

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 - 2,499 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



State Road 528

2 Miles

Interstate 4

8 Miles

Orlando Int. Airport

10 Miles

Florida Turnpike

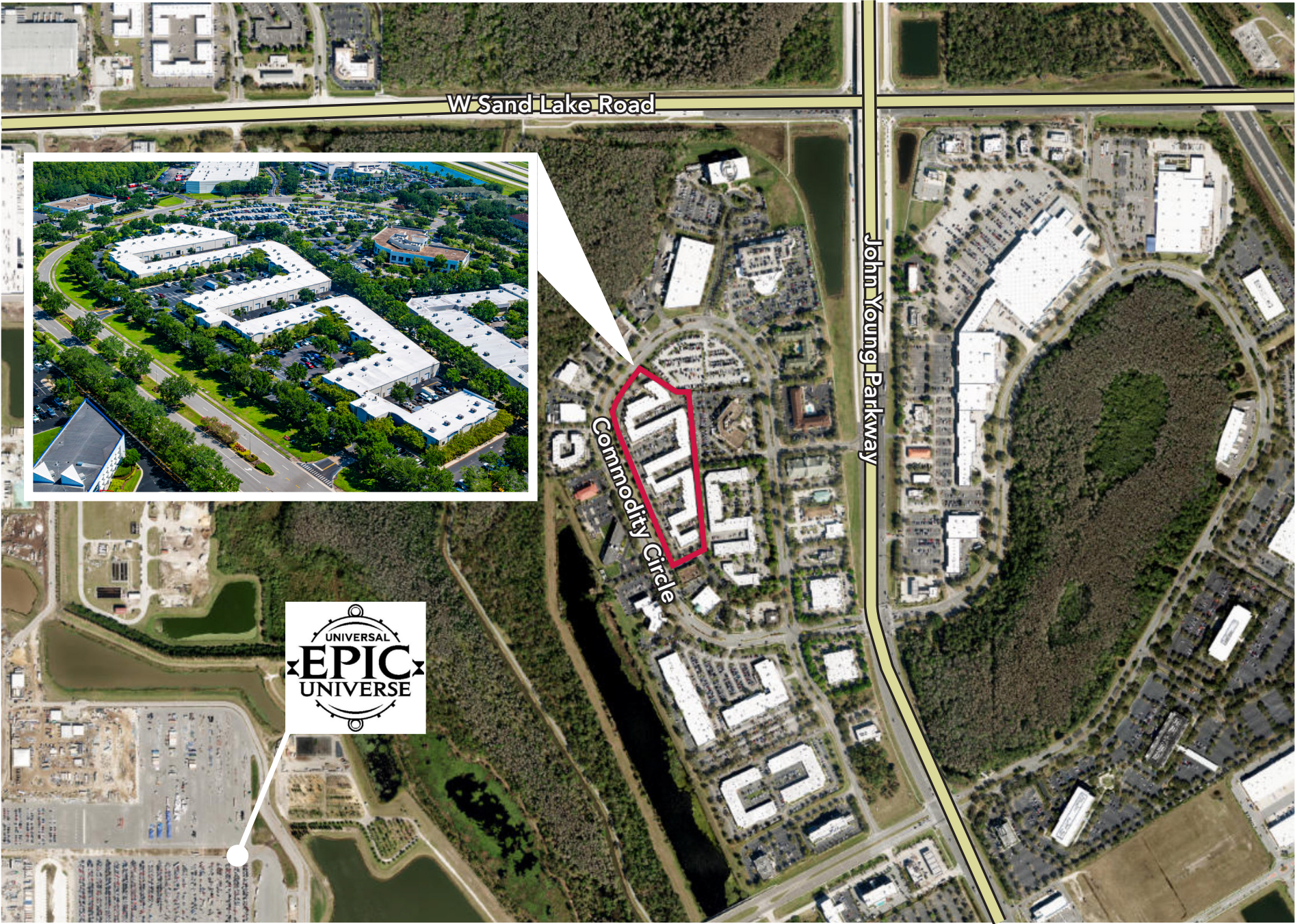
10 Miles

State Road 417

17 Miles

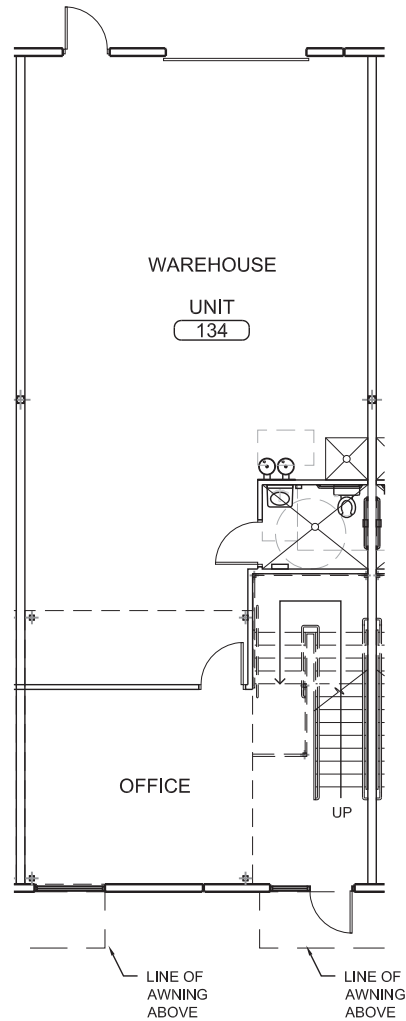
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES





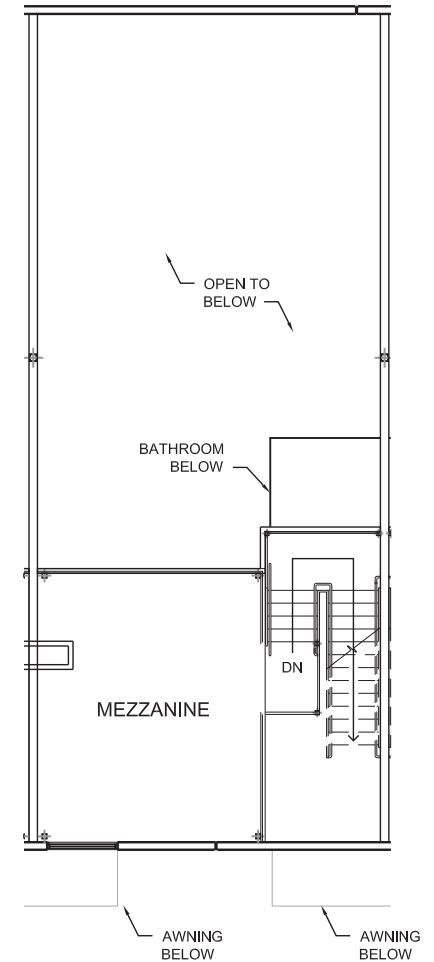
SUITE 134

SIZE:	1,830 SF
OFFICE:	486 SF
MEZZANINE:	330 SF
WAREHOUSE:	1,014 SF
DOORS:	1 Grade Level Door (10' x 10')
BASE RENT:	\$4,346.25/MO



01 Unit 134 - First Floor Plan

SCALE: 3/32" = 1'-0"



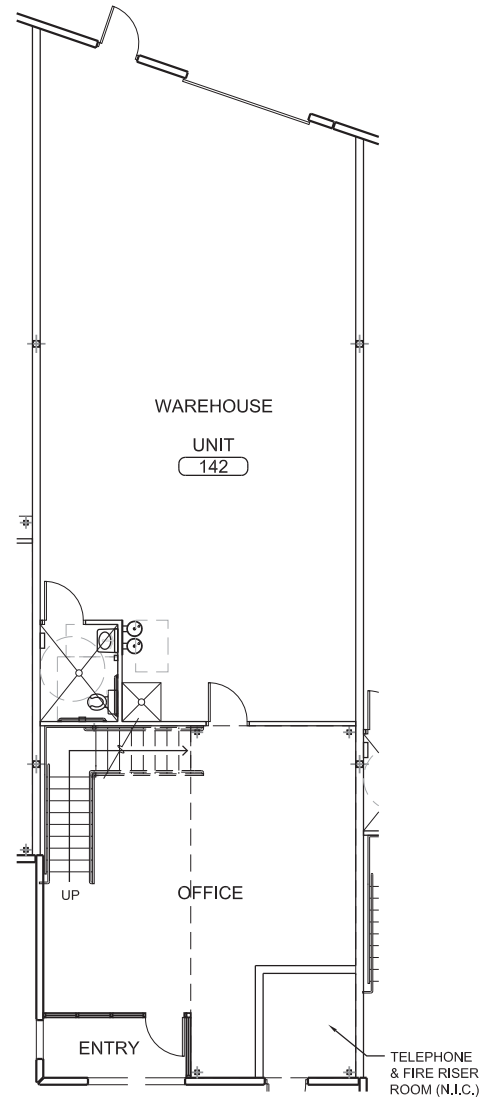
02 Unit 134 - Mezzanine Plan

SCALE: 3/32" = 1'-0"

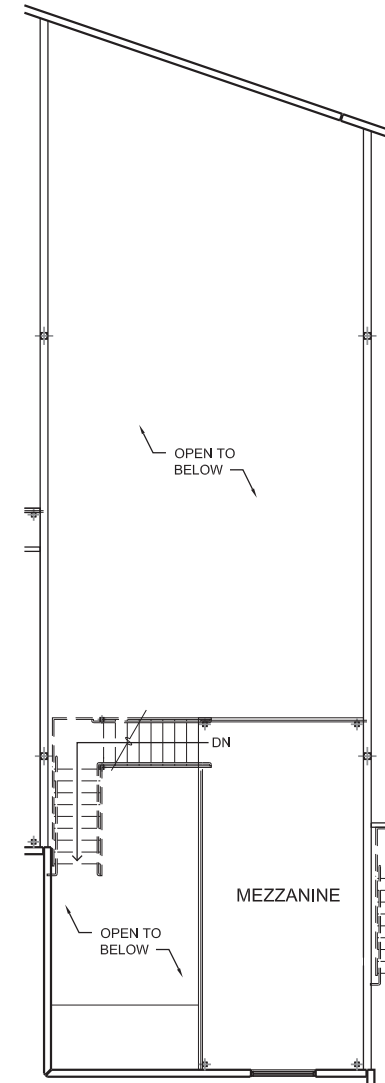
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SUITE 142

SIZE:	2,240 SF
OFFICE:	679 SF
MEZZANINE:	357 SF
WAREHOUSE:	1,203 SF
DOORS:	1 Grade Level Door (10' x 10')
BASE RENT:	\$5,320.00/MO



01 Unit 142 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 142 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

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SUITE 160

SIZE: 2,499 SF

OFFICE: 504 SF

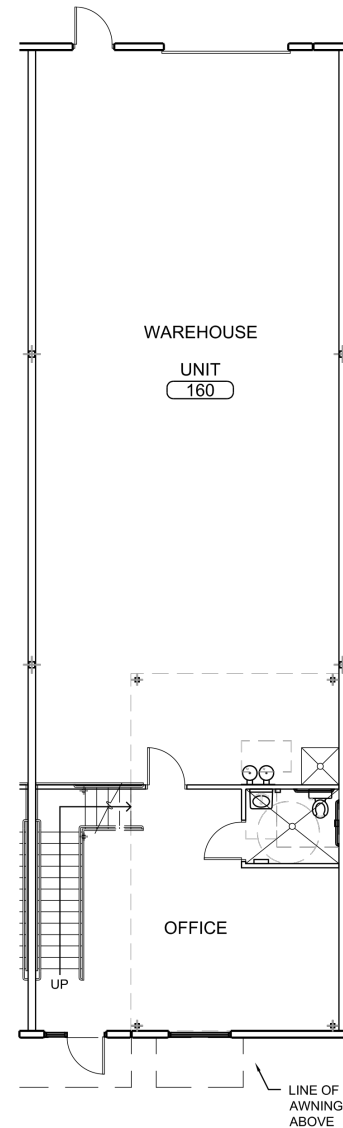
MEZZANINE: 499 SF

WAREHOUSE: 1,496 SF

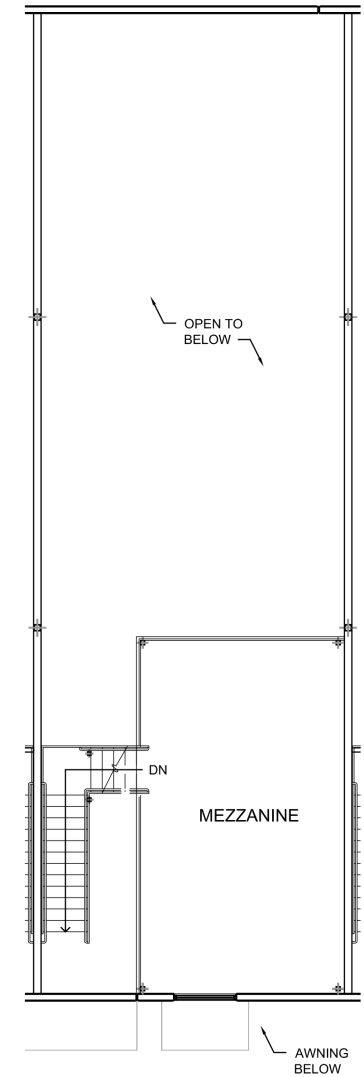
DOORS: 1 Grade Level Door (10' x 10')

BASE RENT: \$5,935.13/MO

AVAILABLE 10/01/2026



01 Unit 160 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 160 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

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SUITE 164

SIZE: 1,825 SF

OFFICE: 520 SF

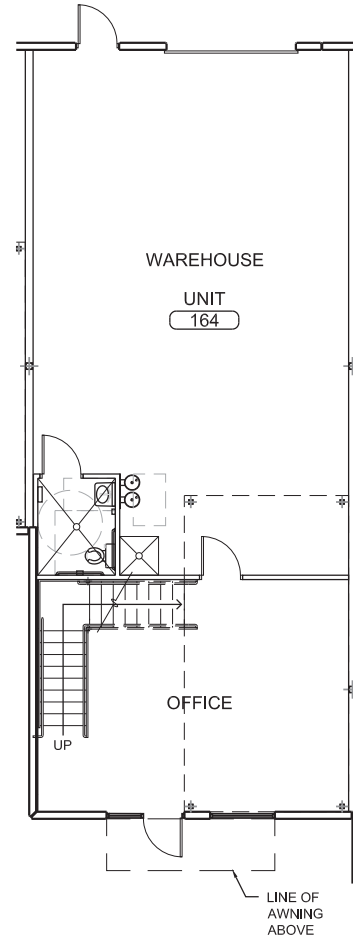
MEZZANINE: 325 SF

WAREHOUSE: 980 SF

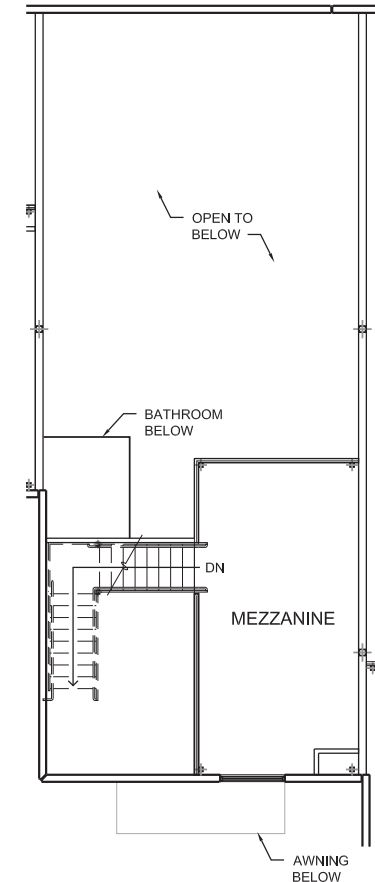
DOORS: 1 Grade Level Door (10' x 10')

BASE RENT: \$4,334.38/MO

AVAILABLE 9/10/2026



01 Unit 164 - First Floor Plan
SCALE: 3/32" = 1'-0"



02 Unit 164 - Mezzanine Plan
SCALE: 3/32" = 1'-0"

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