

# FOR SALE

## FULLY RENOVATED INDUSTRIAL CONDOS IN SOUTH ORLANDO

### SOUTH PARK BUSINESS CENTER

8600 COMMODITY CIRCLE | ORLANDO, FL 32819



FLEX/OFFICE/WAREHOUSE AVAILABLE FOR SALE

#### PROPERTY OVERVIEW

<b>CONDO SIZES:</b>	1,830 SF to 2,094 SF
<b>POWER:</b>	3-Phase, 120/208 V, 150 Amp
<b>CLEAR HEIGHT:</b>	18' (less sprinklers)
<b>ZONING:</b>	I-2/I-3 - Industrial District
<b>ASKING PRICE:</b>	\$685,000 to \$760,000

**MOVE IN READY**

#### 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.

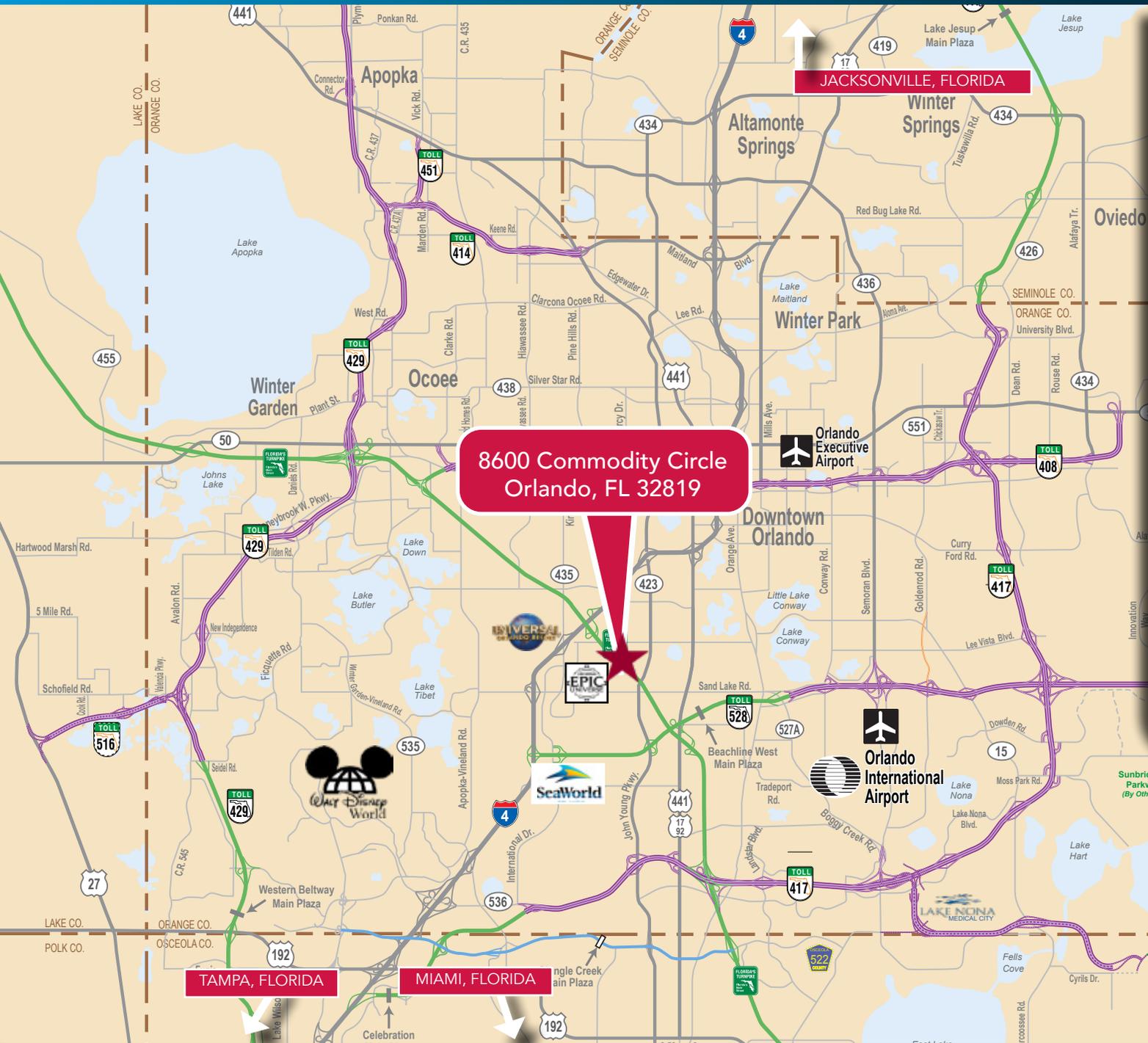
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# PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819



**8600 Commodity Circle  
Orlando, FL 32819**

**JACKSONVILLE, FLORIDA**

**TAMPA, FLORIDA**

**MIAMI, FLORIDA**

**State Road 528  
2 Miles**

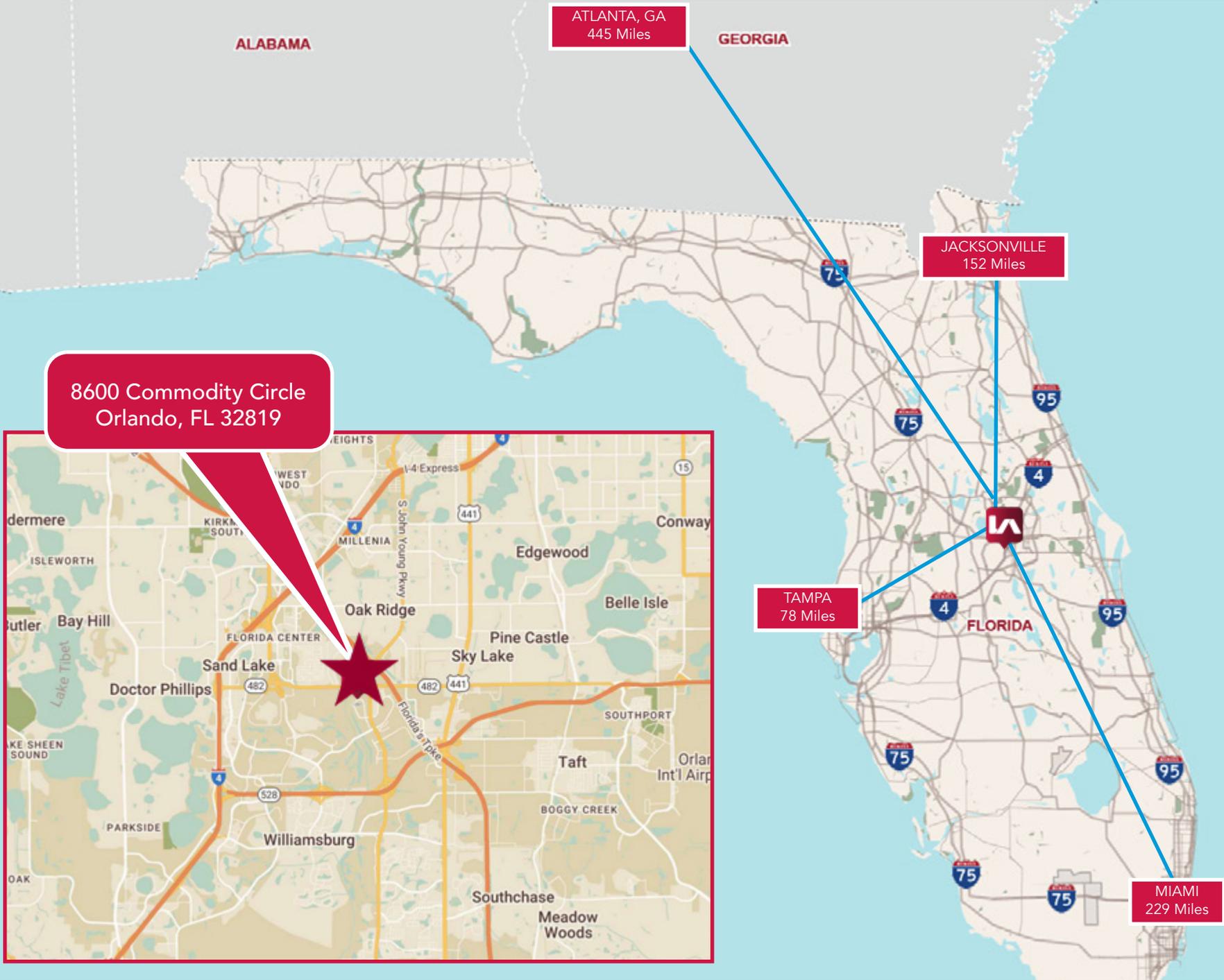
**Interstate 4  
8 Miles**

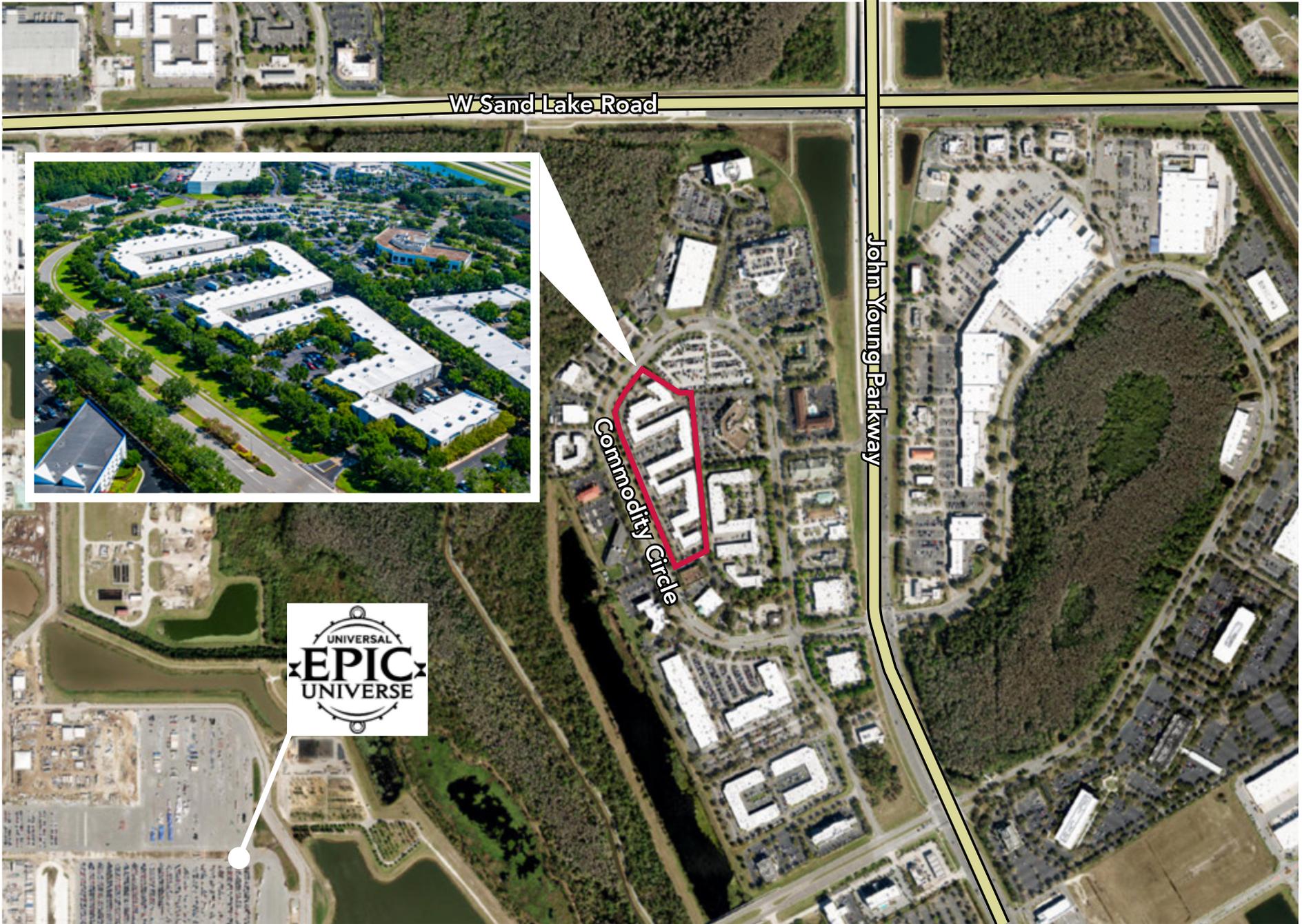
**Orlando Int. Airport  
10 Miles**

**Florida Turnpike  
10 Miles**

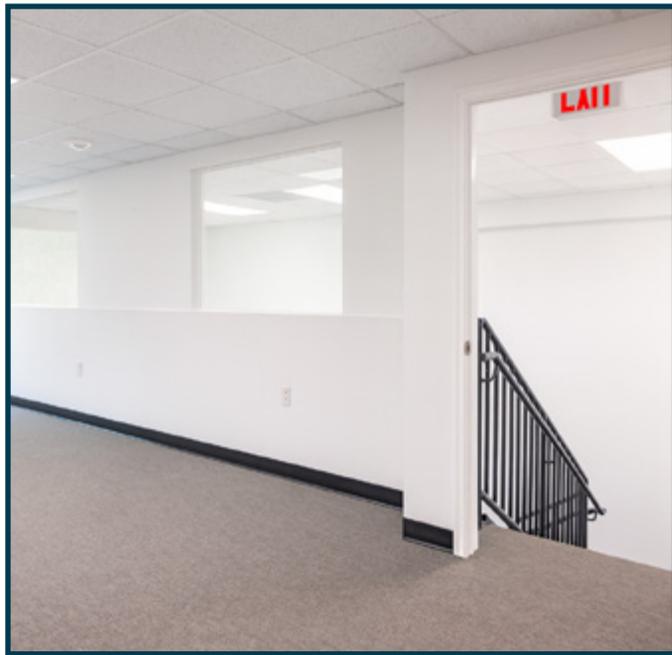
**State Road 417  
17 Miles**

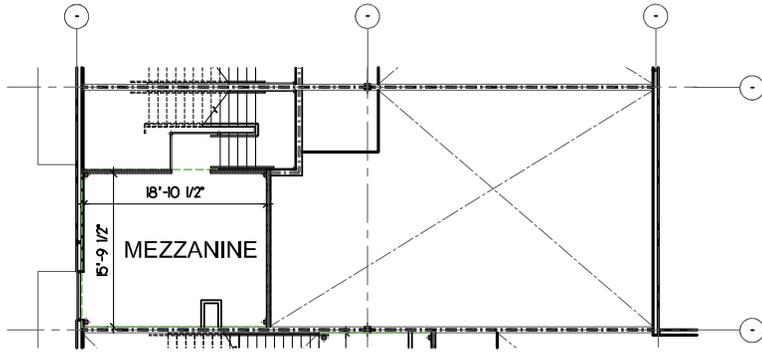
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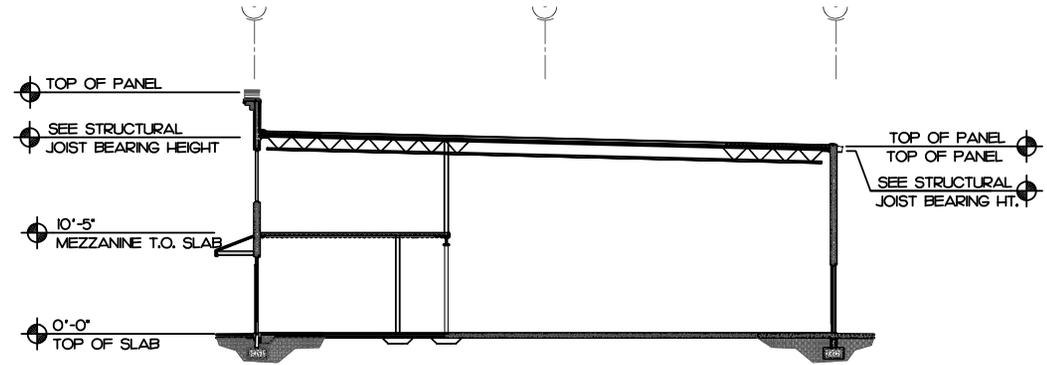


# INTERIOR PHOTOS

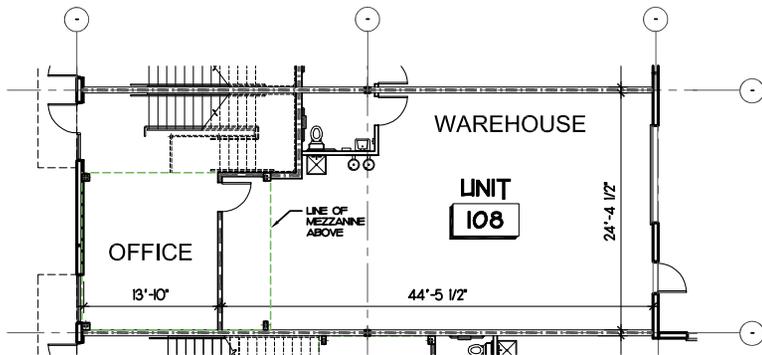




**2 UNIT 108 - MEZZ. FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**3 UNIT 108 - BUILDING SECTION**  
SCALE: 1/16" = 1'-0"

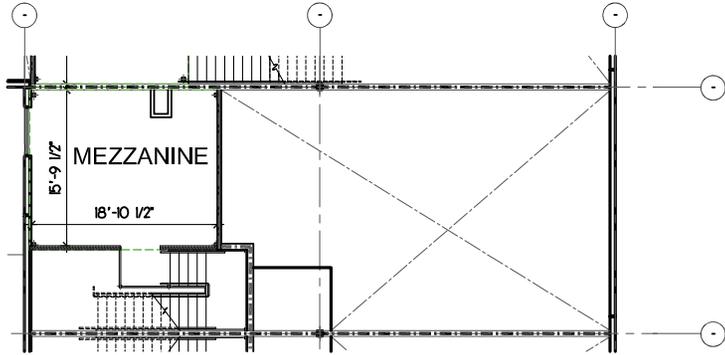


**1 UNIT 108 - 1ST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



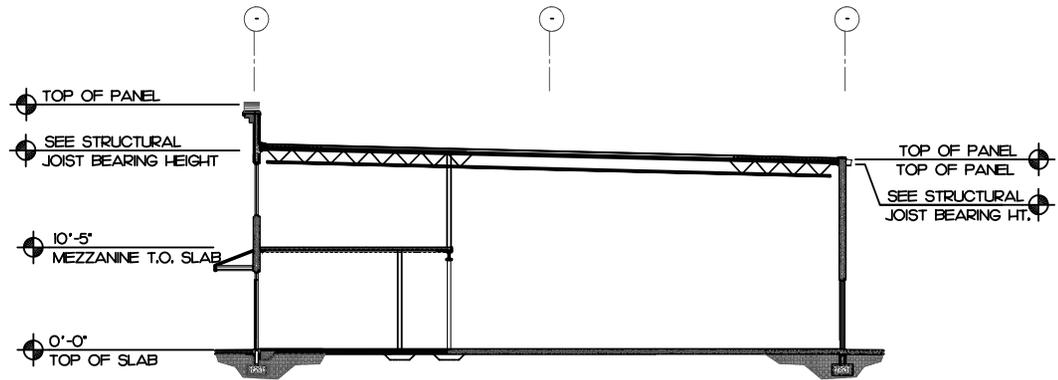
ASKING PRICE: \$700,000	
SIZE:	1,830 SF
OFFICE:	499 SF
WAREHOUSE:	1,001 SF
MEZZANINE:	330 SF
DOORS:	1 Grade Level Door (10' x 10')

OCCUPIED UNTIL JUNE 30, 2026



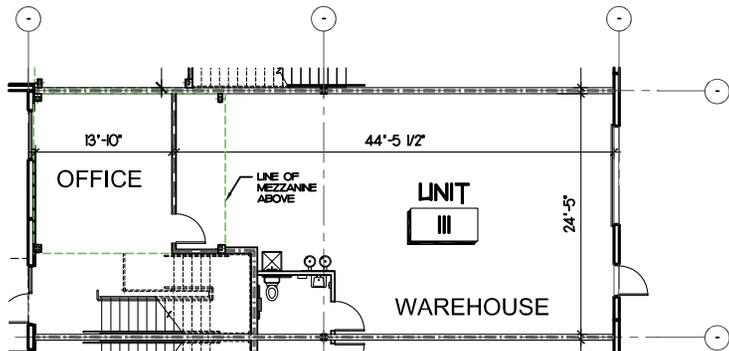
**2 UNIT III - MEZZ. FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**3 UNIT III - BUILDING SECTION**

SCALE: 1/16" = 1'-0"

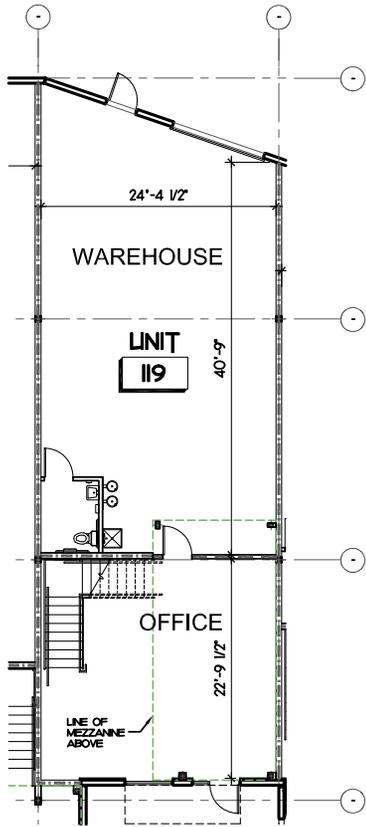


**1 UNIT III - 1ST FLOOR PLAN**

SCALE: 1/16" = 1'-0"

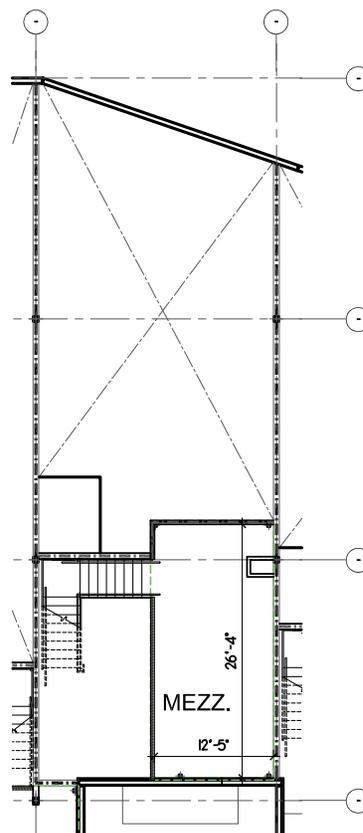
**ASKING PRICE: \$685,000**

SIZE:	1,830 SF
OFFICE:	499 SF
WAREHOUSE:	1,001 SF
MEZZANINE:	330 SF
DOORS:	1 Grade Level Door (10' x 10')



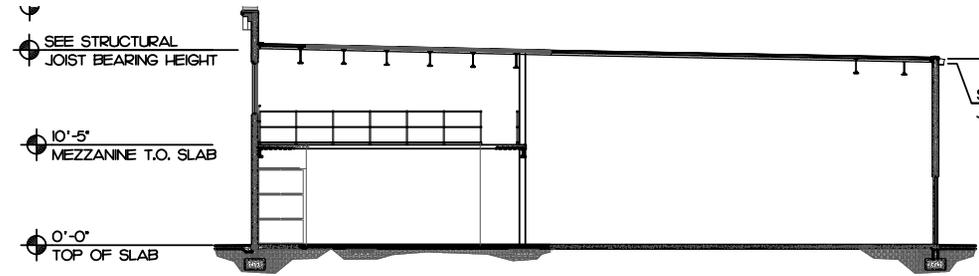
**1 UNIT 119 - 1ST FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**2 UNIT 119 - MEZZ. FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**3 UNIT 119 - BUILDING SECTION**

SCALE: 1/16" = 1'-0"



<b>ASKING PRICE: \$760,000</b>	
<b>SIZE:</b>	2,094 SF
<b>OFFICE:</b>	649 SF
<b>WAREHOUSE:</b>	1,085 SF
<b>MEZZANINE:</b>	360 SF
<b>DOORS:</b>	1 Grade Level Door (10' x 10')