

972,079 SF
Available for Lease

Available Q4 2025



Constellation Air Commerce Park

9822-9876 Air Commerce Pkwy, Orlando, FL 32824



Building 100.....	456,002 SF
Building 200.....	283,580 SF
Building 300.....	232,497 SF

Total 972,079 SF

- Immediate access to Orlando Int'l Airport. Proximity to State Road 528, Florida Turnpike, State Road 417 provides excellent East to West and North to South connectivity throughout adjacent communities as well as the Orlando MSA.
- Ideal layout with multiple traffic-controlled points of ingress/egress with full circulation, (175) trailer parking, ESFR sprinkler systems.
- Premium product in a constrained warehouse submarket where rooftop expansion and consumption continue to surge.
- This project has achieved LEED Silver® certification. LEED® is the preeminent program for the design, construction, maintenance, and operations of high performance green buildings.

A Development of
 **constellation**
real estate partners

&
 **Northwestern Mutual®**

40K to 456K
SF available

<6 miles from key
transportation arteries
(Orlando International Airport
528, 417, FLTP)

36'
clear heights

Deep labor pool
and executive
housing nearby

This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

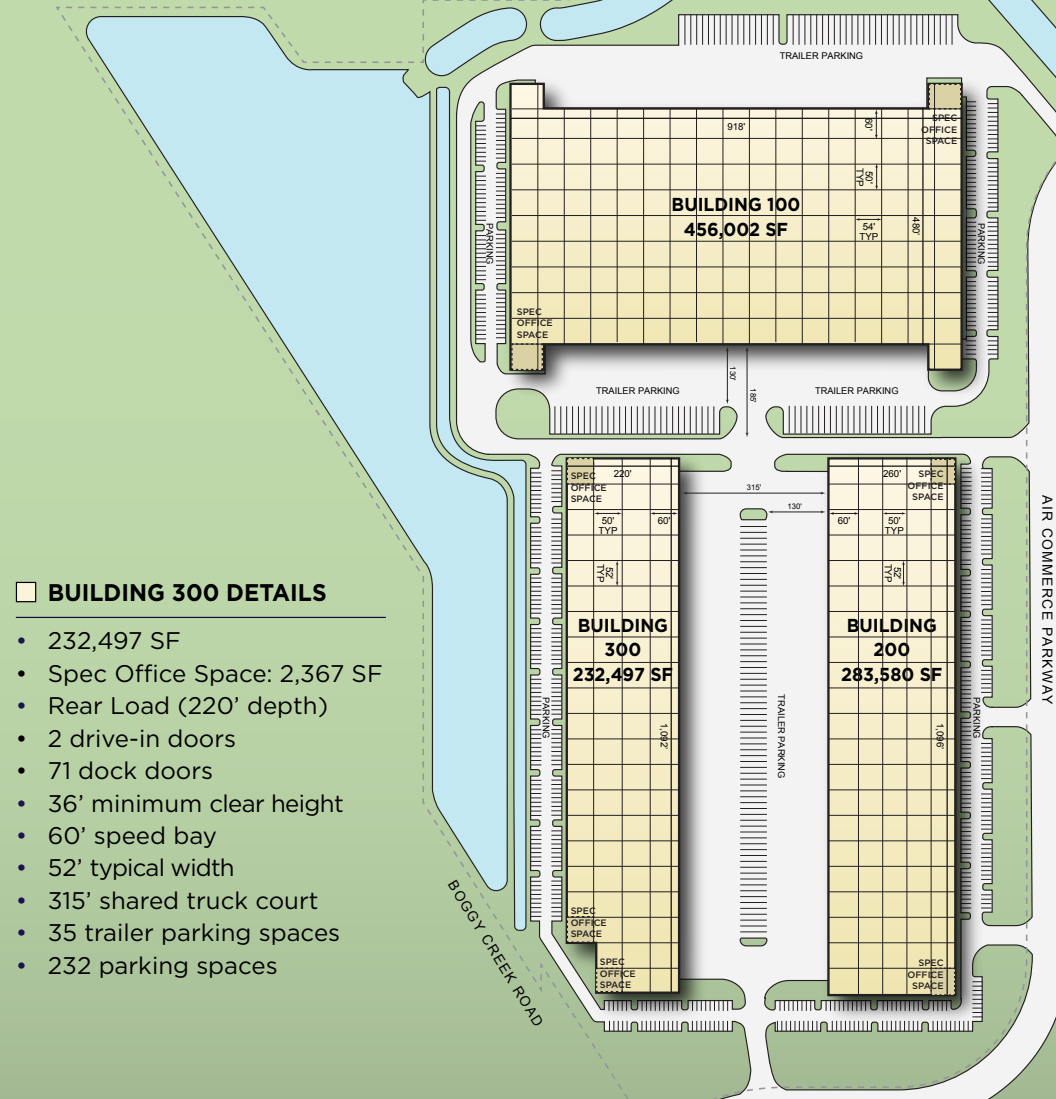
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BUILDING 300 DETAILS

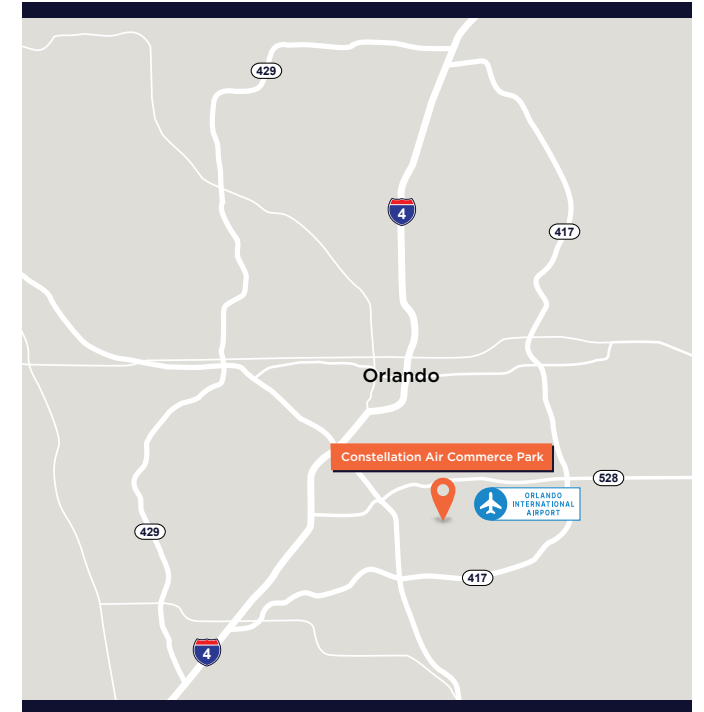
- 232,497 SF
- Spec Office Space: 2,367 SF
- Rear Load (220' depth)
- 2 drive-in doors
- 71 dock doors
- 36' minimum clear height
- 60' speed bay
- 52' typical width
- 315' shared truck court
- 35 trailer parking spaces
- 232 parking spaces

BUILDING 100 DETAILS

- 456,002 SF
- Spec Office Space: 3,241 SF
- Cross-Dock (480' depth)
- 4 drive-in doors
- 102 dock doors
- 36' minimum clear height
- 60' speed bay
- 54' typical width
- 185' truck court
- 105 trailer parking spaces
- 195 parking spaces

BUILDING 200 DETAILS

- 283,580 SF
- Spec Office Space: 2,367 SF
- Rear Load (260' depth)
- 2 drive-in doors
- 71 dock doors
- 36' minimum clear height
- 60' speed bay
- 52' typical width
- 315' shared truck court
- 35 trailer parking spaces
- 284 parking spaces



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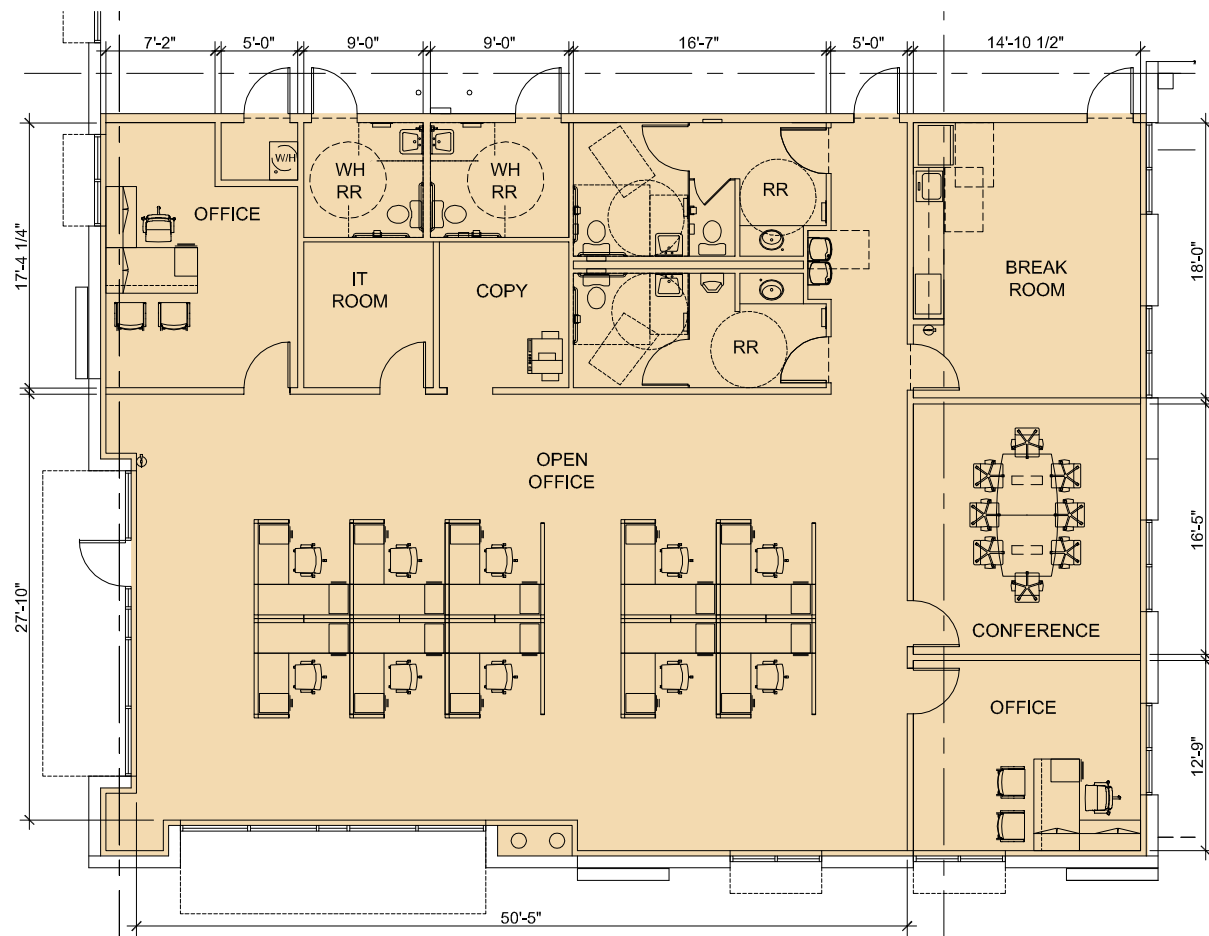
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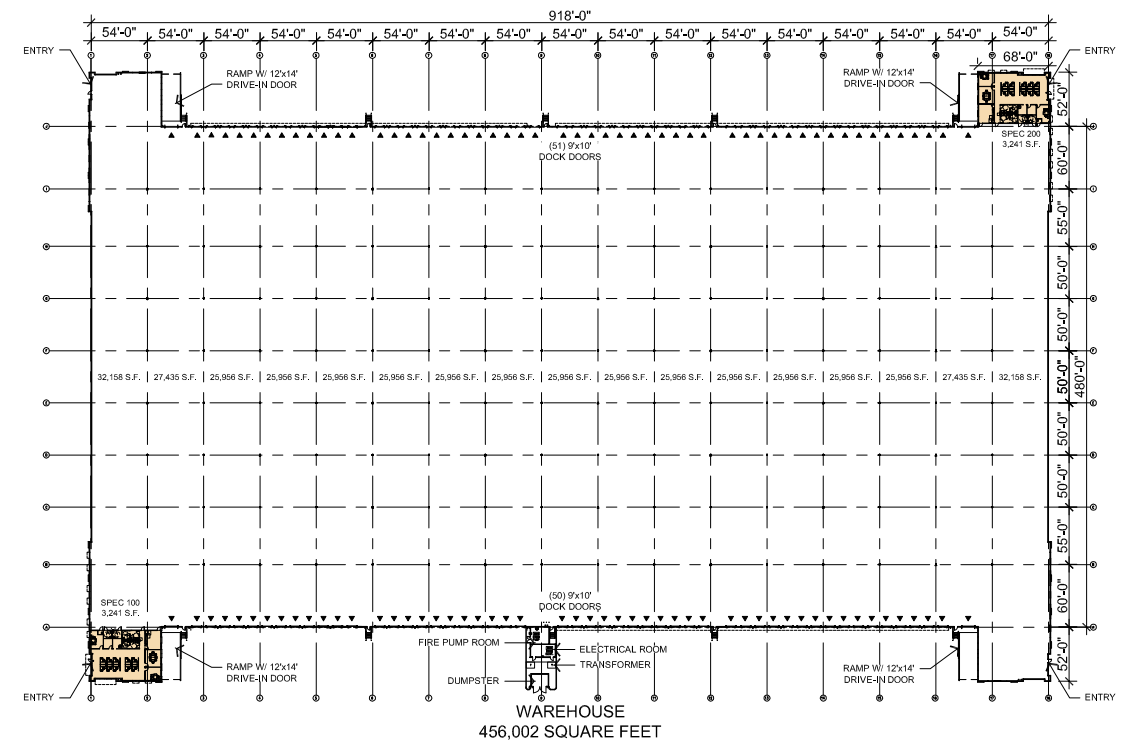
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BUILDING 100 DETAILS

- 3,241 SF: Spec Office Space
- 456,002 SF: Total Building
- Cross-Dock (480' depth)
- 4 drive-in doors
- 102 dock doors
- 36' minimum clear height
- 60' speed bay
- 54' typical width
- 185' truck court
- 105 trailer parking spaces
- 195 parking spaces



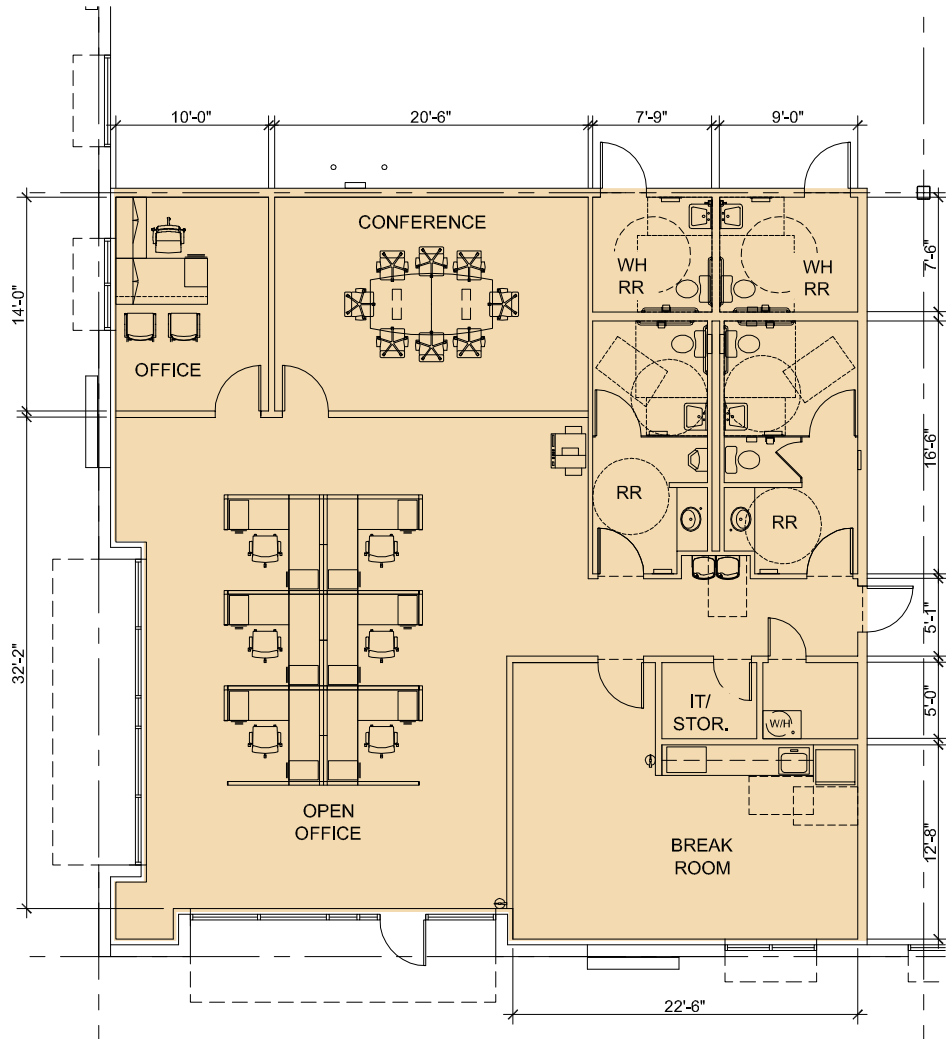
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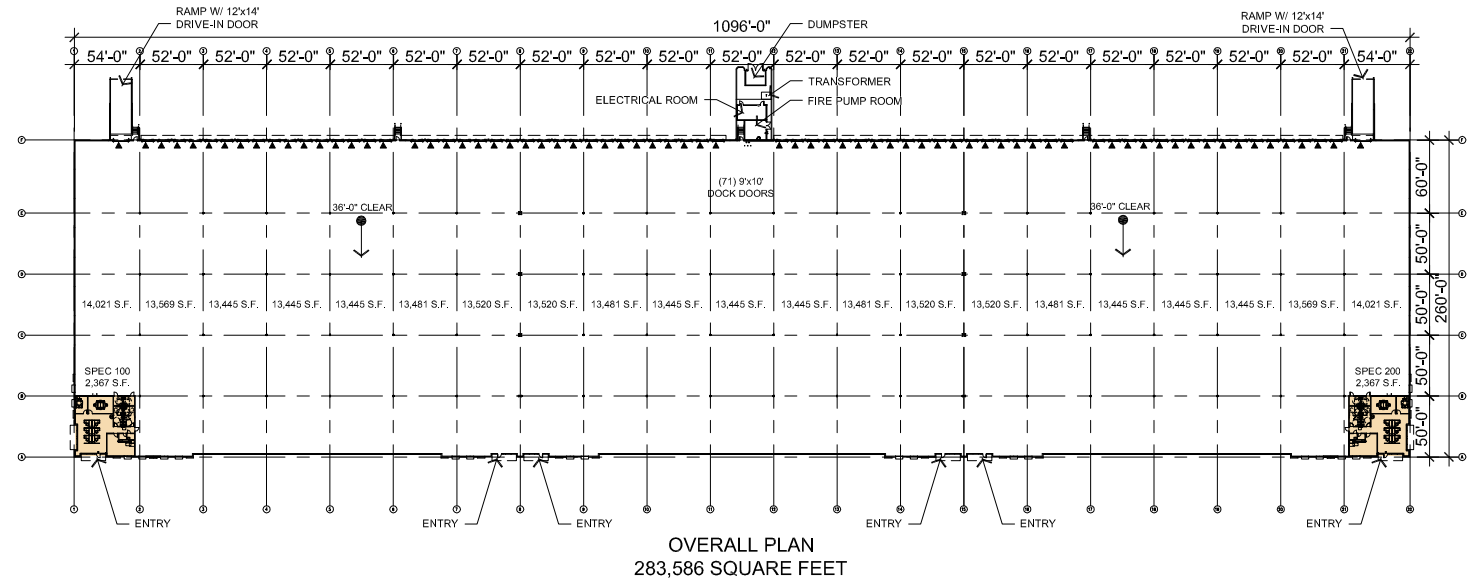
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■ BUILDING 200 DETAILS

- 2,367 SF: Spec Office Space
- 283,580 SF: Total Building
- Rear Load (260' depth)
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- 71 dock doors
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- 315' shared truck court
- 35 trailer parking spaces
- 284 parking spaces



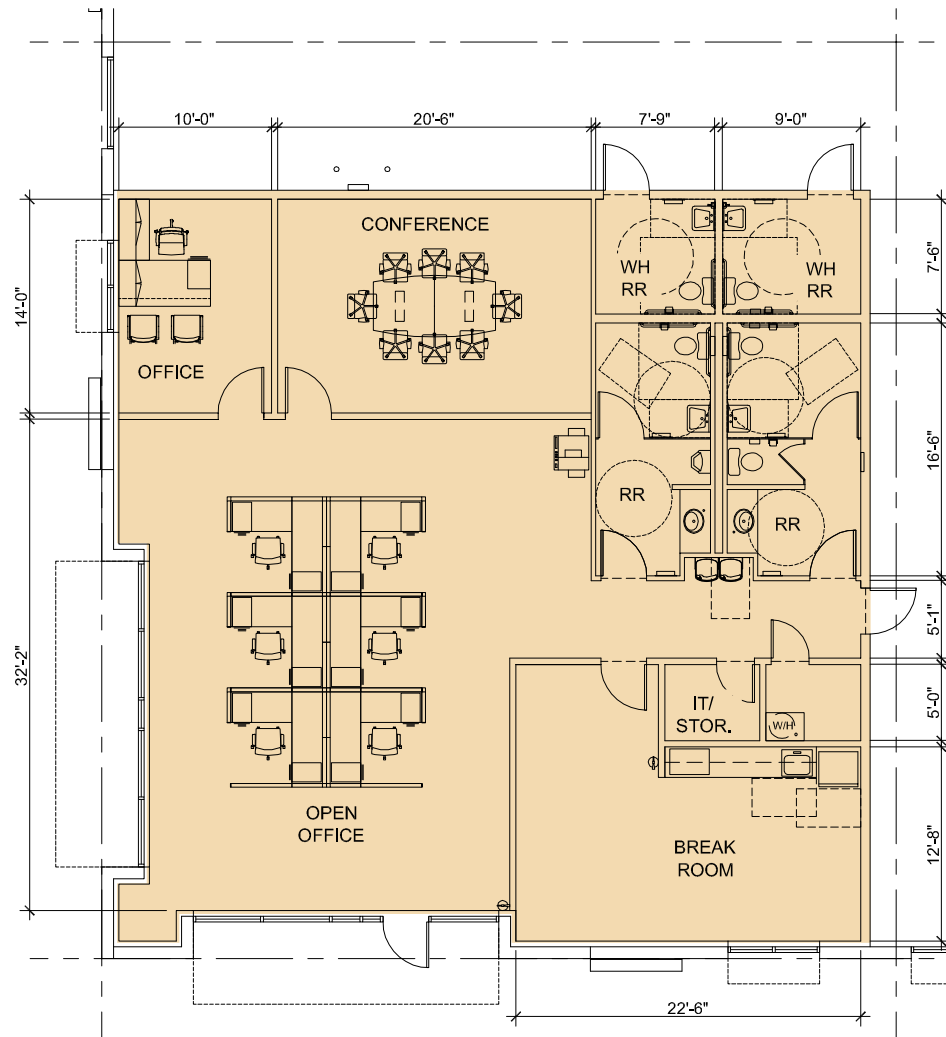
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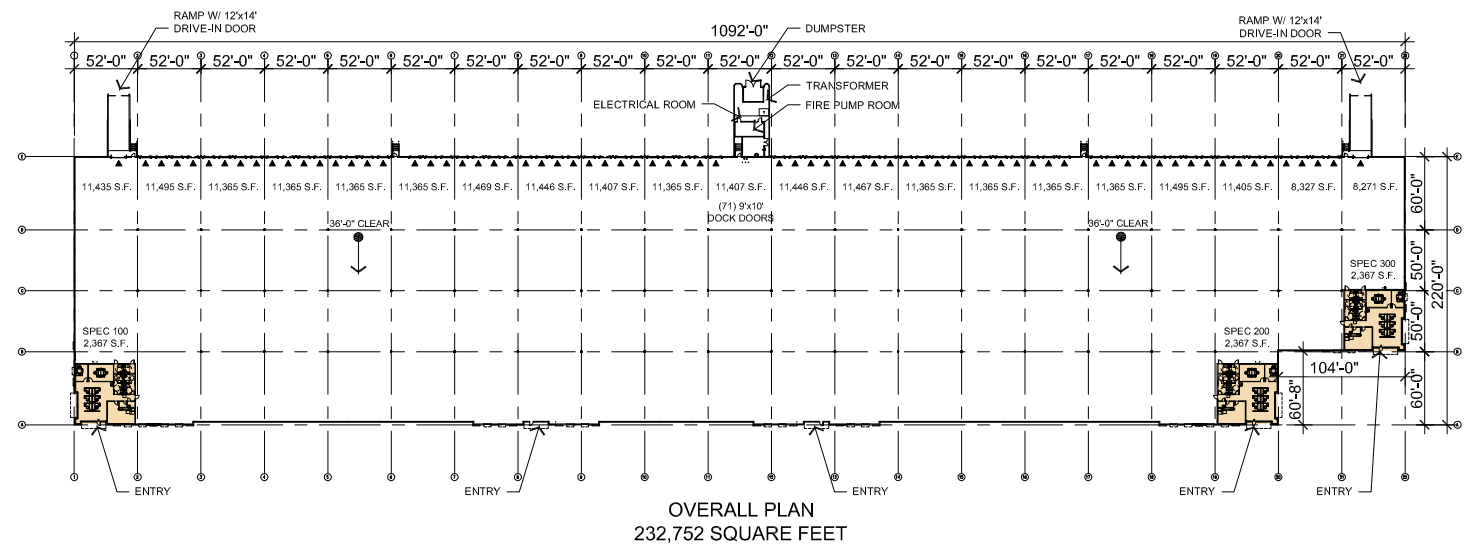
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■ BUILDING 300 DETAILS

- 2,367 SF: Spec Office Space
- 232,497 SF: Total Building
- Rear Load (220' depth)
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