

Industrial | For Lease

CBRE

3052 Shader Rd

Industrial Flex Space Available

3052 Shader Rd
Orlando, FL 32808

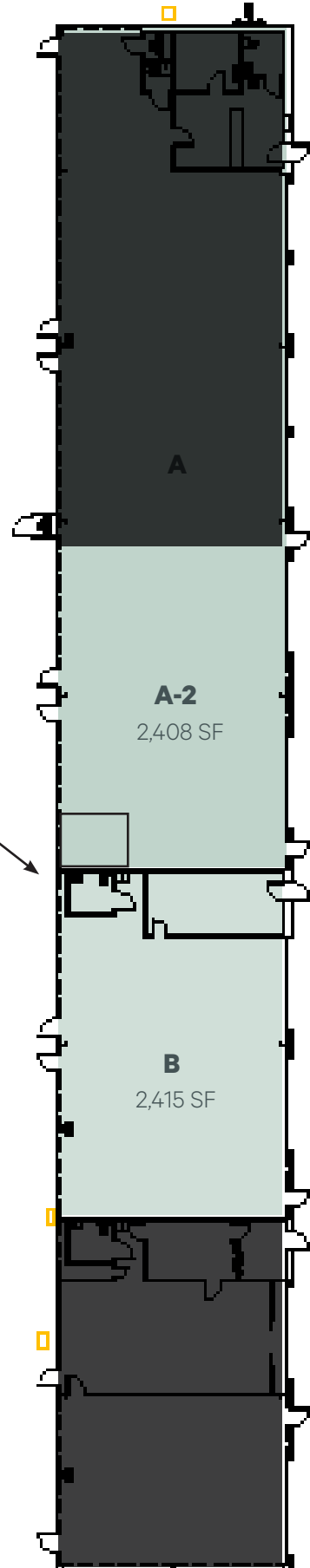
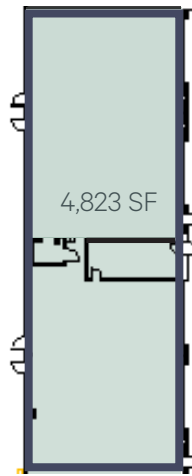
2,408 - 4,823 SF | 18' Clear Height | Oversized Doors



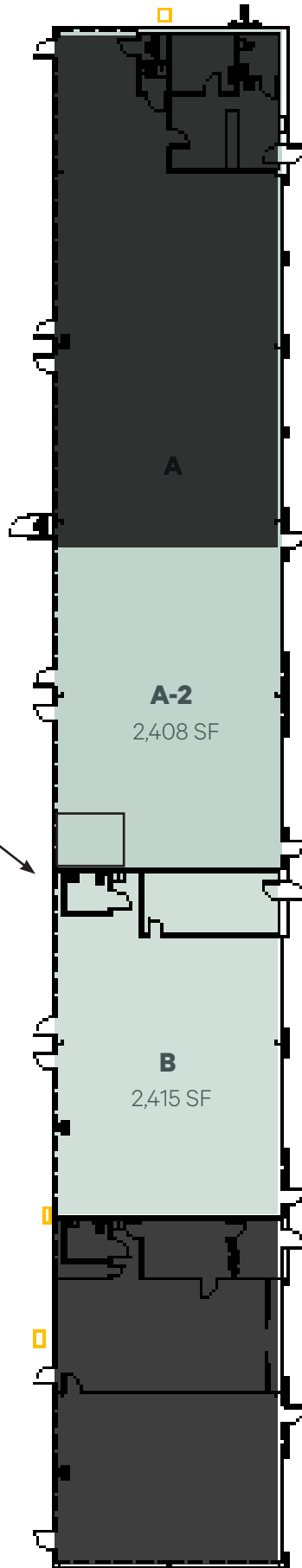
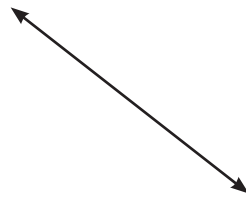
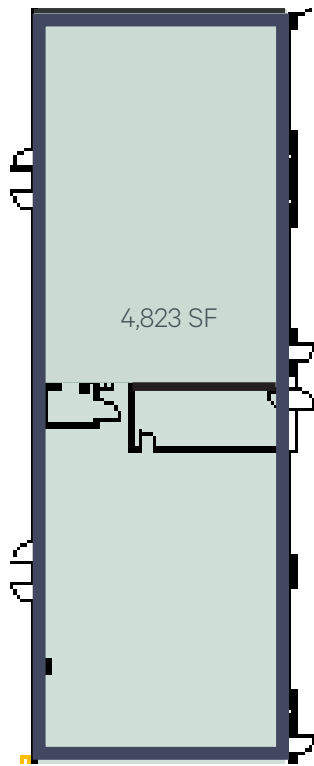
AVAILABLE FOR LEASE:

	SUITE A-2	SUITE B
Total SF	2,408 SF	2,415 SF
Office SF	100 SF / 1 restroom	150 SF / 1 restroom
Clear Height	17' - 18'	17' - 18'
Grade Level Doors	(1) 12'x14' (1) 12'x12'	(2) 12' x 12'
Power	3p	3p
Lease Rate PSF	\$15.00 PSF NNN	\$15.00 PSF NNN
Opex PSF	\$4.75 Opex	\$4.75 Opex
Monthly Rent	\$3,963	\$3,975

	SUITE A-2 + B
Total SF	4,823 SF
Office SF	200 SF / 1 restroom
Clear Height	17' - 18'
Grade Level Doors	(1) 12'x14' (3) 12'x12'
Power	3p
Lease Rate PSF	\$14.75 PSF NNN
Opex PSF	\$4.75 Opex
Monthly Rent	\$7,837



SUITE A2 + B



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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