

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	1,825 - 2,240 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.

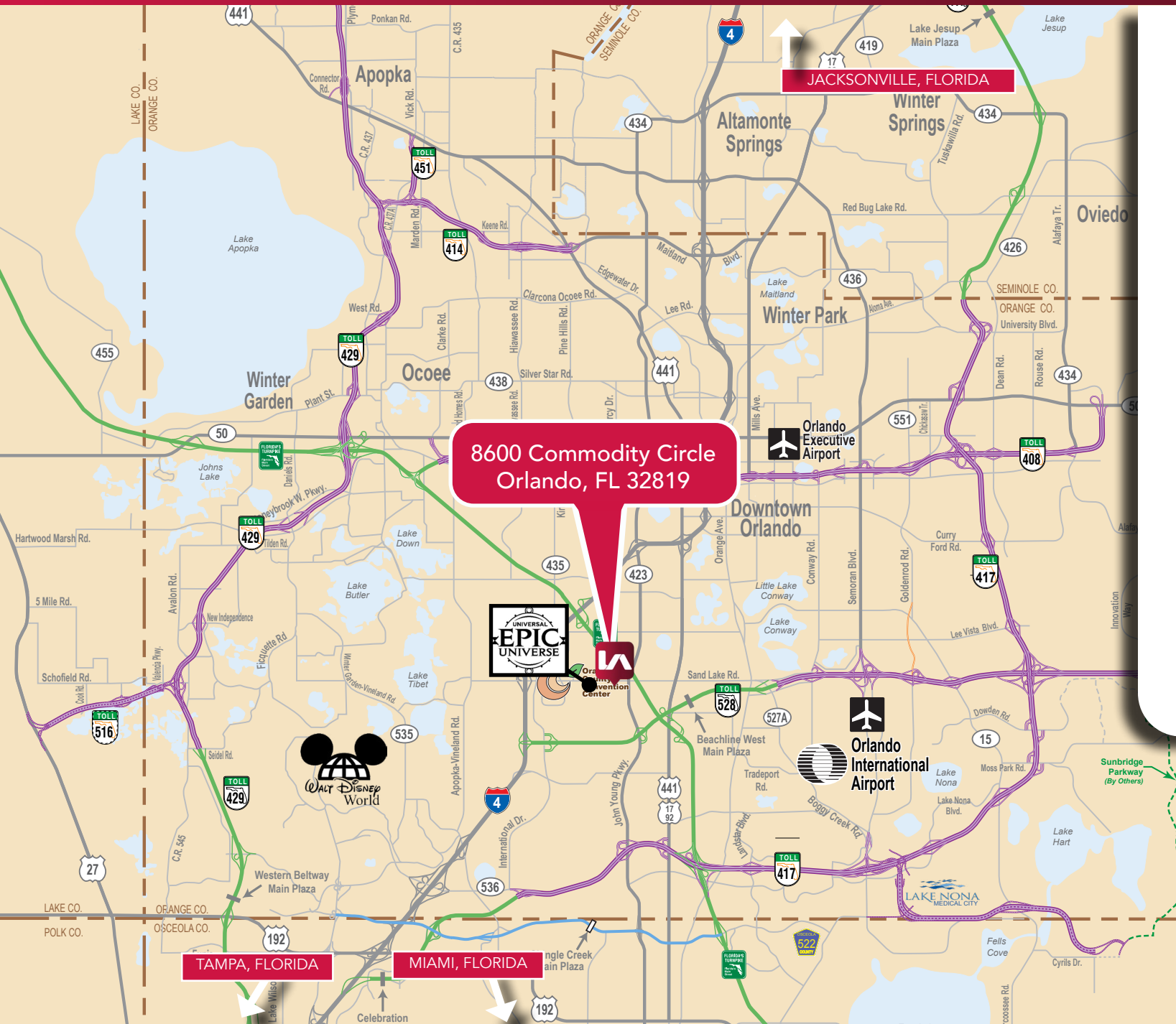
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Senior Associate
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PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819



State Road 528

2 Miles

Interstate 4

8 Miles

Orlando Int. Airport

10 Miles

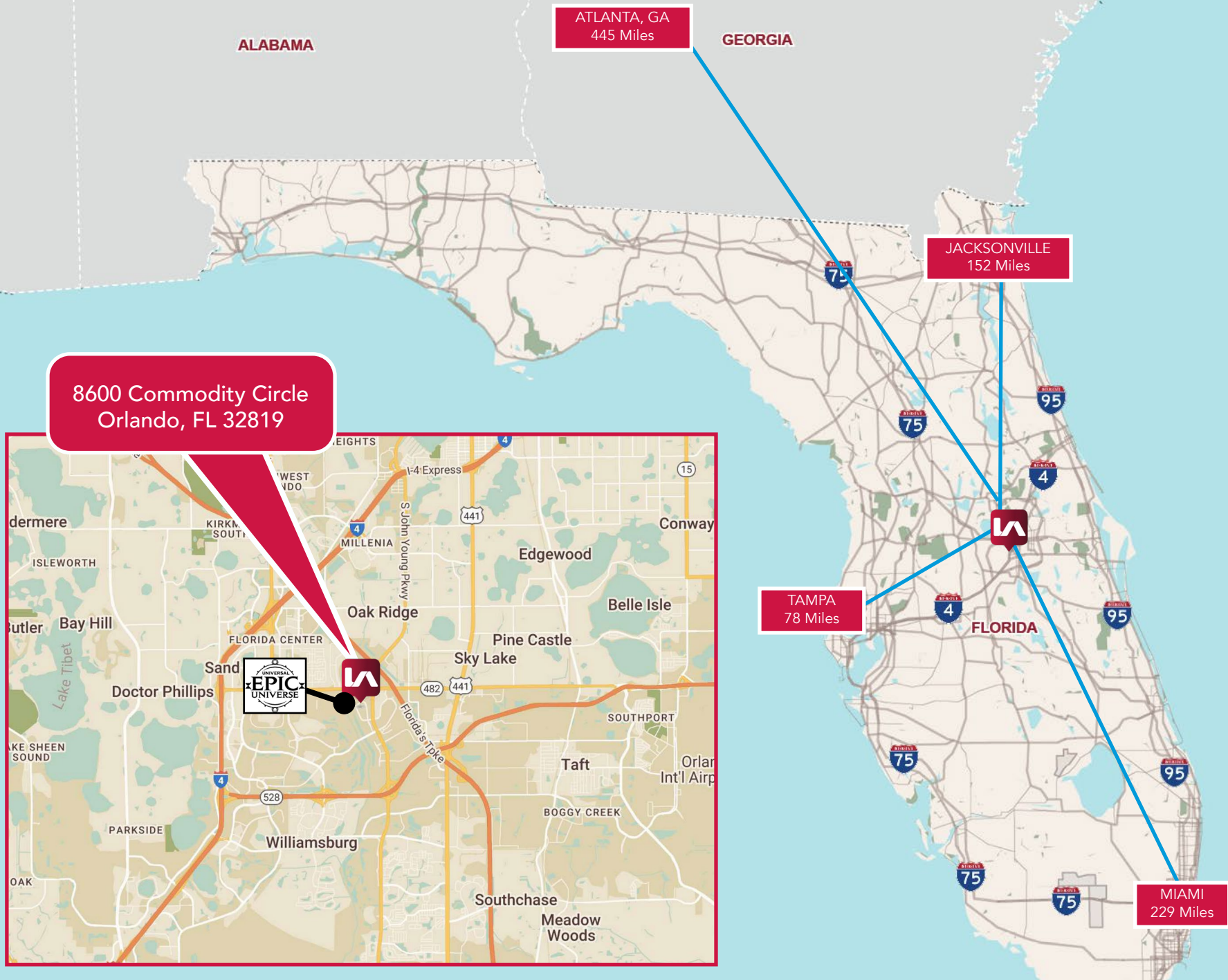
Florida Turnpike

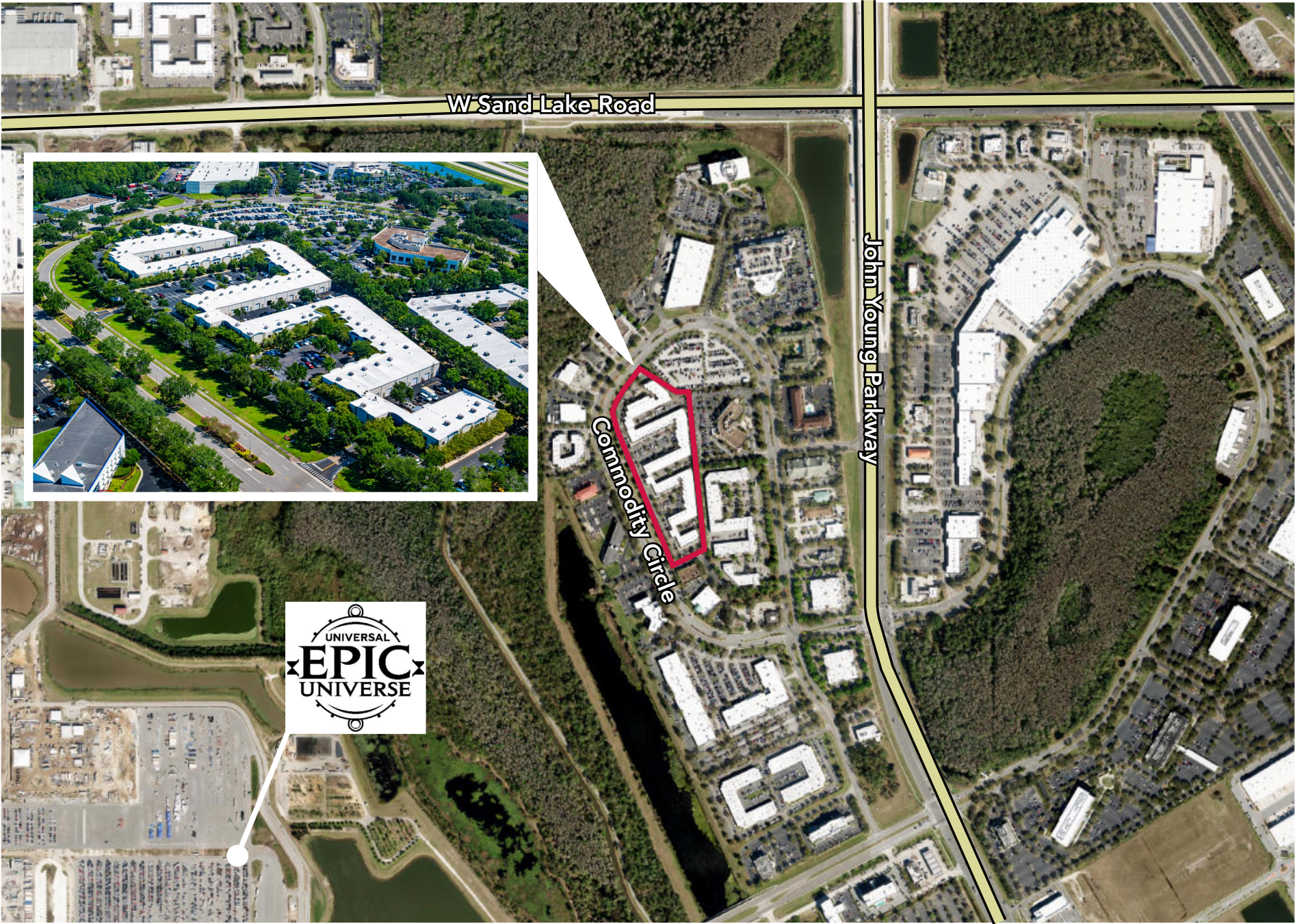
10 Miles

State Road 417

17 Miles

PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819





SUITE 132

SIZE: 1,830 SF

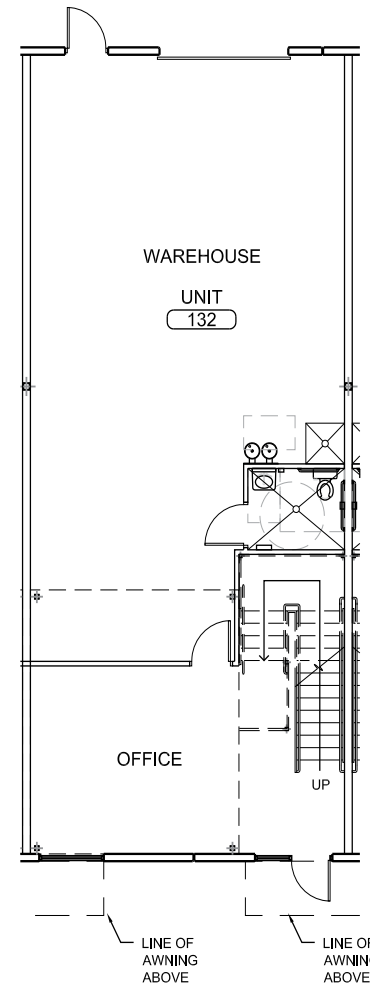
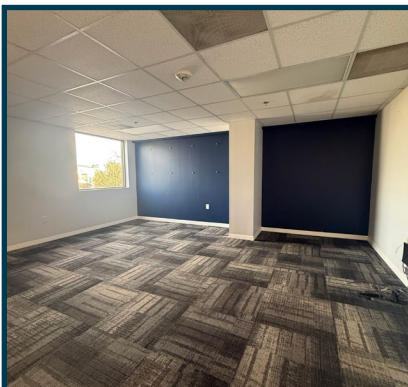
OFFICE: 486 SF

MEZZANINE: 330 SF

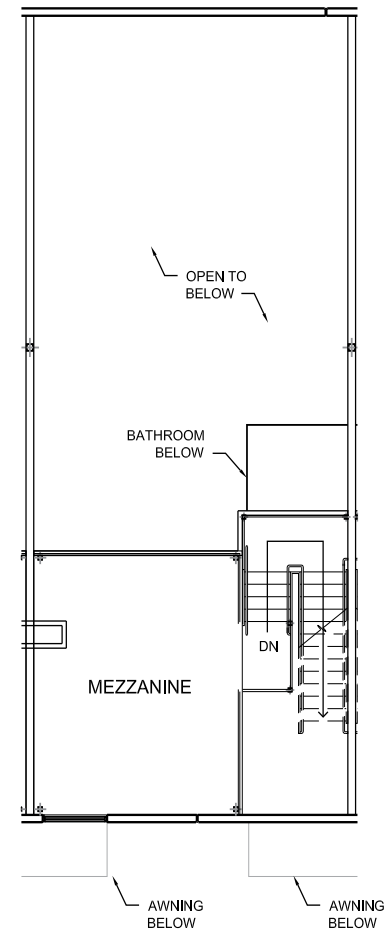
WAREHOUSE: 1,014 SF

DOORS: 1 Grade Level Door (12'x14')

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 137

SIZE: 1,825 SF

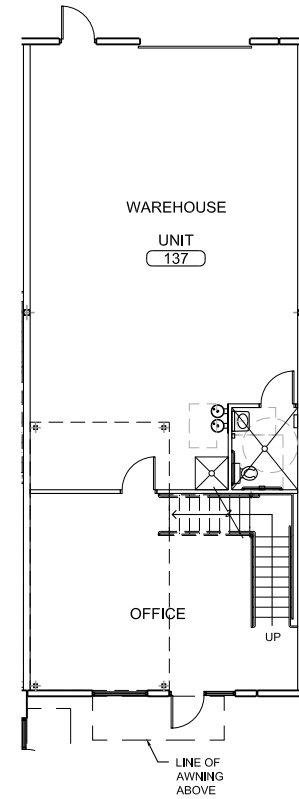
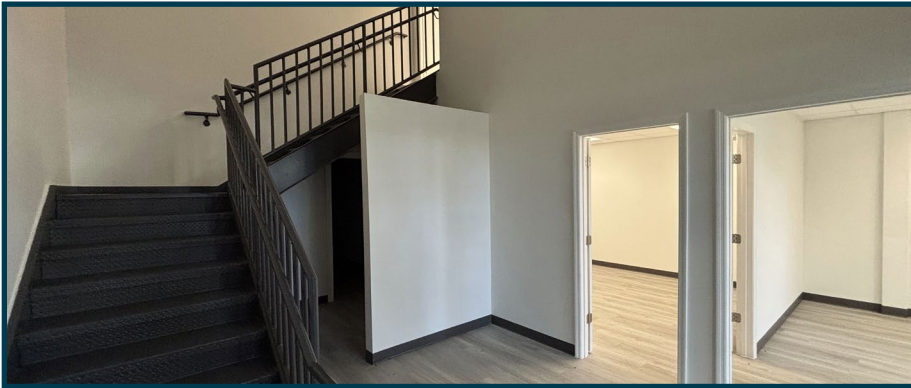
OFFICE: 517 SF

MEZZANINE: 318 SF

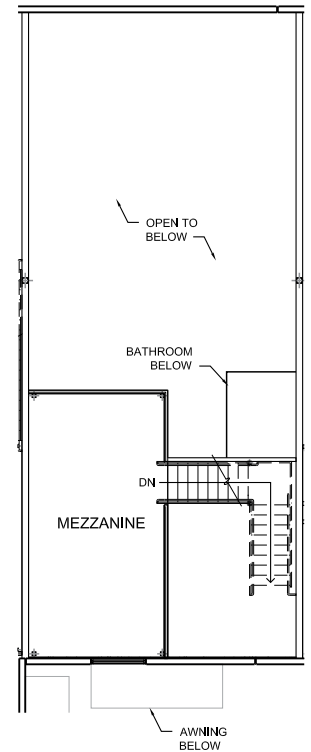
WAREHOUSE: 990 SF

DOORS: 1 Grade Level Door (12'x14')

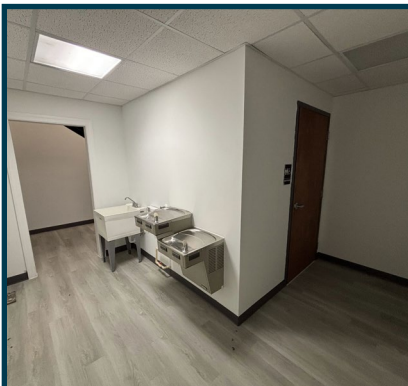
BASE RENT: \$3,345.83/MO + Opex



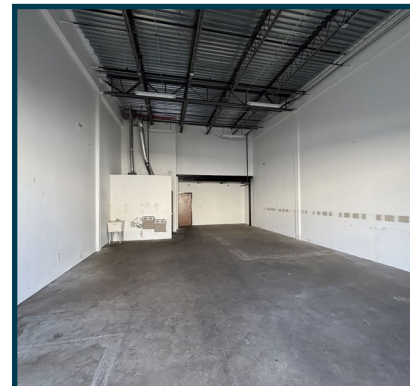
01 Unit 137 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 137 - Mezzanine Plan
SCALE: 3/32" = 1'-0"



Mezzanine



SUITE 142

SIZE: 2,240 SF

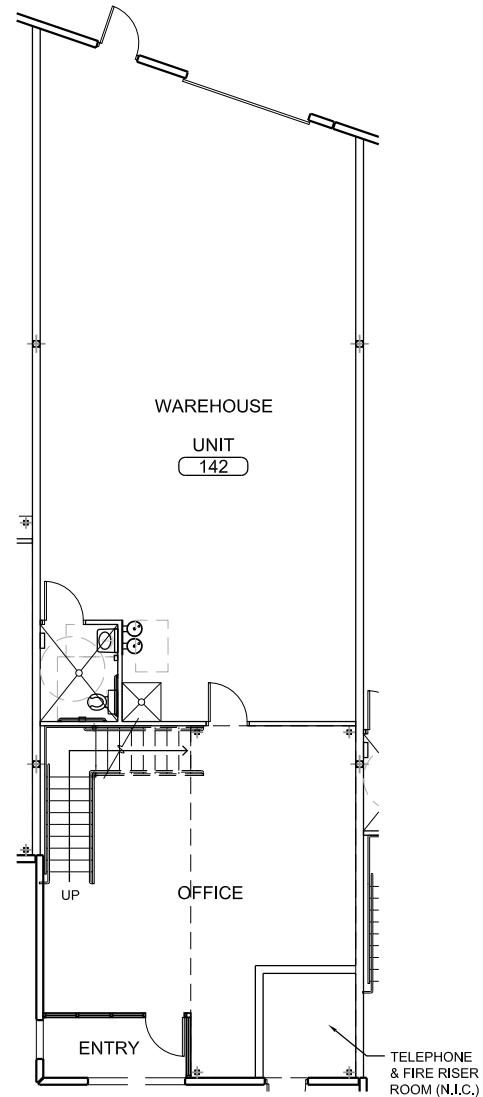
OFFICE: 679 SF

MEZZANINE: 357 SF

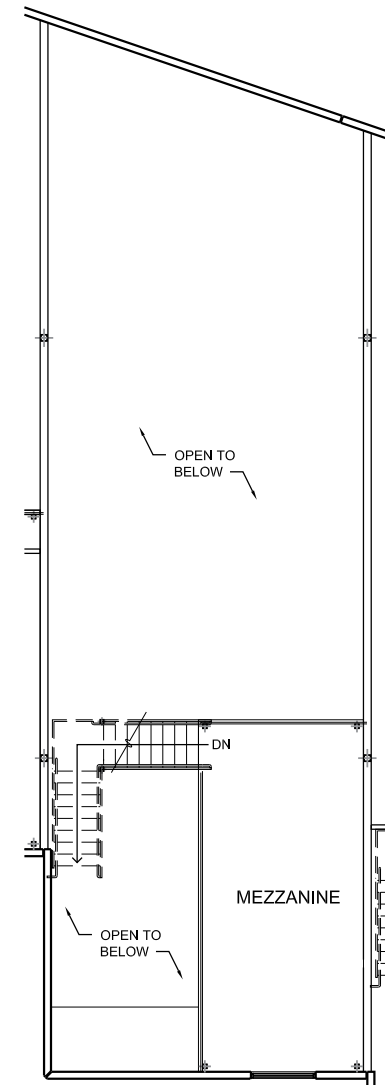
WAREHOUSE: 1,203 SF

DOORS: 1 Grade Level Door (12'x14')

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 143

SIZE: 2,084 SF

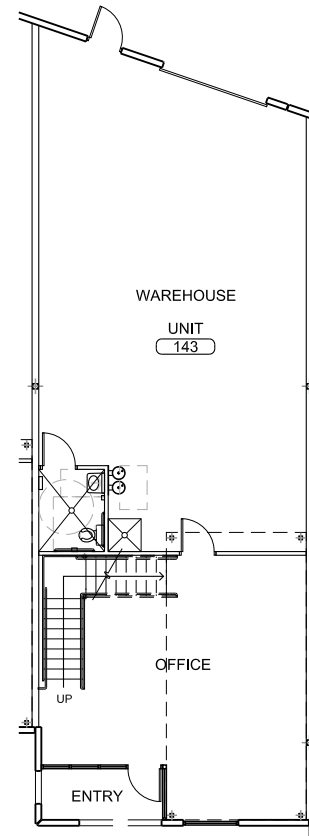
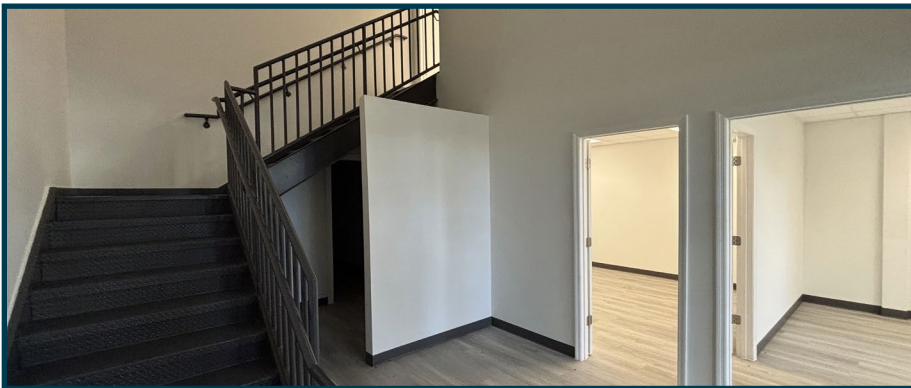
OFFICE: 671 SF

MEZZANINE: 344 SF

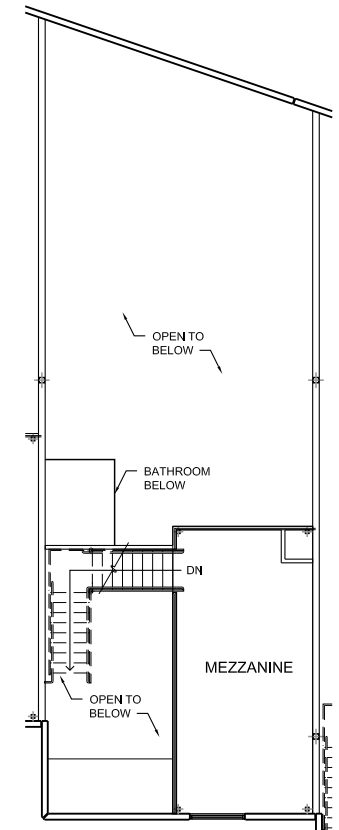
WAREHOUSE: 1,062 SF

DOORS: 1 Grade Level Door (12'x14')

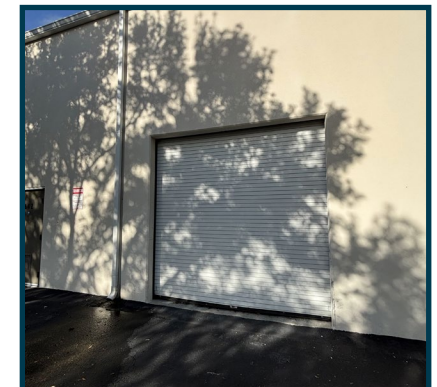
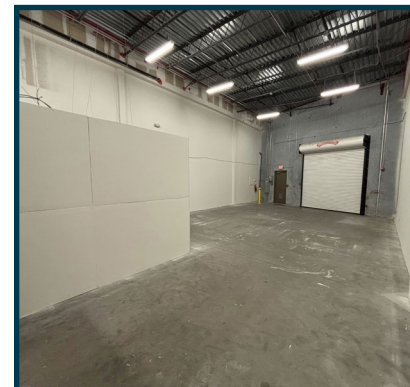
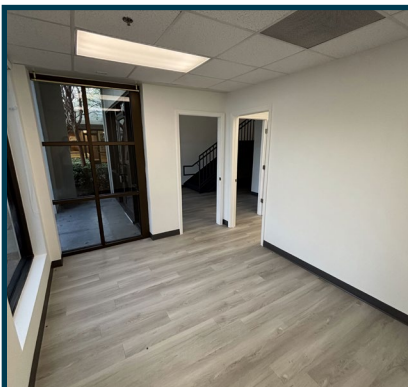
BASE RENT: \$3,820.67/MO + Opex



01 Unit 143 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 143 - Mezzanine Plan
SCALE: 3/32" = 1'-0"



SUITE 150

SIZE: 1,830 SF

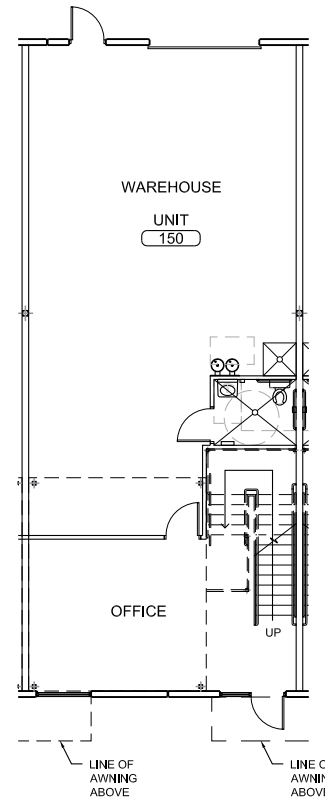
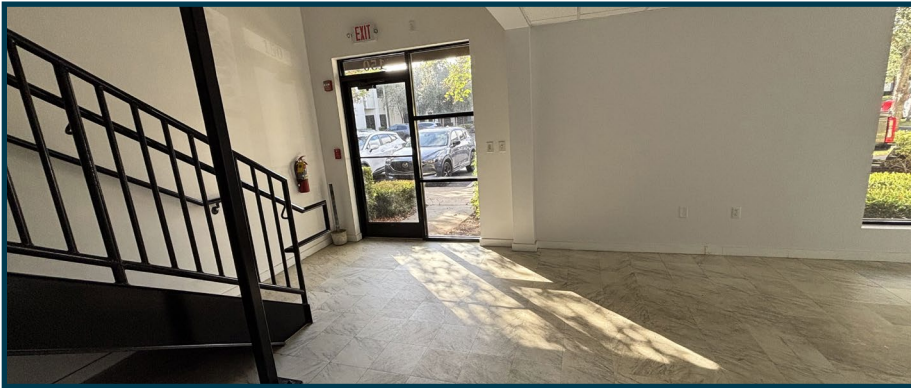
OFFICE: 486 SF

MEZZANINE: 330 SF

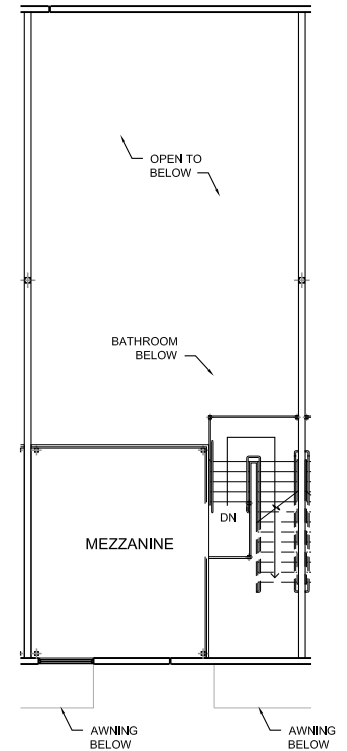
WAREHOUSE: 1,014 SF

DOORS: 1 Grade Level Door (12'x14')

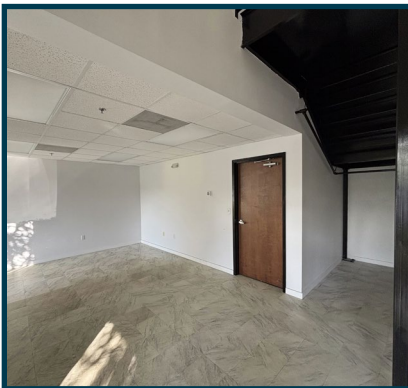
BASE RENT: \$3,355.00/MO + Opex



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



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



Mezzanine

