

AT STEEL BUILDINGS • PROJECT DOSSIER / CASE STUDY

JOHN YOUNG COMMERCIAL BUILDING

12-Unit Commercial Shell — Orlando, Florida

ENGINEERING THAT SUPPORTS THE FUTURE.



Completed building — 10263 S John Young Parkway, Orlando, FL

01 PROJECT IDENTIFICATION

PROJECT NAME	John Young Commercial Building — 10263 S John Young Pkwy, Orlando, FL 32837
CLIENT / DEVELOPER	ROI Development • returning AT Steel client (705 Hennis Road developer)
ARCHITECT OF RECORD	Moreno Orama Architecture, Inc. (Francisco J. Moreno-Orama, AR99008)
STRUCTURAL ENGINEER	IBC Engineering Design Services, Inc. (Hasan S. Arouri, PE #53319)
AT STEEL SCOPE	Pre-engineered steel superstructure + cold-formed framing +

	insulated-panel envelope + erection
INDUSTRY / SECTOR	Commercial real estate – multi-tenant mercantile / flex
LOCATION	Orlando, Orange County, Florida 32837 – Orangewood PD
COMPLETION	Final walkthrough February 28, 2026

02 KEY FACTS STRIP

BUILDING TYPE	FOOTPRINT	PARAPET HEIGHT
12-unit commercial shell	30,000 SF	34 ft
TOTAL BUILD TIME	CODE / WIND	YEAR COMPLETED
32 weeks	FBC 2023 • 135 mph	2026

03 PROJECT OVERVIEW

An Orlando developer — ROI Development, returning to AT Steel after the 705 Hennis Road flex building — needed a single-story commercial shell on a 2.48-acre John Young Parkway frontage that would lease as twelve independent 2,500-square-foot mercantile units behind one continuous storefront. AT Steel engineered, manufactured, and erected the pre-engineered steel superstructure, cold-formed framing, and insulated-metal-panel envelope under one delegated-design package — manufactured and delivered in 12 weeks, then installed to final walkthrough over 20 weeks on site, with one team accountable throughout. The result is a 30,000-square-foot column-free shell rising to a 34-foot parapet, closed in a charcoal insulated-panel envelope and a white insulated standing-rib roof, built to the 2023 Florida Building Code for 135 mph wind and handed over ready for tenant fit-out.

04 CONTEXT & CHALLENGE

The building had to do three things at once that a standard kit warehouse will not.

1. One building, twelve mercantile tenants. The shell had to divide into twelve 2,500-SF suites along a single John Young Parkway storefront — each with its own glazed entry and overhead service door — so demising walls and 1-hour tenant separations set the tenancies, not the structure.

2. A column-free high-bay volume. Each tenant needed uninterrupted mercantile floor and high clear stacking height — which meant a clear-span steel frame carrying the full building width with no interior columns under a 34-foot parapet.

3. A presentable Florida frontage. On a high-visibility arterial, the envelope had to meet the 2023 Florida Building Code at 135 mph design wind while presenting the clean, glazed, canopy-shaded street face the lease-up depended on.

A bare metal kit building meets none of those three at once; the structure and the architectural envelope had to be engineered together.

05 ENGINEERING APPROACH

DECISION 1 Clear-span rigid steel frame, no interior columns

REASON A single pre-engineered rigid frame carries the full building width, so the interior is column-free and the demising walls — not the structure — define each suite.

OUTCOME A 30,000-SF shell divided into twelve 2,500-SF suites, every suite an uninterrupted column-free floor.

DECISION 2 34-foot parapet over a high-bay clear volume

REASON Framing the shell to a 34-foot parapet creates a tall, clear interior — warehouse-grade stacking and rack height under the full roof — while the flush parapet screens roof-top units from the street.

OUTCOME Mercantile tenants get high clear height and a clean architectural cap in one move, with no rooftop equipment visible from John Young Parkway.

DECISION 3 Insulated-metal-panel envelope with a white insulated roof

REASON Charcoal vertical insulated wall panels and a white 26-gauge insulated standing-rib roof close the envelope in a single pass — noncombustible, conditioned-ready, and the finished street face in the same trade.

OUTCOME A weather-tight, code-compliant shell that needed no separate cladding trade to be presentable for lease-up, with the reflective white roof cutting cooling load in the Florida sun.

DECISION 4 Cantilevered steel storefront canopy / brise-soleil

REASON A continuous cantilevered steel canopy — sun-shade fins on exposed steel posts and tension rods — runs the length of the storefront, detailed to be both shade and the building's design language.

OUTCOME Every tenant entry reads as finished, shaded retail frontage straight off the steel, unified into one address on John Young Parkway.

06 TECHNICAL SPECIFICATIONS

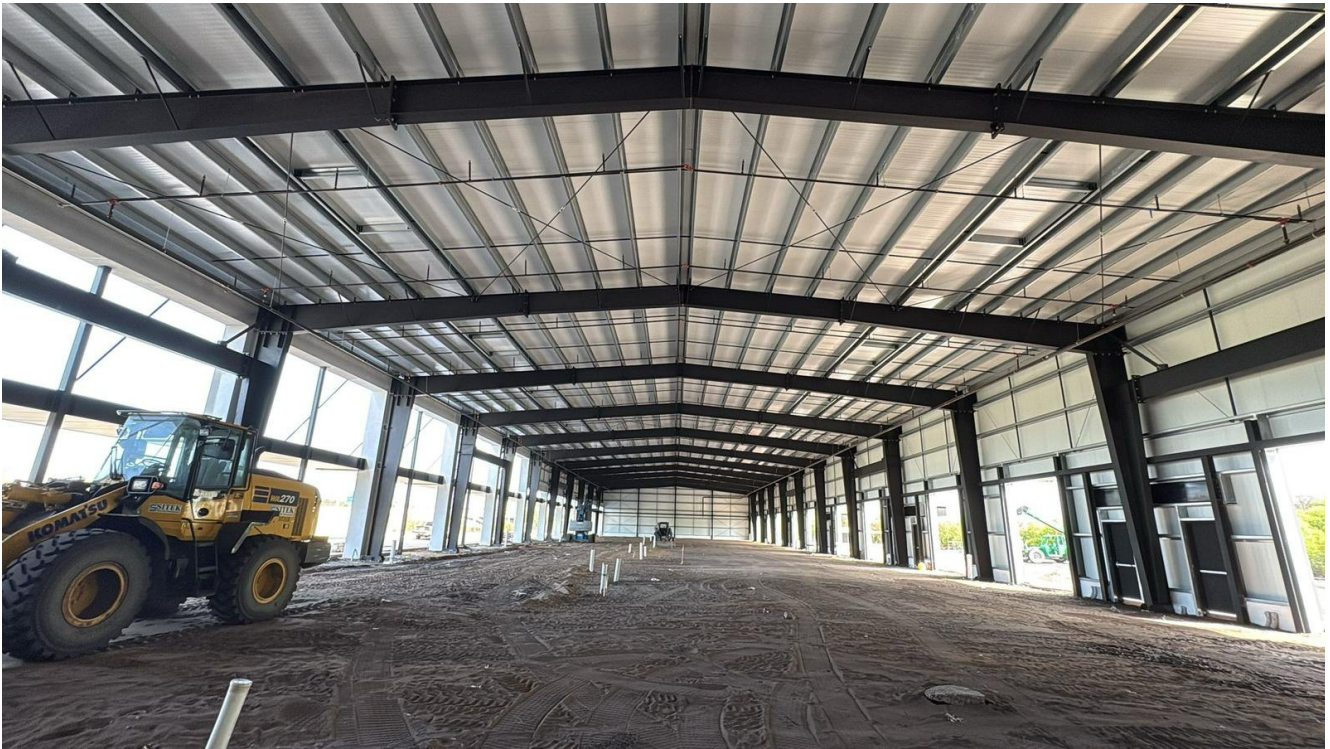
SPEC	VALUE
BUILDING TYPE	Multi-tenant commercial / mercantile shell (pre-engineered steel)

OCCUPANCY (FBC)	M – Mercantile
CONSTRUCTION TYPE	Type IIIB (sprinklered) – noncombustible primary frame & exterior walls
STORIES	1
FOOTPRINT / GROSS AREA	30,000 sq ft
TENANT UNITS	12 units · ~2,500 sq ft each, column-free
SITE	2.48 acres (108,029 sq ft) · Orangewood PD · 112 parking spaces
TOP OF PARAPET	34'-0"
PRIMARY FRAMING	Pre-engineered steel clear-span rigid frame; exposed structural steel; cold-formed secondary framing; rod wind bracing
WALL PANELS	Charcoal vertical insulated metal panel (noncombustible)
ROOF SYSTEM	White insulated metal roof panel – 1-1/4" rib, 26-gauge steel; 1:12 slope
DOOR SYSTEMS	Per suite: aluminum/glass storefront entries (PGT WinGuard); Haas overhead sectional service doors; commercial steel man doors
WIND LOAD	135 mph ultimate design wind (Vult 134 / Vasd 109) · FBC 2023, 8th Ed. · Exposure B · Risk Category II
WIND-BORNE DEBRIS	Outside region (no impact glazing required)
FLOOR LIVE LOAD	125 psf light storage (1,000 lb concentrated)
ROOF LIVE LOAD	20 psf
FIRE SUPPRESSION	Fully sprinklered (NFPA 13); smoke detection (NFPA 72)
TENANT SEPARATION	1-hour rated + sprinklers
FLOOD ZONE	AE (FEMA FIRM panel 12095C0420F)
FOUNDATION	Slab-on-grade / concrete by others (outside AT Steel scope)
SPECIAL FEATURES	Cantilevered steel storefront canopy / brise-soleil; full-height storefront glazing; flush RTU-screening parapet; roof-access ladder & cage
MANUFACTURING TIME	12 weeks (fabrication & delivery)
INSTALLATION TIME	20 weeks (installation to final walkthrough)
TOTAL BUILD TIME	32 weeks (fabrication to final walkthrough)

07 CONSTRUCTION SEQUENCE

MILESTONE 01 — Frame Erection

Fall 2025



- Clear-span rigid frames and cold-formed secondary steel raised over the slab — a column-free interior the full width of the building.

MILESTONE 02 — Envelope & Storefront Canopy

Winter 2025-26



- Charcoal insulated wall panels, the white insulated roof, and the cantilevered steel storefront canopy installed to weather-tight.

MILESTONE 03 — Final Walkthrough & Handover

February 28, 2026



- A 30,000-SF lease-ready shell completed to final walkthrough — glazed storefront line, flush parapet, paved site — 20 weeks from start of installation.

08 DELIVERY OUTCOMES

- A 30,000-SF column-free commercial shell manufactured and delivered in 12 weeks and installed to final walkthrough in 20 weeks — 32 weeks fabrication-to-walkthrough, one team accountable throughout.
- A single John Young Parkway storefront that subdivides into twelve independently leased 2,500-SF mercantile units, each with its own glazed entry, overhead service door, and 1-hour separation.
- A 34-foot clear-span high-bay volume giving mercantile tenants warehouse-grade stacking height under a flush, roof-top-unit-screening parapet.
- A 135 mph (FBC 2023) envelope in charcoal insulated panel with a reflective white insulated roof — noncombustible, conditioned-ready, and presentable for lease-up with no separate cladding trade.
- AT Steel's second delivery for ROI Development — a repeat developer relationship carried from 705 Hennis Road to John Young Parkway.

09 CLIENT TESTIMONIAL

Optional. A 2–3 sentence quote from ROI Development, specific to the result, can be placed here upon client approval. Left as a placeholder — not fabricated.

10 PROJECT GALLERY



Completed structure, aerial – John Young Parkway frontage



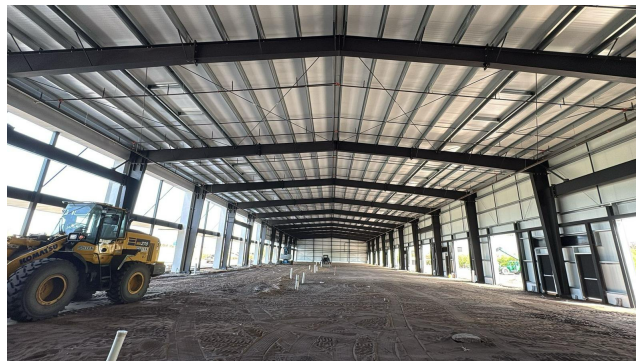
Charcoal insulated-panel storefront elevation with tenant entries



Cantilevered steel storefront canopy and glazed entry



Canopy steel running the tenant storefront line, mid-construction



Clear-span interior – exposed steel frames and insulated roof

11 RELATED SOLUTIONS & CALL TO ACTION

RELATED SOLUTIONS /commercial/ /flex-space/

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12 SEO METADATA (YOAST / WORDPRESS)

URL SLUG	/projects/12-unit-commercial-shell-orlando-2026
FOCUS KEYPHRASE	steel commercial building Orlando FL
KEYPHRASE SYNONYMS	multi-tenant steel building Orlando, prefab commercial shell Orange County FL
META DESCRIPTION	30,000-SF, 12-unit steel commercial shell on S John Young Pkwy, Orlando FL – column-free 2,500-SF suites, 34-ft parapet, 135 mph FBC envelope, delivered 2026.
FEATURED IMAGE ALT	Steel commercial shell building in Orange County, FL – completed 30,000-SF structure, aerial view
OPEN GRAPH IMAGE	1200×630 crop of the aerial hero

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