

972,079 SF
Available for Lease

Available Q4 2025



Constellation Air Commerce Park

10195 Boggy Creek Road, Orlando, FL 32824



(click or scan
for website)



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
- Green features including LEED certified design, LED lights, and conduit for EV charging

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

A Development of
 **constellation**
real estate partners
&

 **Northwestern Mutual**

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BUILDING 300 DETAILS

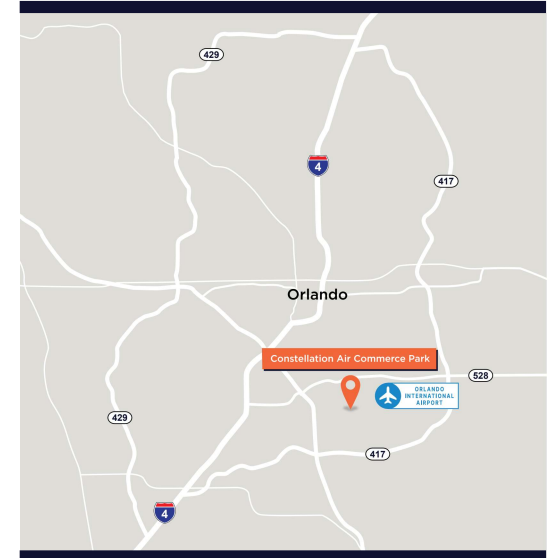
- 232,497 SF
- Spec Office Space: 2,367 SF
- Rear Load (220' depth)
- 2 drive-in doors
- 71 dock doors
- 36' minimum clear height
- 60' speed bay
- 52' typical width
- 315' shared truck court
- 35 trailer parking spaces
- 232 parking spaces

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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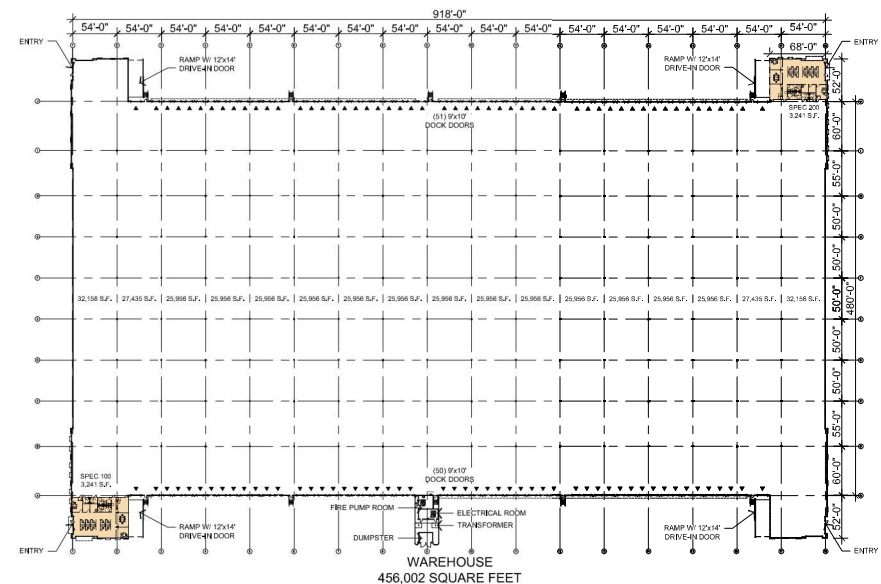
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BUILDING 100 DETAILS

- 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



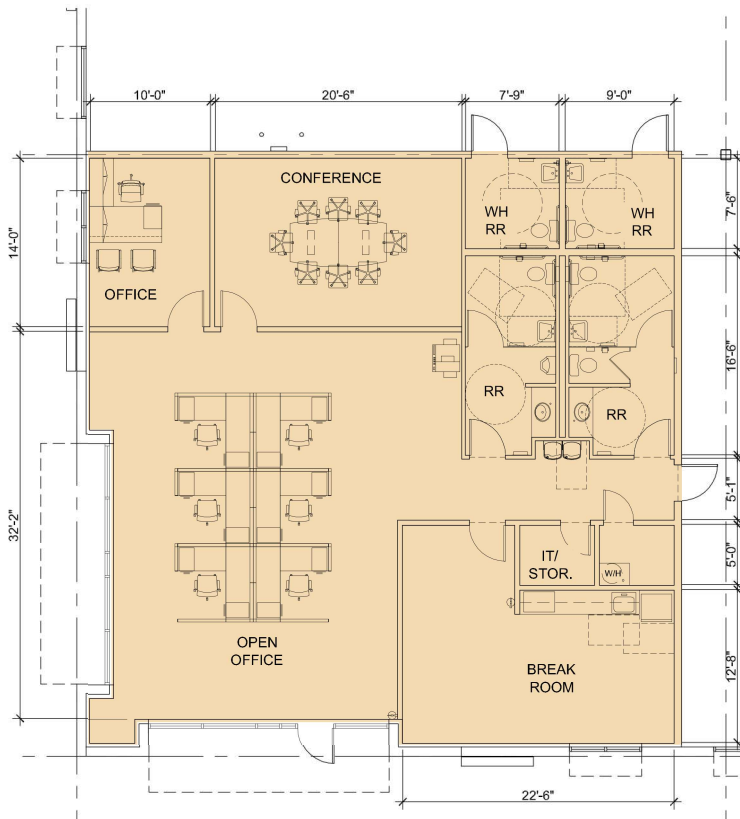
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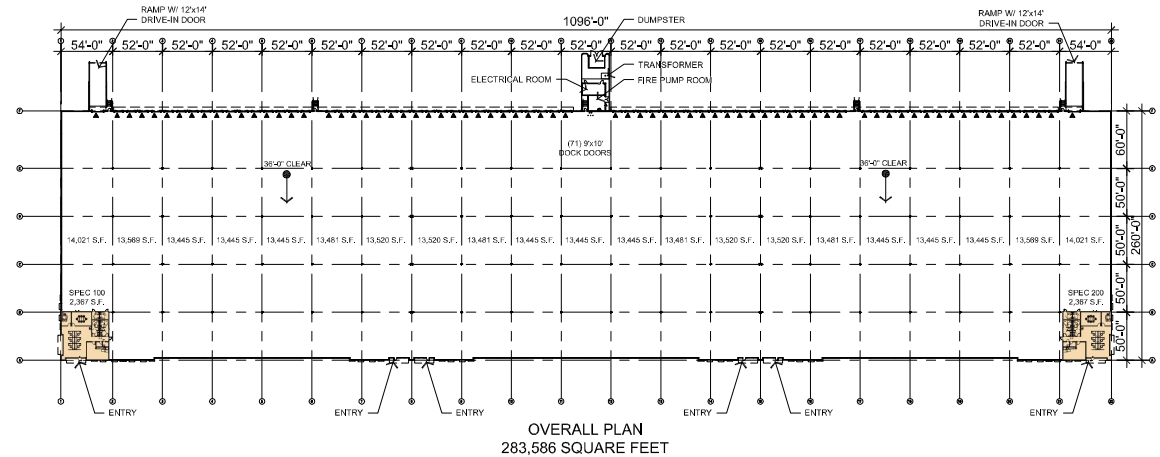
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BUILDING 200 DETAILS

- 2,367 SF: Spec Office Space
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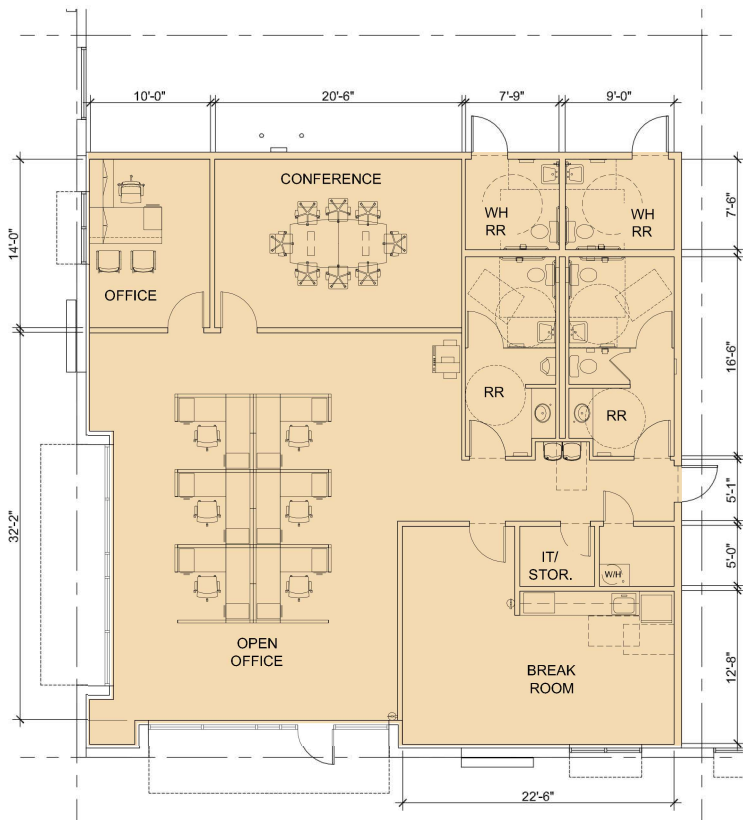
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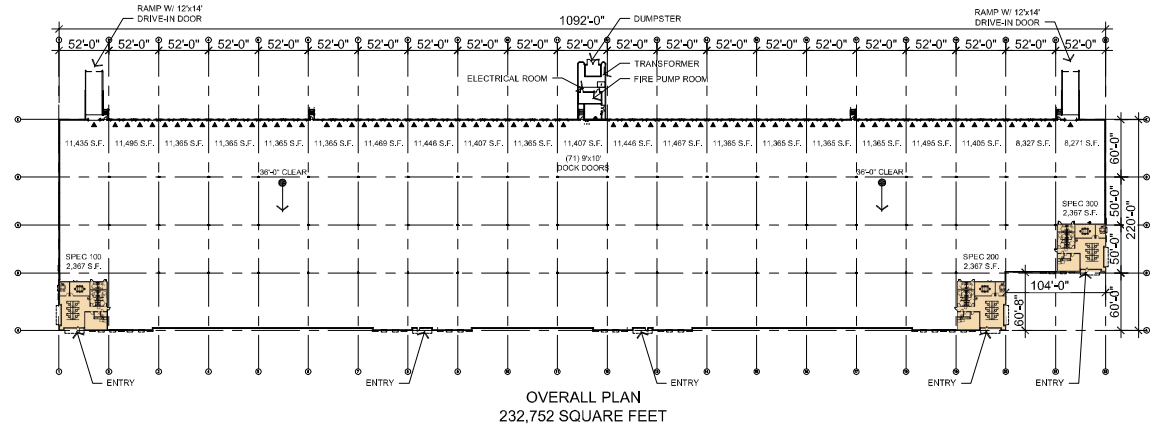
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BUILDING 300 DETAILS

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