

Industrial | For Lease

CBRE

3052 Shader Rd

Industrial Flex Space Available

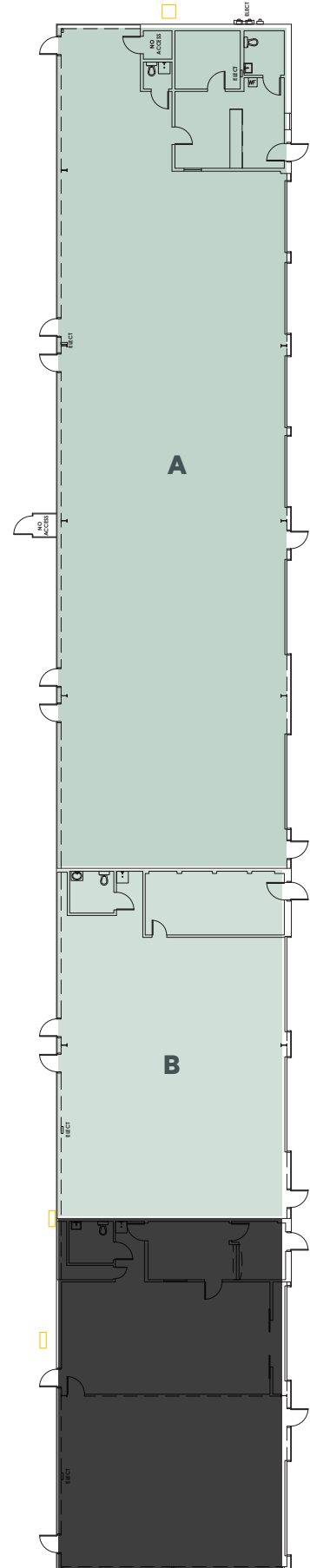
3052 Shader Rd
Orlando, FL 32808

2,415 - 5,835 SF | 20' Clear Height | Oversized Doors



AVAILABLE FOR LEASE:

	SUITE A	SUITE B
Total SF	5,835 SF	2,415 SF
Office SF	440 SF Office	150 SF Office
Clear Height	20' Clear Height	20' Clear Height
Grade Level Doors	4 (12' w x 12' h) 2 (16' w x 12' h)	2 (12' w x 12' h)
Power	3p	3p
Lease Rate PSF	\$14.50 PSF NNN	\$15.50 PSF NNN
Opex PSF	\$4.75 Opex	\$4.75 Opex
Monthly Rent	\$9,360	\$4,075

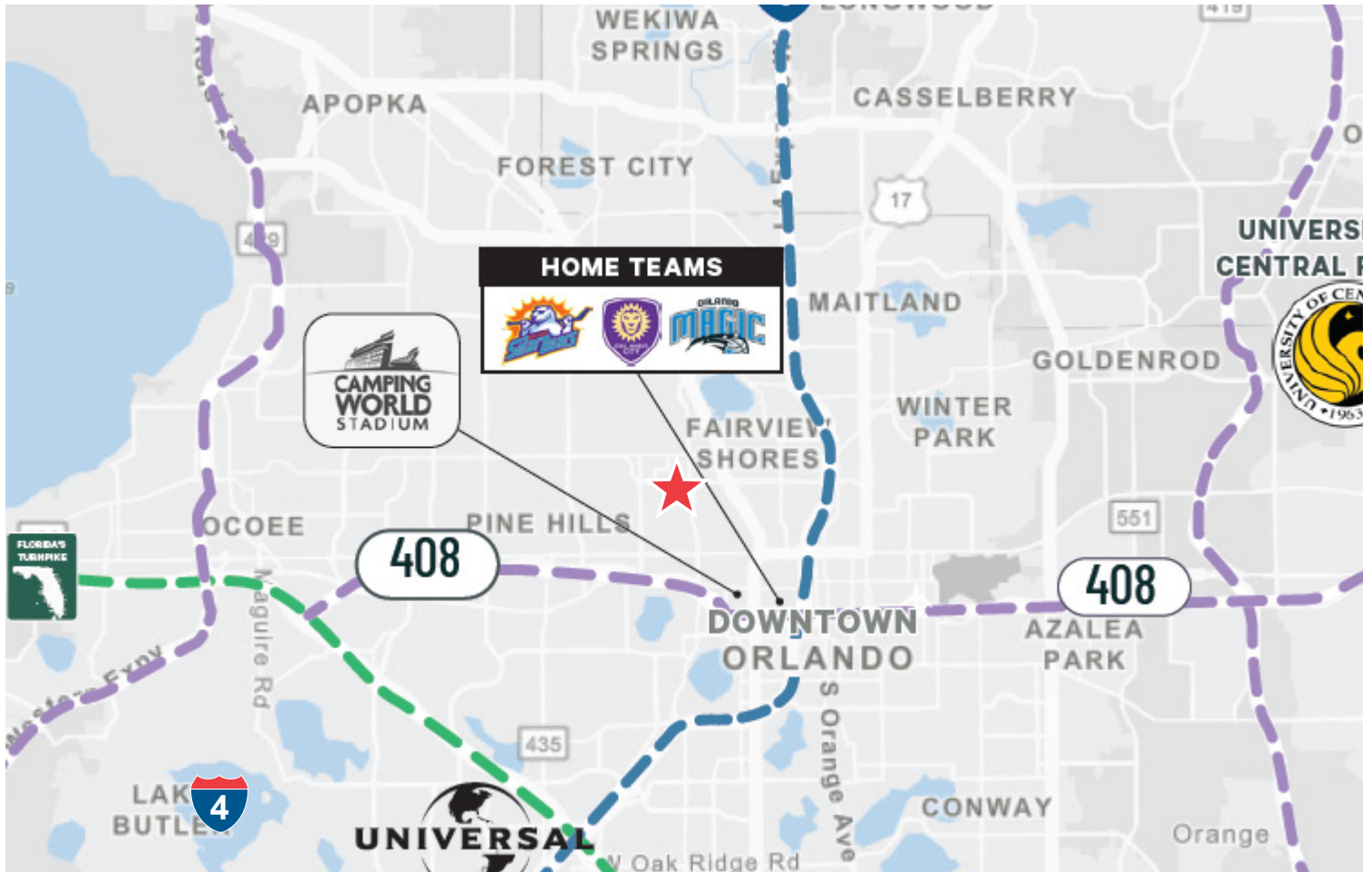


LOCATION

Distance to Key Hubs:

- + Easy Access to the Heart of Orlando: Located in the Packing District, providing convenient access to your customers and suppliers.
- + Benefit from quick access to major highways (408, I-4) for efficient distribution, regional reach, and seamless travel.

Strategically positioned to give your venture the edge it needs to flourish in the dynamic Orlando market. We understand the needs of innovators and entrepreneurs, and this location delivers.



Contact Us For Leasing

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