

FOR LEASE
THE CENTER OF COMMERCE BLDG 200
4306 SHADER ROAD | ORLANDO, FL 32808



32,659 SF AVAILABLE NOW



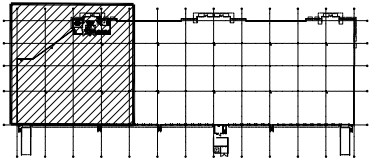
The Center of Commerce is a 300± acre Class A business and industrial park, that is beautifully landscaped and maintained. The Park contains 29 buildings totaling in excess of 1.4 million SF. The current ownership owns and controls 14 of those buildings totaling 1,253,103 SF, and has just completed two (2) new buildings totaling an additional 221,216 SF.

Leasing Contacts:

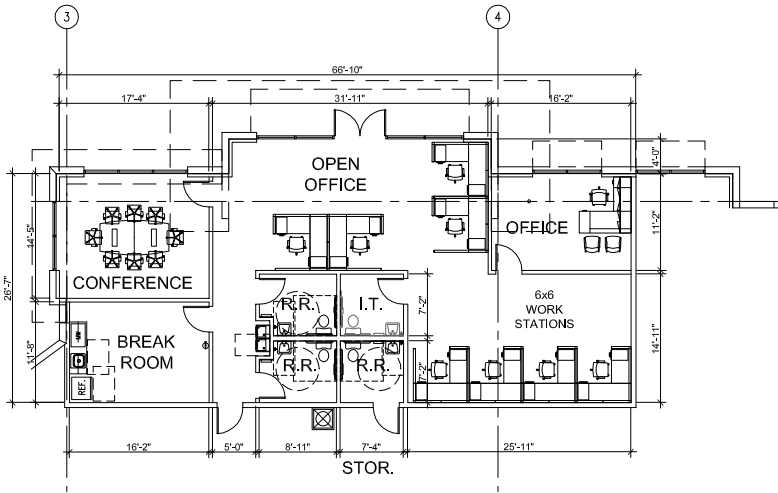
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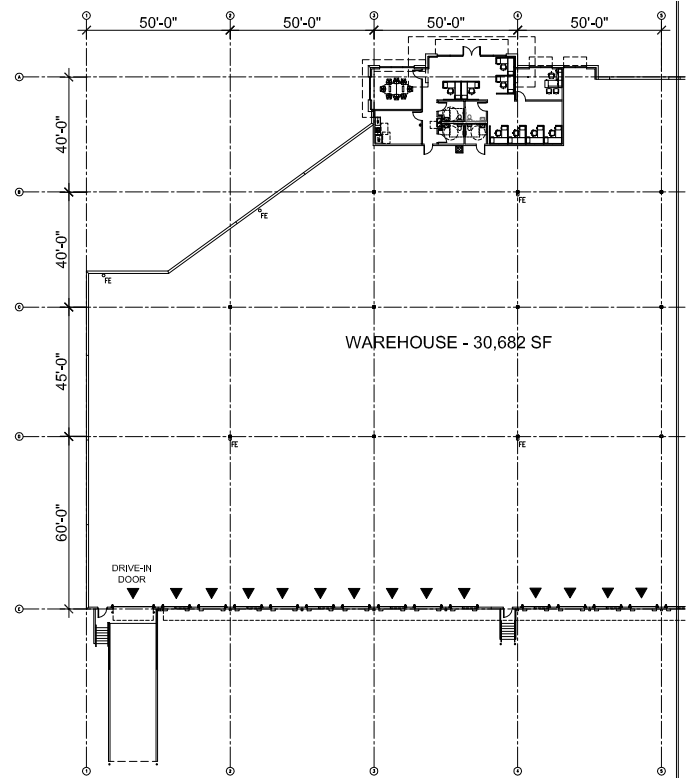
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KEY PLAN



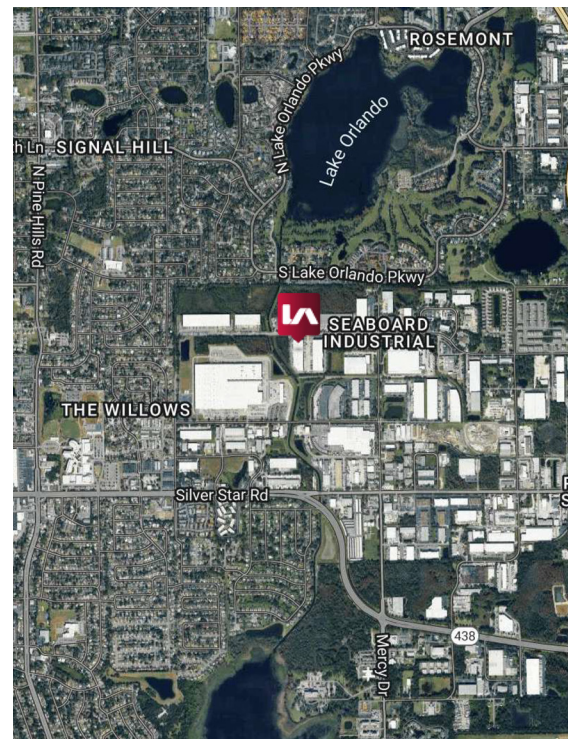
FLOOR PLAN - 1,977 SF



OVERALL PLAN - 32,659 SF

AVAILABILITY

BUILDING SF:	108,101 SF
AVAILABLE SF:	32,659
OFFICE SF:	1,977 SF
CLEAR HEIGHT:	32'
BUILDING DEPTH:	185'
SPRINKLER:	ESFR
TRUCK COURT:	190' Shared including a 60' concrete apron
LEASE RATE:	\$10.95/SF NNN
OP EX:	\$3.15/SF

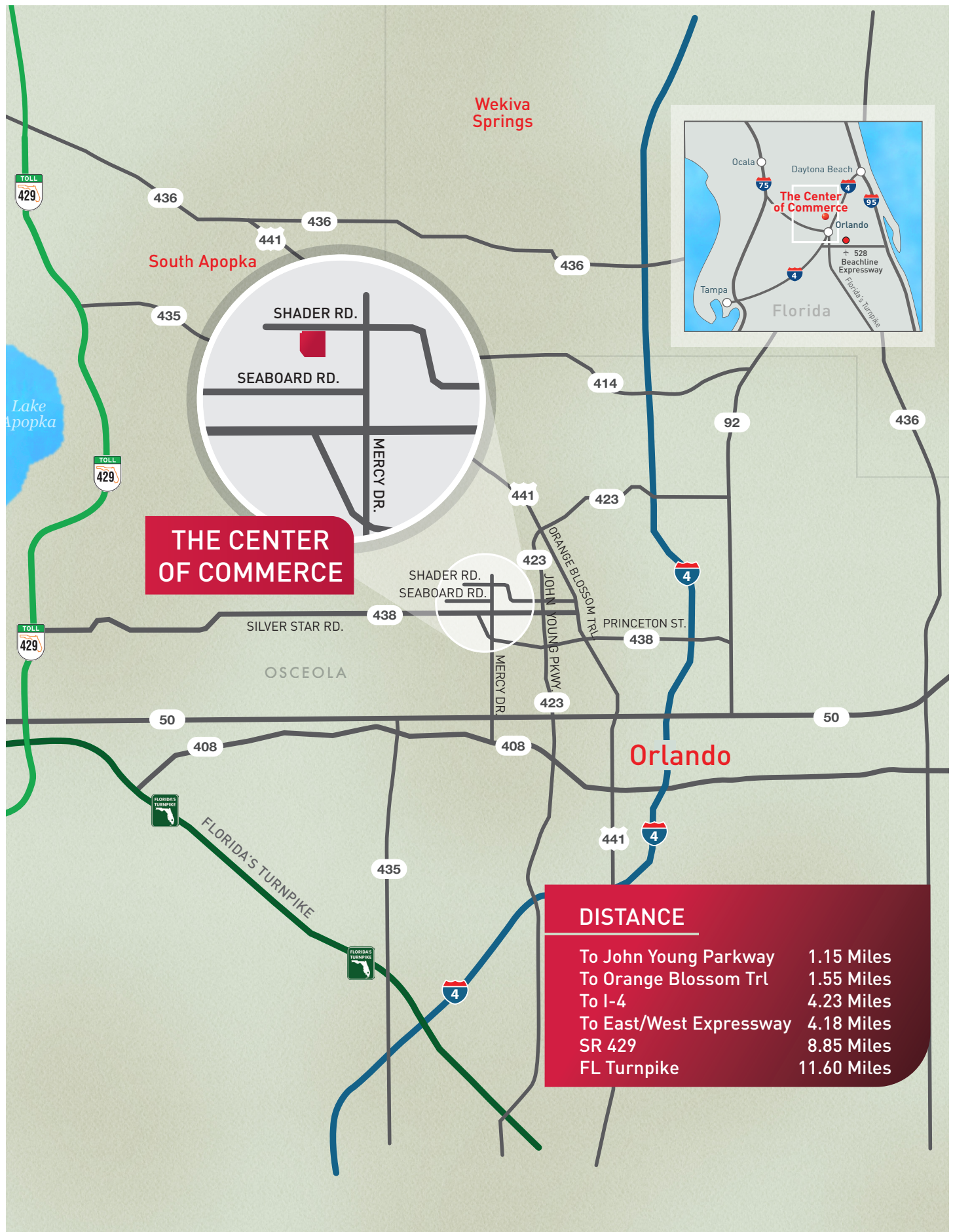


SUITE PHOTOS



THE CENTER OF COMMERCE BLDG 200

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THE CENTER OF COMMERCE

DISTANCE	
To John Young Parkway	1.15 Miles
To Orange Blossom Trl	1.55 Miles
To I-4	4.23 Miles
To East/West Expressway	4.18 Miles
SR 429	8.85 Miles
FL Turnpike	11.60 Miles