

# Sublease

## Negotiable

ASKING RATE

### Contact us:

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## 4520 Parkbreeze Ct

Orlando, FL 32808

***±10,299 SF Turnkey Industrial Flex / Laboratory Opportunity***

### Property Highlights:

- › ±10,299 SF Industrial Flex Facility Available for Sublease
- › Extensive Laboratory and Office Buildout with Private Offices and Open Workspace
- › Shipping/Receiving Area, Storage, Multiple Breakrooms, Restrooms and Outdoor Employee Seating
- › I-P (Industrial Park) Zoning Permitting Light Manufacturing and Industrial Uses
- › Located within Parkway Commerce Center in Orlando's Northwest Industrial Submarket
- › Convenient Access to SR-408, Florida's Turnpike, I-4 and SR-429
- › Sublease Available Through August 31, 2030

### Ideal Uses:

- |                      |                          |
|----------------------|--------------------------|
| › Laboratory         | › Research & Development |
| › Life Sciences      | › Light Manufacturing    |
| › Medical Technology | › Assembly Operations    |

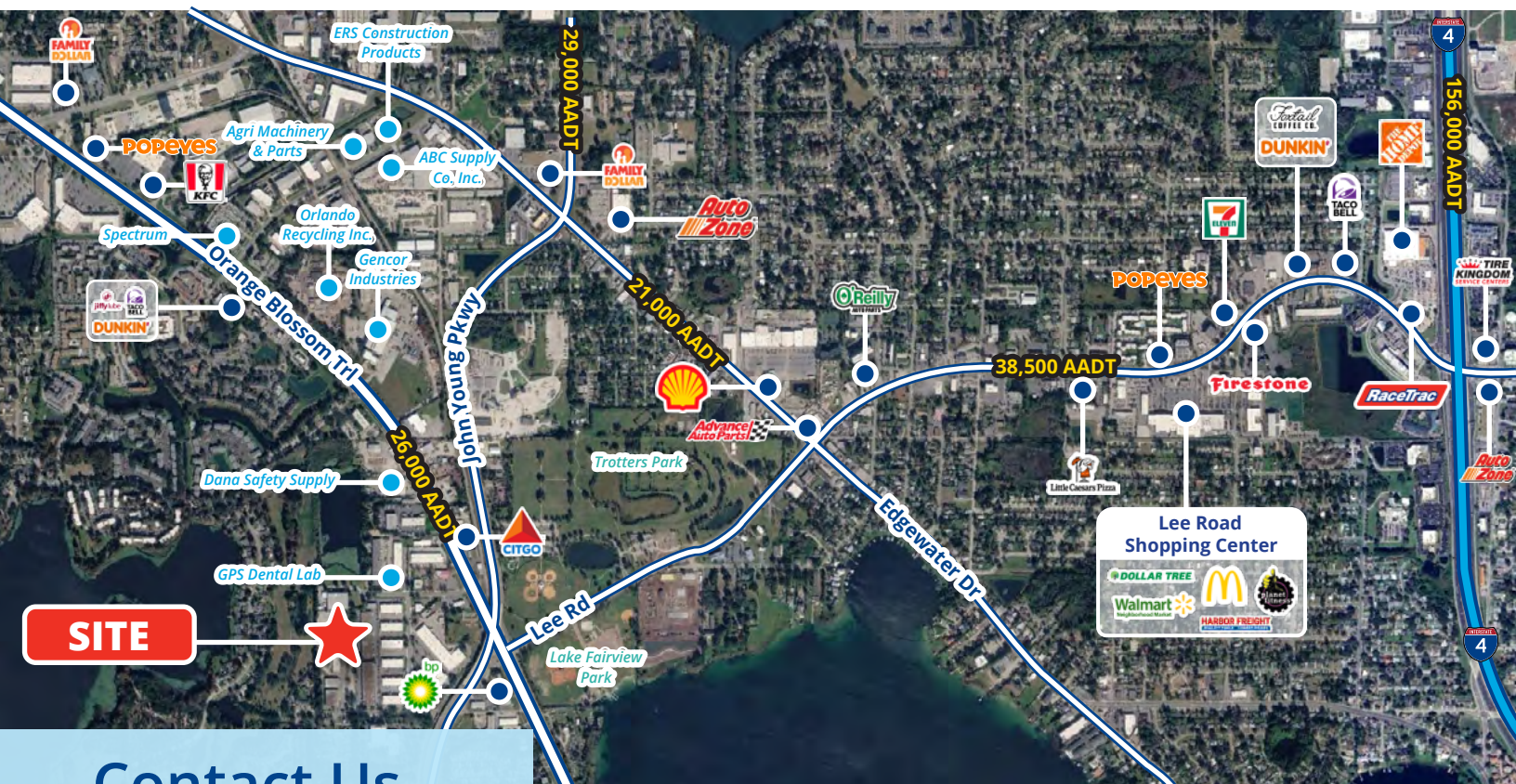
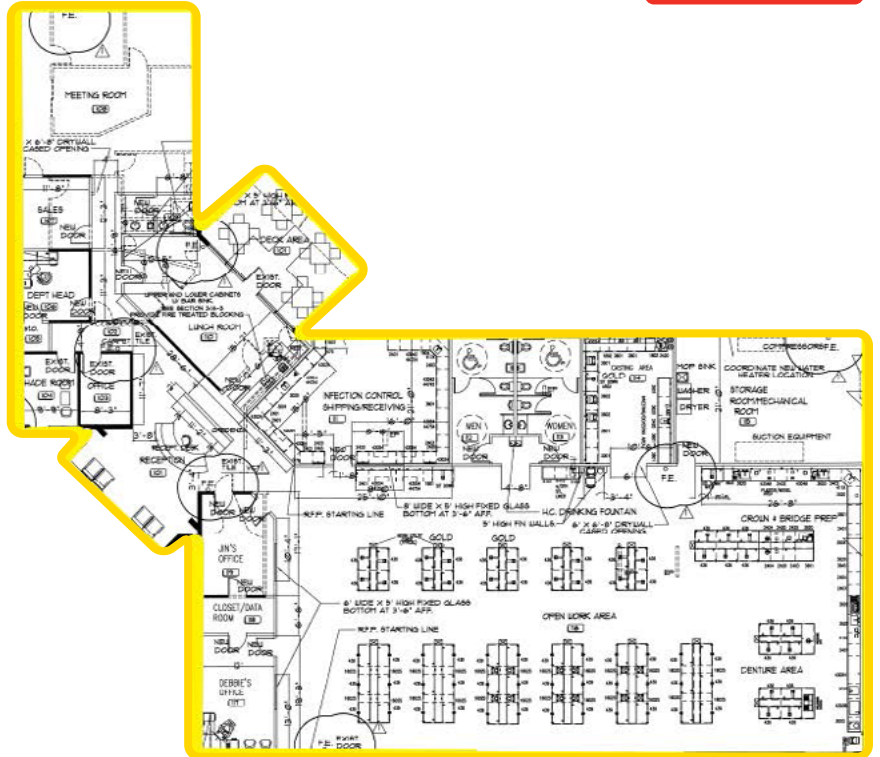




# Site Overview

Colliers

±10,299  
square feet  
available



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