

Sublease

Negotiable

ASKING RATE

Contact us:

Rafael Mendez, CCIM

Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Brooke Mosier

Vice President
+1 954 652 4633
brooke.mosier@colliers.com

Nejha Edwards

Sr. Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

4560 Parkbreeze Ct

Orlando, FL 32808

±10,299 SF Turnkey Industrial Flex / Laboratory Opportunity

Property Highlights:

- › ±10,299 SF Industrial Flex Facility Available for Sublease
- › Extensive Laboratory and Office Buildout with Private Offices and Open Workspace
- › Shipping/Receiving Area, Storage, Multiple Breakrooms, Restrooms and Outdoor Employee Seating
- › I-P (Industrial Park) Zoning Permitting Light Manufacturing and Industrial Uses
- › Located within Parkway Commerce Center in Orlando's Northwest Industrial Submarket
- › Convenient Access to SR-408, Florida's Turnpike, I-4 and SR-429
- › Sublease Available Through August 31, 2030

Ideal Uses:

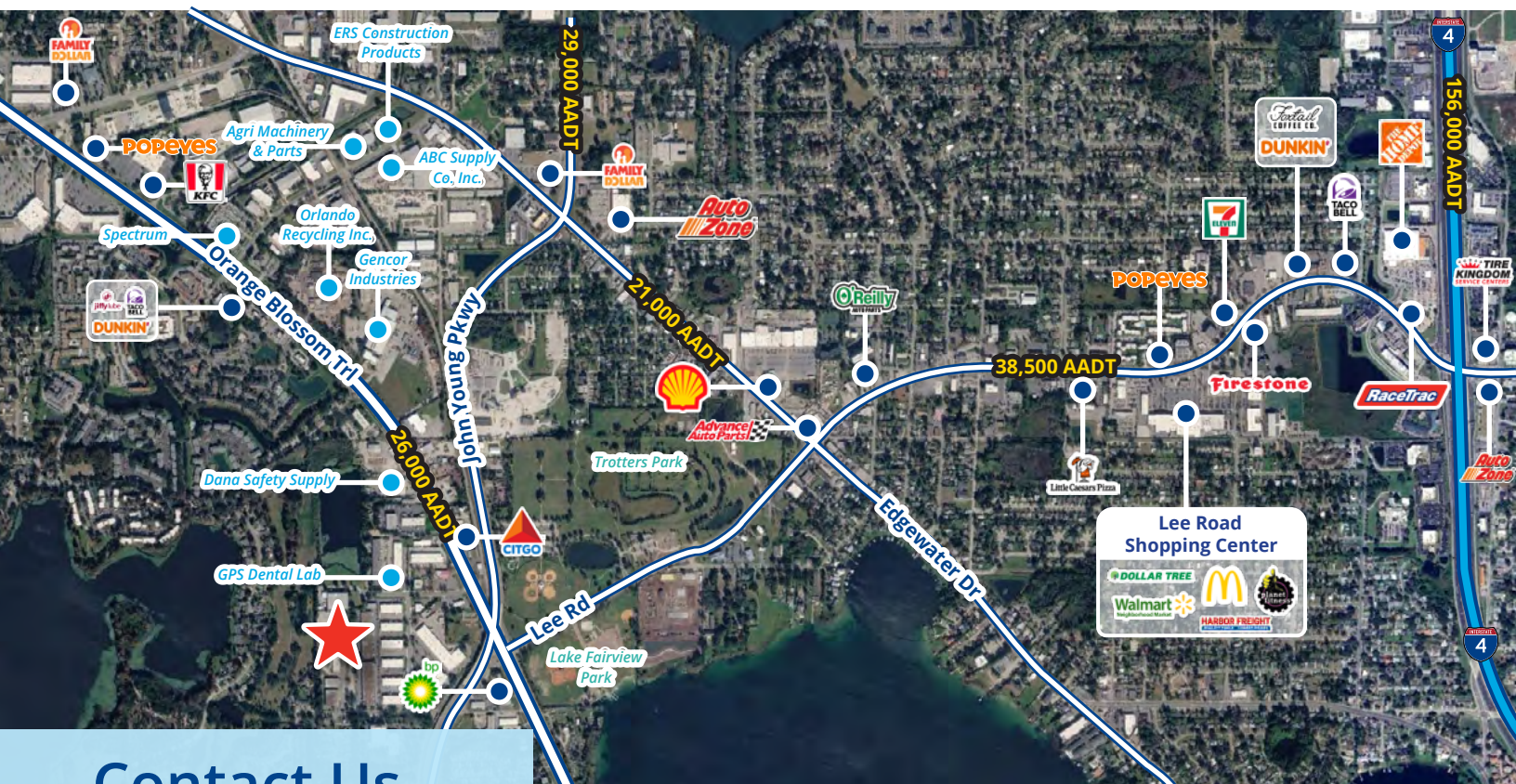
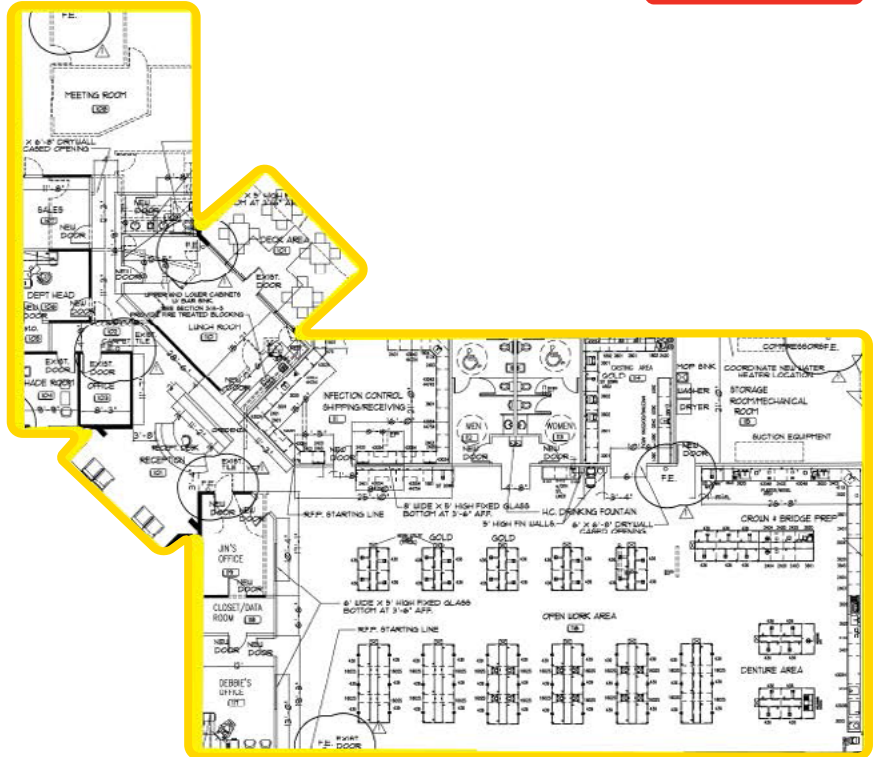
- | | |
|----------------------|--------------------------|
| › Laboratory | › Research & Development |
| › Life Sciences | › Light Manufacturing |
| › Medical Technology | › Assembly Operations |



Site Overview

Colliers

±10,299
square feet
available



Contact Us

Rafael Mendez, CCIM
Senior Associate
+1 407 649 8296
rafael.mendez@colliers.com

Brooke Mosier
Vice President
+1 954 652 4633
brooke.mosier@colliers.com

Nejha Edwards
Sr. Client Services Coordinator
+1 407 362 6124
nejha.edwards@colliers.com

Colliers Orlando
255 South Orange Ave, Suite 1300
Orlando, FL 32801
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.