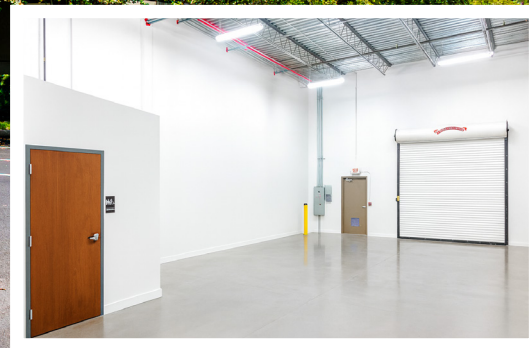
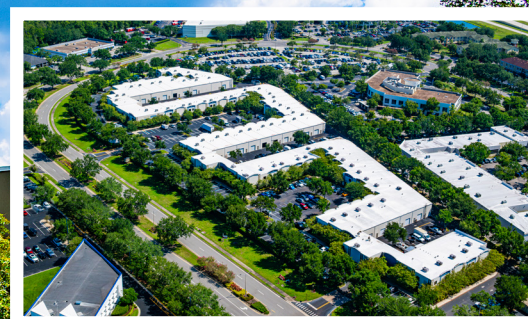


FOR SALE

FULLY RENOVATED INDUSTRIAL CONDOS IN SOUTH ORLANDO

SOUTH PARK BUSINESS CENTER

8600 COMMODITY CIRCLE | ORLANDO, FL 32819



VIEW THE
PROPERTY

FLEX/OFFICE/WAREHOUSE AVAILABLE FOR SALE

PROPERTY OVERVIEW

CONDO SIZES:	1,830 SF to 4,299 SF
POWER:	3-Phase, 120/208 V, 150 Amp
CLEAR HEIGHT:	18' (less sprinklers)
ZONING:	I-2/I-3 - Industrial District
ASKING PRICE:	\$685,000 to \$1,550,000

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.

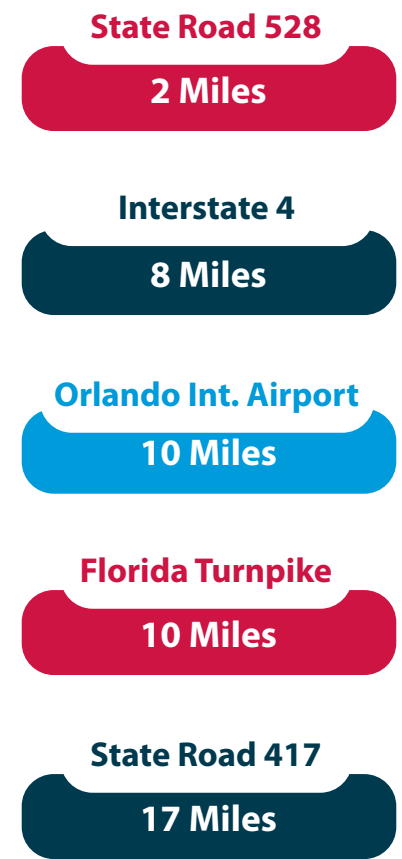
CONTACT:

Ryan Griffith
Senior Vice President/Principal
rgriffith@lee-associates.com
M 908.208.4774

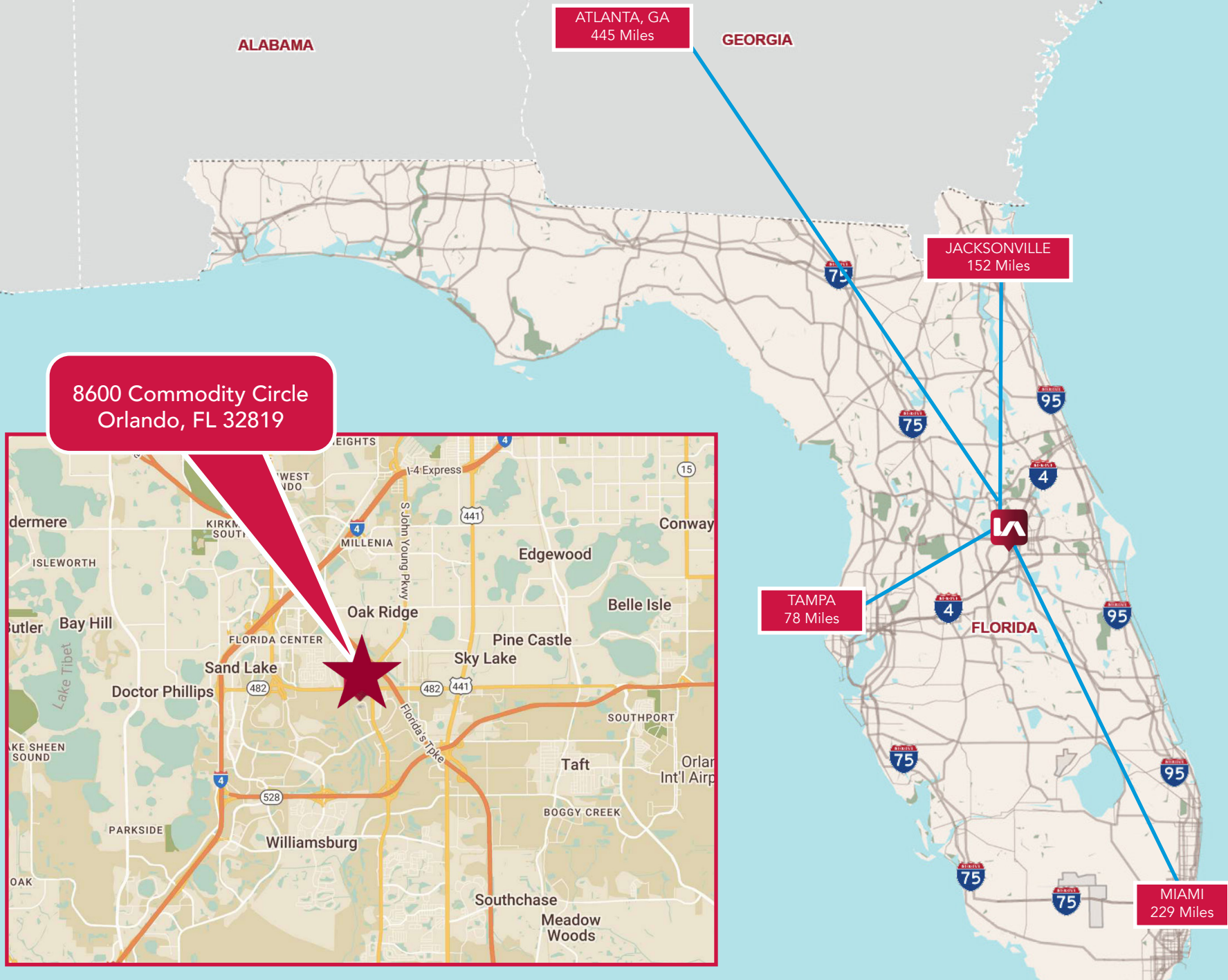
Charles W. Duvall
Senior Associate
cduvall@lee-associates.com
D 321.243.0857

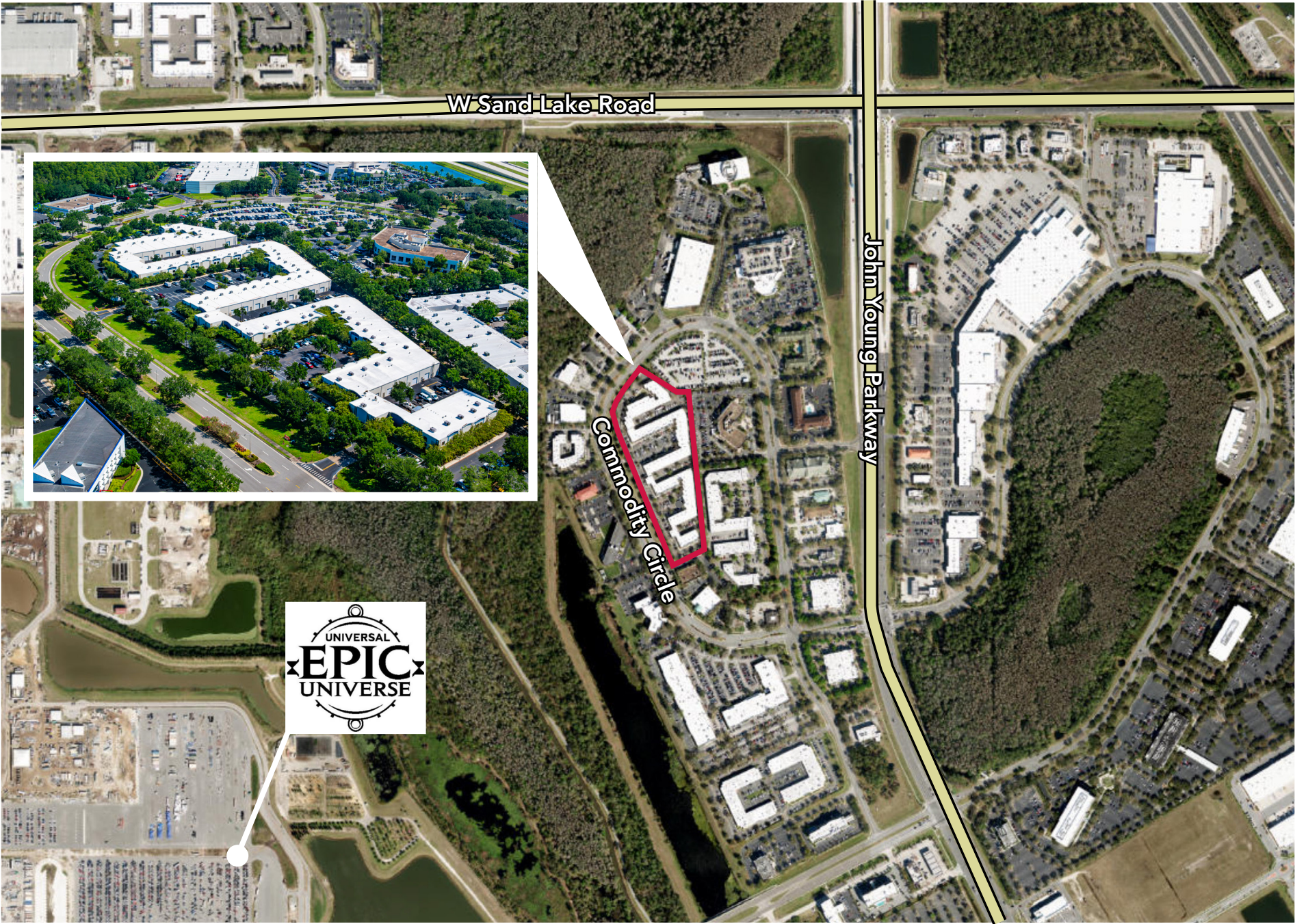
Brady Benton
Associate
bbenton@lee-associates.com
D 863.624.1936

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

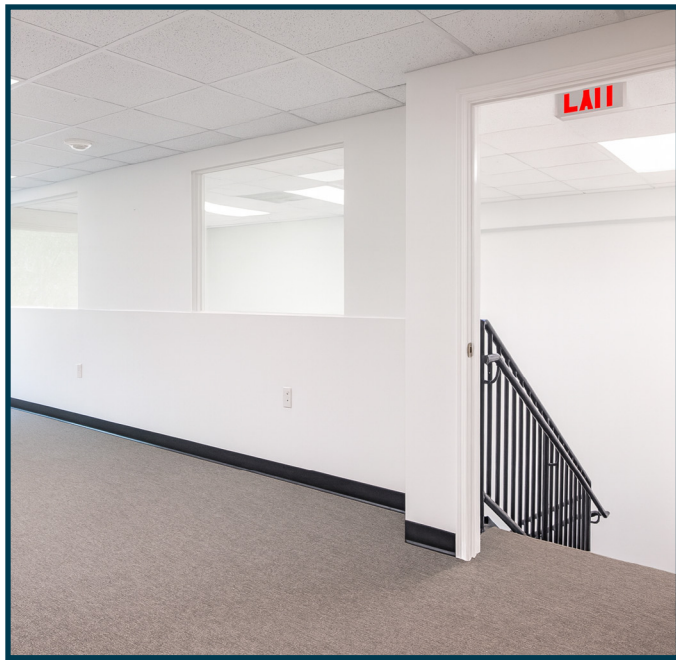


PROXIMITY MAP | 8600 Commodity Circle | Orlando, FL 32819



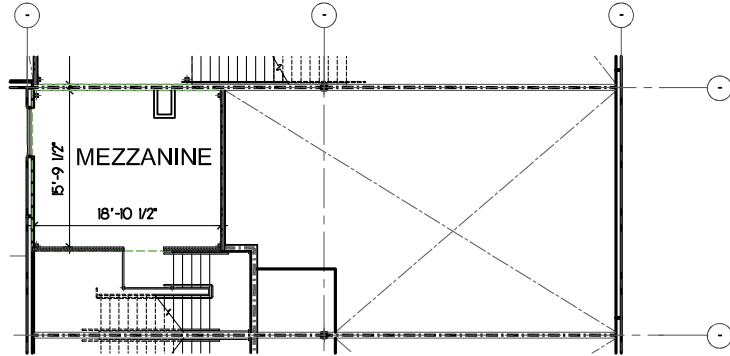


INTERIOR PHOTOS



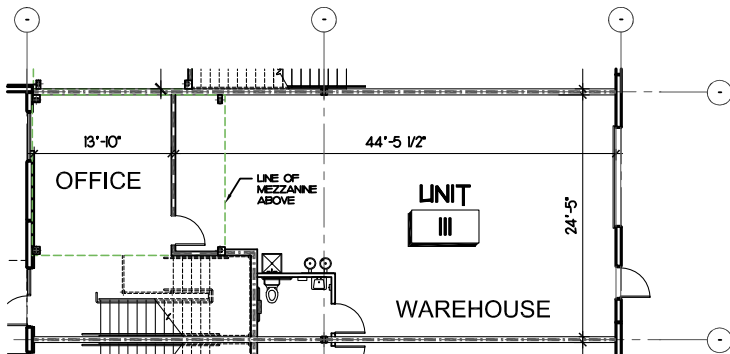
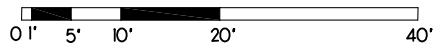
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

AVAILABLE JULY 1, 2026



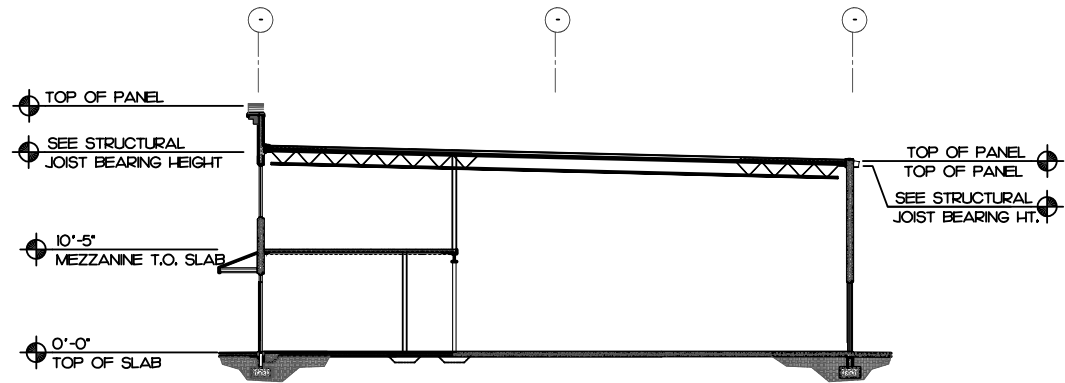
2 UNIT III - MEZZ. FLOOR PLAN

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



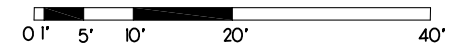
1 UNIT III - 1ST FLOOR PLAN

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



3 UNIT III - BUILDING SECTION

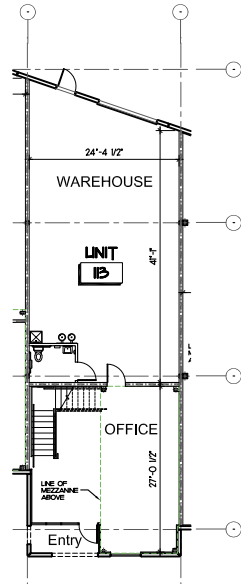
SCALE: 1/16" = 1'-0"



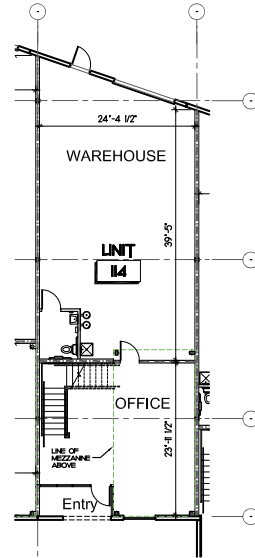
ASKING PRICE: \$685,000

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

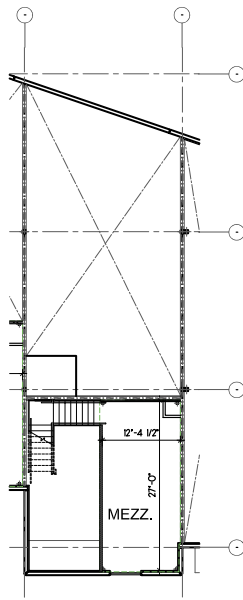
AVAILABLE JUNE 1, 2027



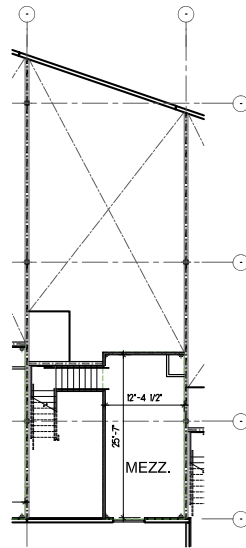
1 UNIT 113 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 UNIT 114 - 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT 113 - MEZZ. FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UNIT 114 - MEZZ. FLOOR PLAN
SCALE: 1/8" = 1'-0"

ASKING PRICE: \$1,550,000

SIZE: 4,299 SF

OFFICE: 1,324 SF

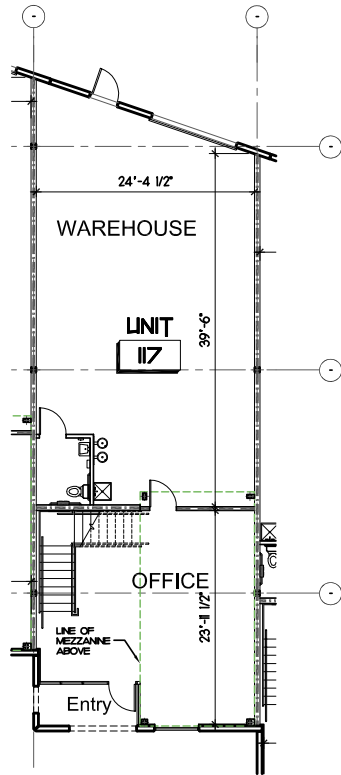
WAREHOUSE: 2,141 SF

MEZZANINE: 714 SF

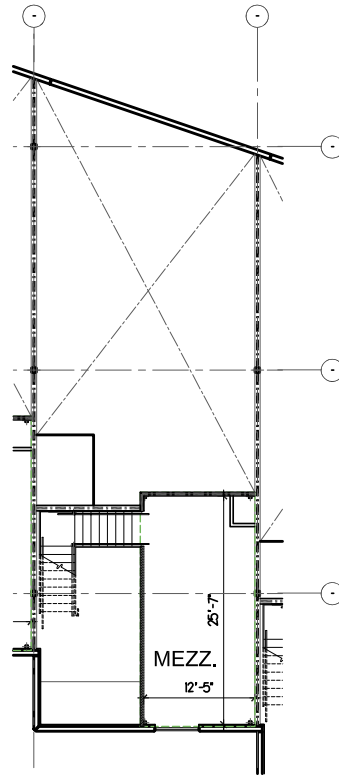
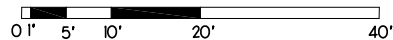
COVERED ENTRY: 120 SF

DOORS: 2 Grade Level Doors
(10' x 10')

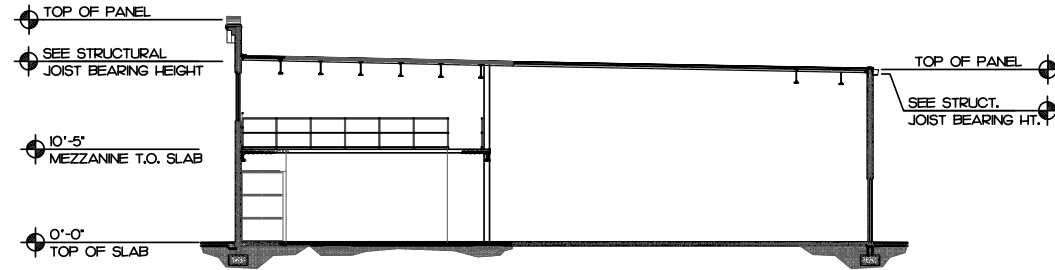
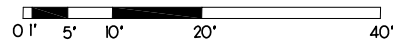
AVAILABLE OCTOBER 1, 2026



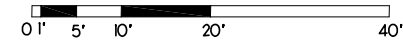
1 UNIT 117 - 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 UNIT 117 - MEZZ. FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 UNIT 117 - BUILDING SECTION
SCALE: 1/16" = 1'-0"



ASKING PRICE:	\$775,000
SIZE:	2,084 SF
OFFICE:	619 SF
WAREHOUSE:	1,054 SF
MEZZANINE:	351 SF
COVERED ENTRY:	60 SF
DOORS:	1 Grade Level Door (10' x 10')