine Plan  
SCALE: 3/32" = 1'-0"

## SUITE 134

- SIZE:** 1,830 SF
- OFFICE:** 486 SF
- MEZZANINE:** 330 SF
- WAREHOUSE:** 1,014 SF
- DOORS:** 1 Grade Level Door (10' x 10')
- BASE RENT:** \$3,355.00/MO + Opex



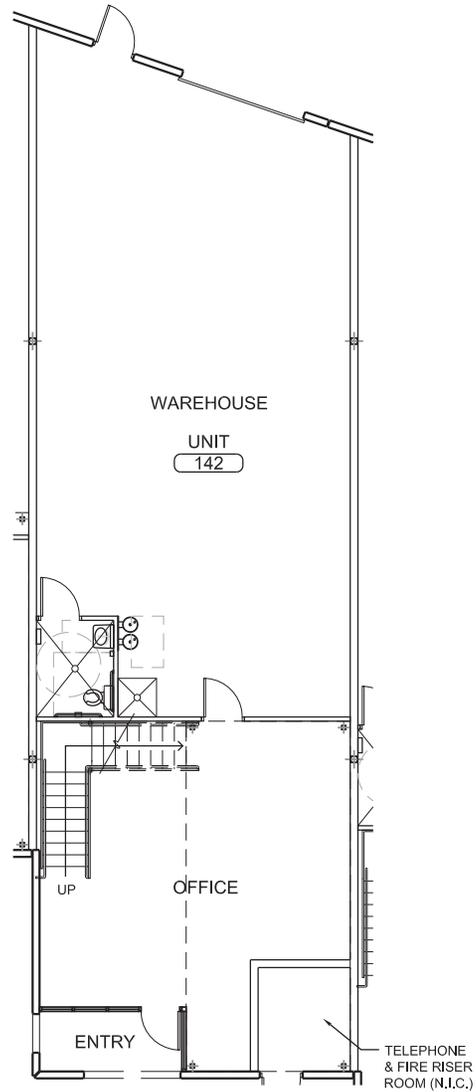
01 Unit 134 - First Floor Plan  
SCALE: 3/32" = 1'-0"



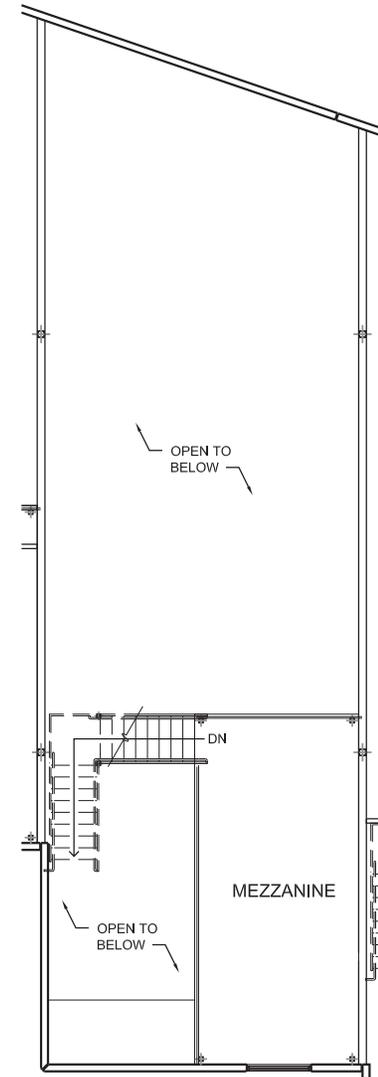
02 Unit 134 - Mezzanine Plan  
SCALE: 3/32" = 1'-0"

## SUITE 142

**SIZE:** 2,240 SF  
**OFFICE:** 679 SF  
**MEZZANINE:** 357 SF  
**WAREHOUSE:** 1,203 SF  
**DOORS:** 1 Grade Level Door (10' x 10')  
**BASE RENT:** \$4,106.67/MO + Opex



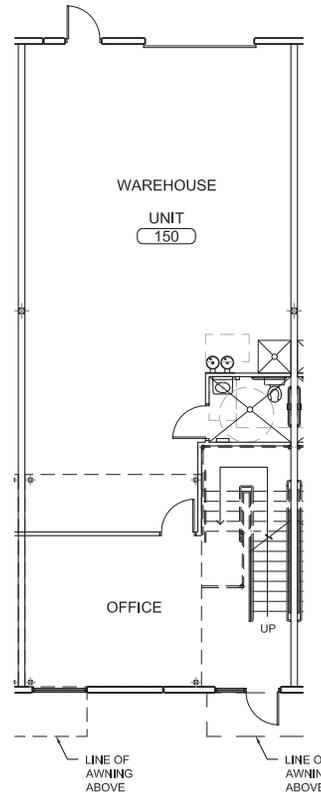
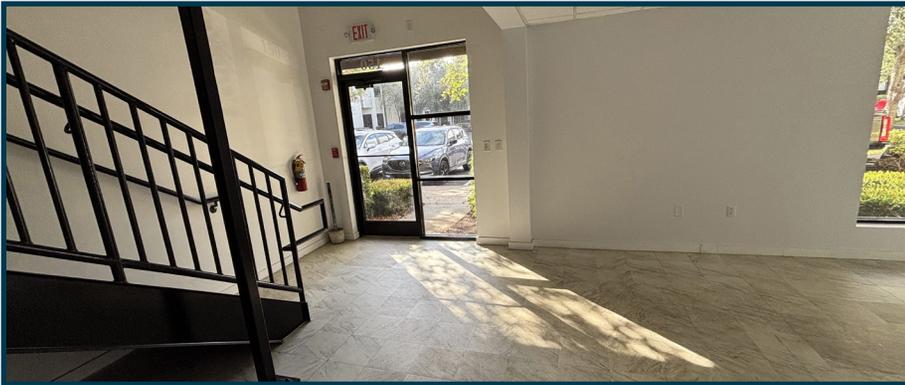
01 Unit 142 - First Floor Plan  
SCALE: 3/32" = 1'-0"



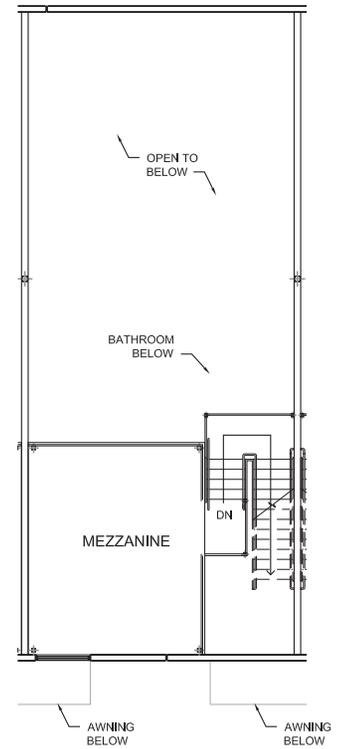
02 Unit 142 - Mezzanine Plan  
SCALE: 3/32" = 1'-0"

## SUITE 150

**SIZE:** 1,830 SF  
**OFFICE:** 486 SF  
**MEZZANINE:** 330 SF  
**WAREHOUSE:** 1,014 SF  
**DOORS:** 1 Grade Level Door (10' x 10')  
**BASE RENT:** \$3,355.00/MO + Opex



01 Unit 150 - First Floor Plan  
SCALE: 3/32" = 1'-0"

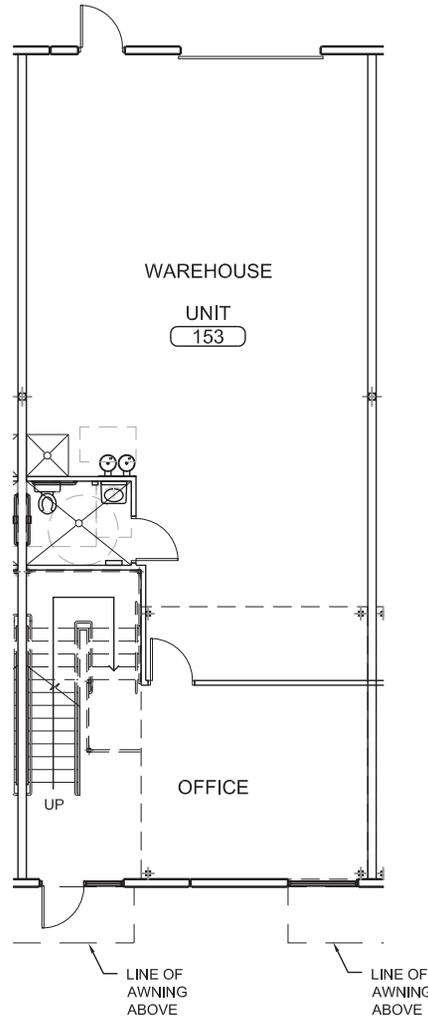


02 Unit 150 - Mezzanine Plan  
SCALE: 3/32" = 1'-0"

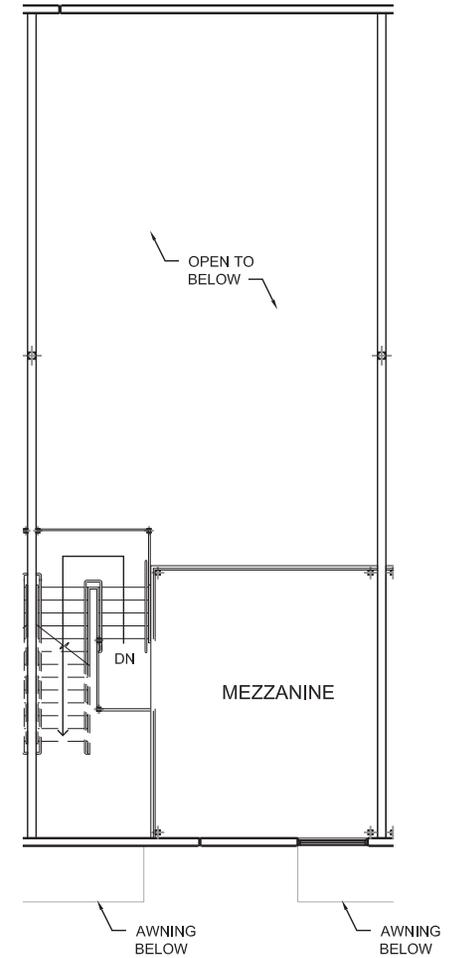


## SUITE 153

**SIZE:** 1,830 SF  
**OFFICE:** 486 SF  
**MEZZANINE:** 330 SF  
**WAREHOUSE:** 1,014 SF  
**DOORS:** 1 Grade Level Door (10' x 10')  
**BASE RENT:** \$3,355.00/MO + Opex



01 Unit 153 - First Floor Plan  
SCALE: 3/32" = 1'-0"



02 Unit 153 - Mezzanine Plan  
SCALE: 3/32" = 1'-0"