

FOR LEASE

SOUTH PARK BUSINESS CENTER

8600 COMMODITY CIRCLE | ORLANDO, FL 32819



midtown CAPITAL PARTNERS

FLEX/OFFICE/WAREHOUSE AVAILABLE

PROPERTY OVERVIEW

TOTAL SIZE:	134,967 SF
AVAILABLE	1,830 - 4,106 SF
CLEAR HEIGHT:	18' (less sprinklers)
ZONING:	I-2/I-3 - Industrial District
POWER:	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.

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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

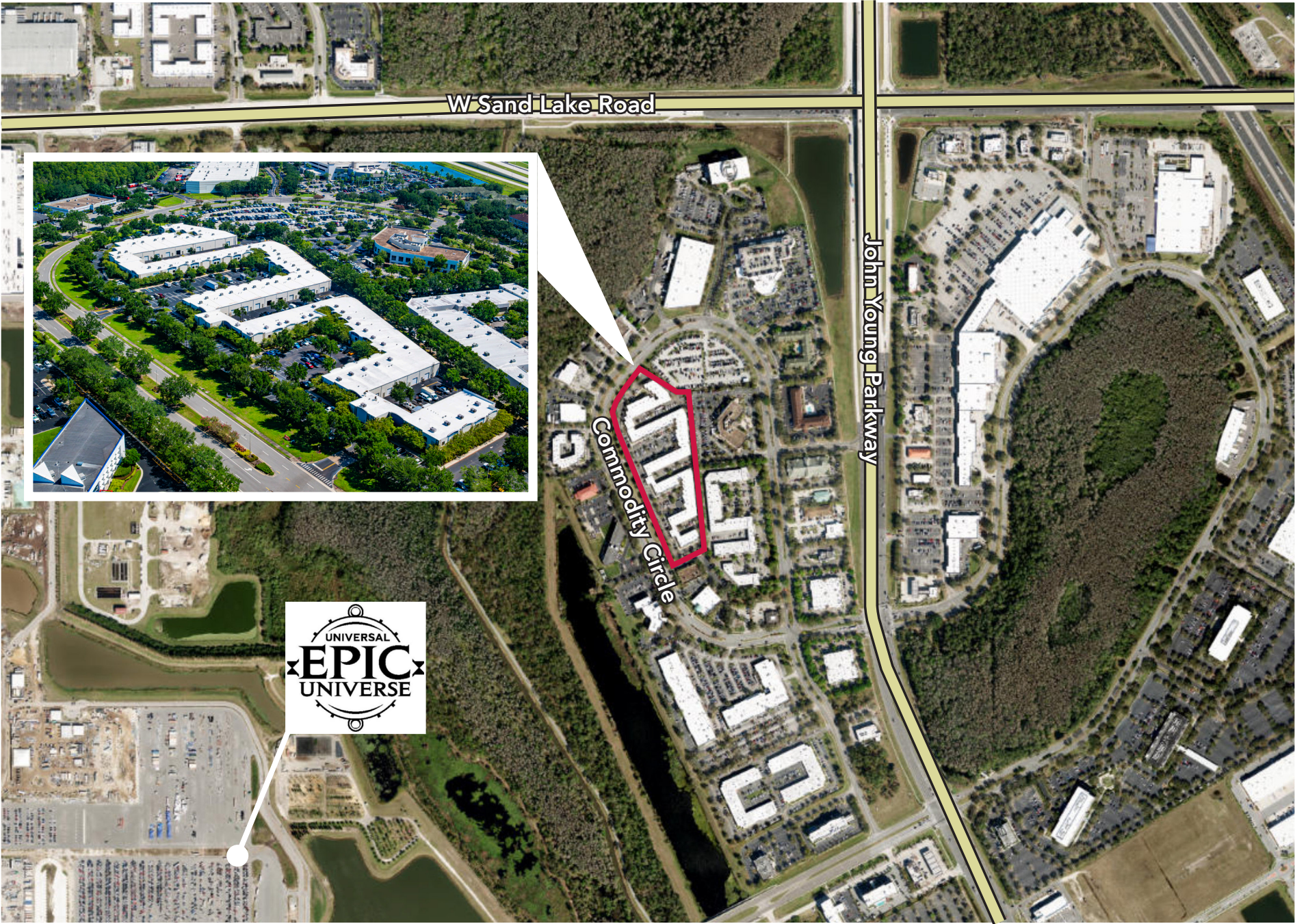
Orlando Int. Airport
10 Miles

Florida Turnpike
10 Miles

State Road 417
17 Miles

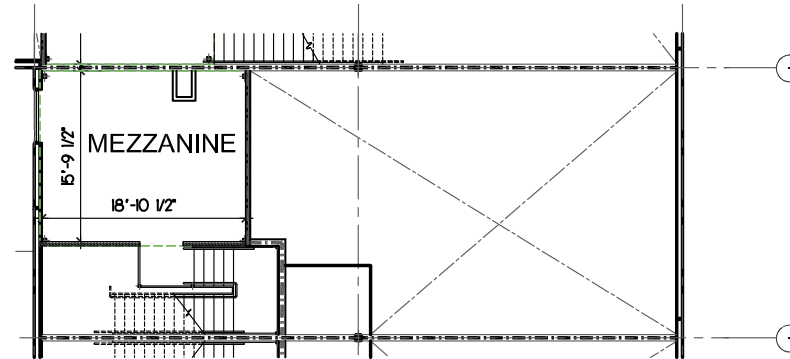
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



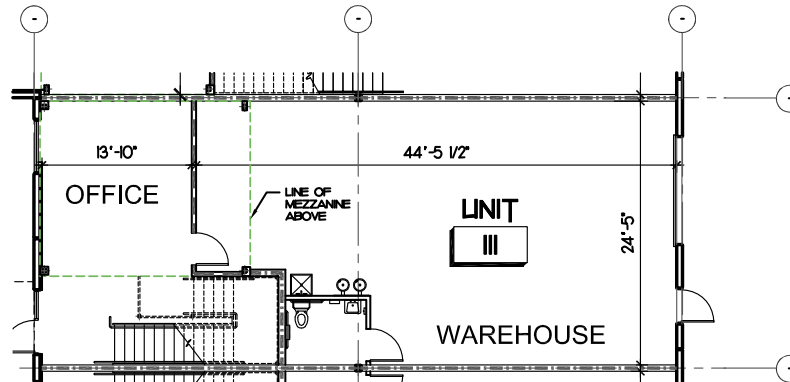
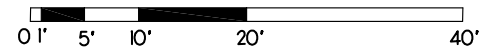


SUITE 111

SIZE:	1,830 SF
OFFICE:	499 SF
MEZZANINE:	330 SF
WAREHOUSE:	1,001 SF
DOORS:	1 Grade Level Door (10' x 10')
LEASE RATE:	\$23.85/SF NNN



2 UNIT III - MEZZ. FLOOR PLAN
SCALE: 1/16" = 1'-0"

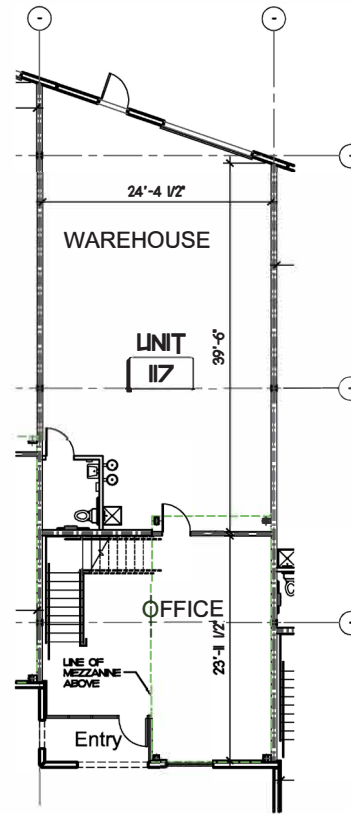


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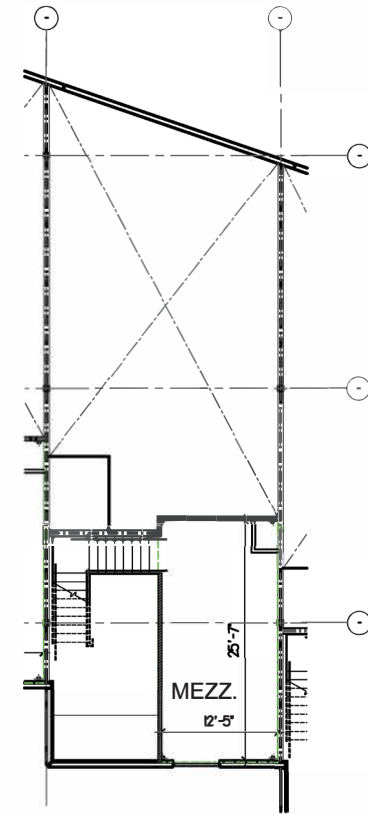
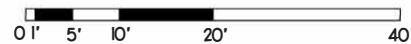
SUITE 117

SIZE:	2,084 SF
OFFICE:	619 SF
MEZZANINE:	351 SF
WAREHOUSE:	1,054 SF
COVERED ENTRY:	60 SF
DOORS:	1 Grade Level Door (10' x 10')
LEASE RATE:	\$23.25/SF NNN

AVAILABLE 10/01/2026



1 UNIT 117 - 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 UNIT 117 - MEZZ. FLOOR PLAN
SCALE: 1/16" = 1'-0"



SUITE 156

SIZE: 4,106 SF

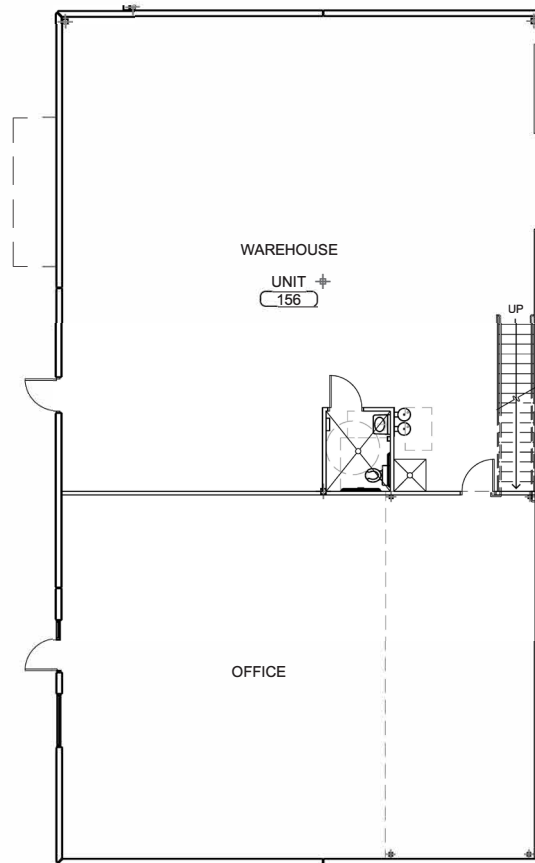
OFFICE: 1,620 SF

MEZZANINE: 494 SF

WAREHOUSE: 1,992 SF

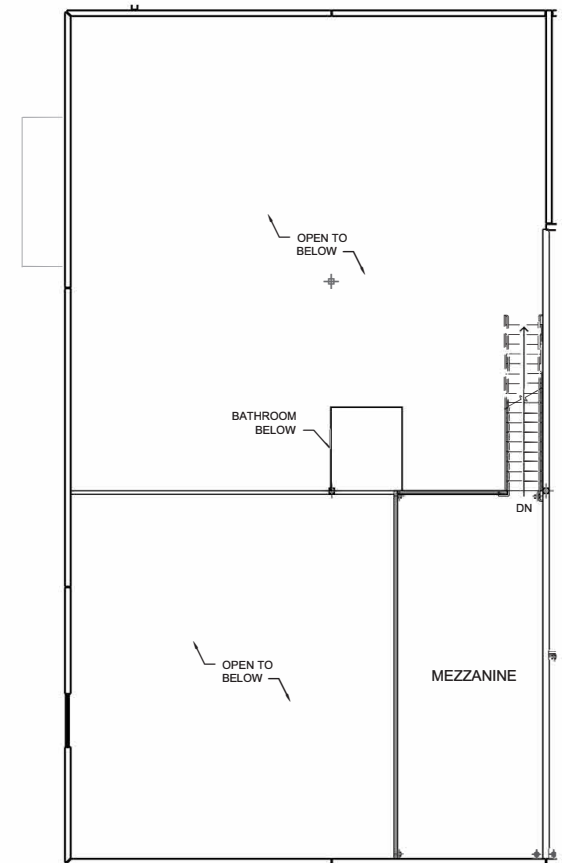
DOORS: 1 Grade Level Door (10' x 10')

LEASE RATE: \$21.00/SF NNN



01 Unit 156 - First Floor Plan
SCALE: 3/32" = 1'-0"

IF THIS SHEET DOES NOT MEASURE TO 24x36, IT HAS BEEN ENLARGED OR REDUCED. ADJUST SCALE ACCORDINGLY.



02 Unit 156 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

0 1' 2' 3' 4' 5' 10' 15'
GRAPHIC SCALE

THIS SHEET IS PART OF THE DOCUMENT SET AND SHOULD NOT BE SEPARATED. ALWAYS REFER TO THE LATEST DRAWING SET.

SUITE 163

SIZE: 2,499 SF

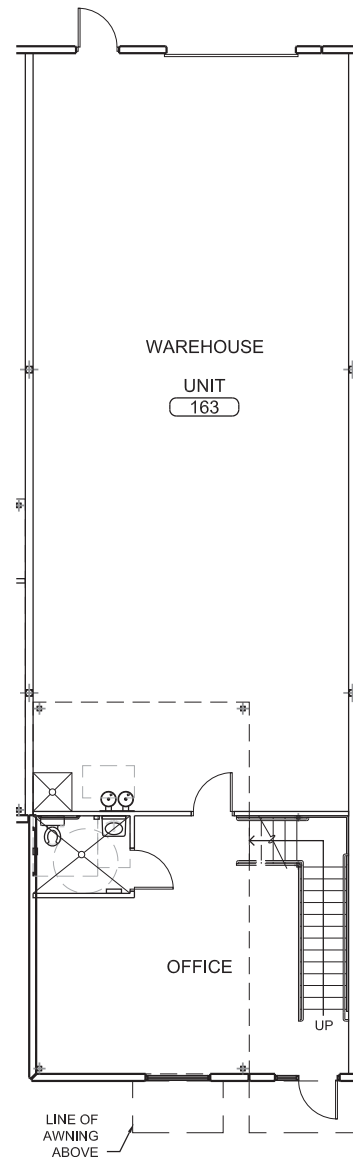
OFFICE: 504 SF

MEZZANINE: 499 SF

WAREHOUSE: 1,496 SF

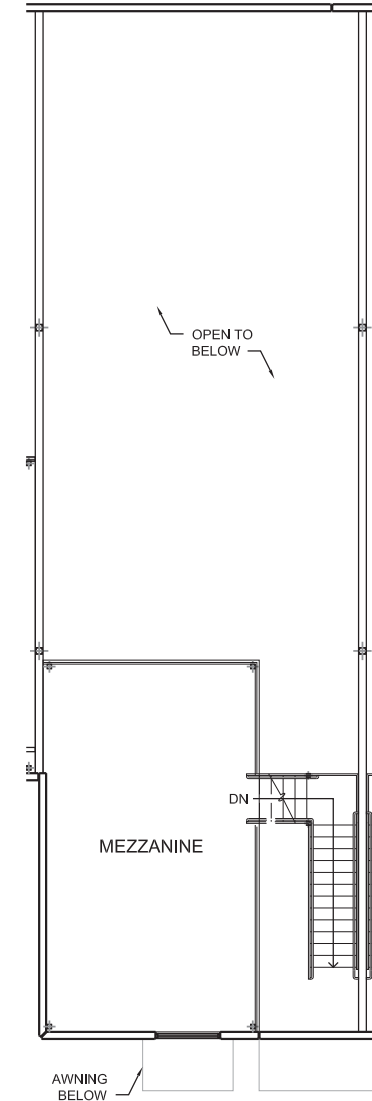
DOORS: 1 Grade Level Door (10' x 10')

LEASE RATE: \$22.50/SF NNN



01 Unit 163 - First Floor Plan
SCALE: 3/32" = 1'-0"

AVAILABLE 10/1/2026



02 Unit 163 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

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