Industrial | For Lease

CBRE

# 3052 Shader Rd

## Industrial Flex Space Available

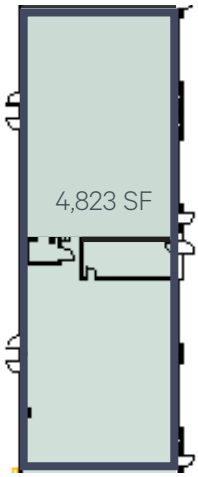
3052 Shader Rd
Orlando, FL 32808

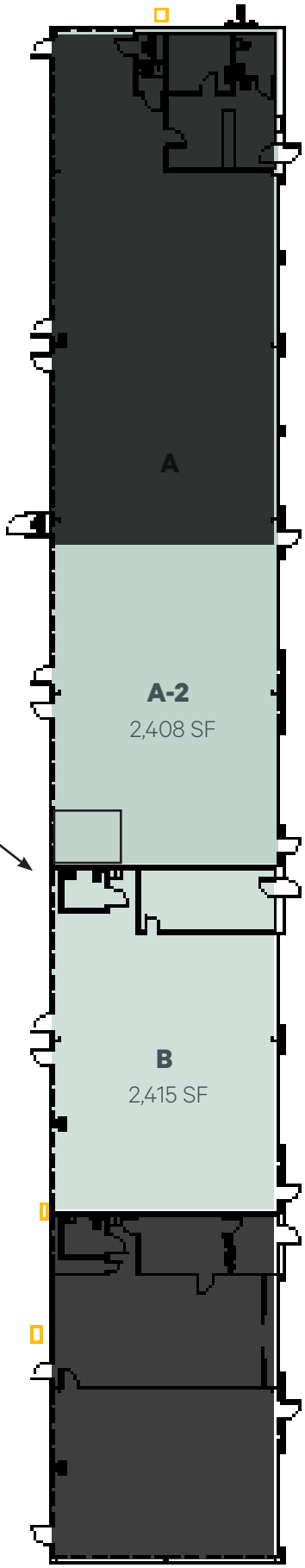
**2,408 - 4,823 SF | 18’ Clear Height | Oversized Doors**

**AVAILABLE FOR LEASE:**

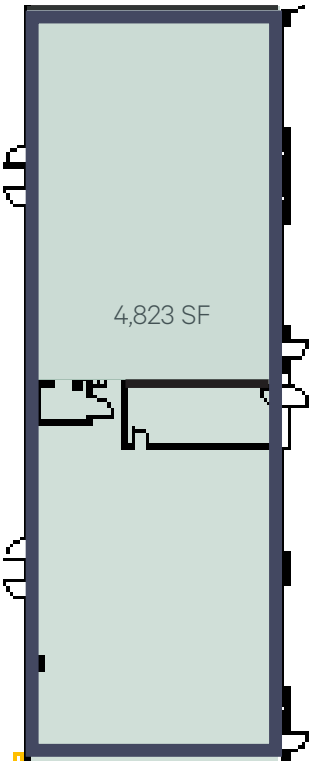
| | SUITE A-2 | SUITE B |
|---|---|---|
| Total SF | 2,408 SF | 2,415 SF |
| Office SF | 100 SF / 1 restroom | 260 SF / 1 restroom |
| Clear Height | 17' - 18' | 17' - 18' |
| Grade Level Doors | (1) 12'x14'<br>(1) 12'x12' | (2) 12' x 12' |
| Power | 3p | 3p |
| Lease Rate PSF | $15.00 PSF NNN | $15.00 PSF NNN |
| Opex PSF | $4.75 Opex | $4.75 Opex |
| Monthly Rent | $3,963 | $3,975 |

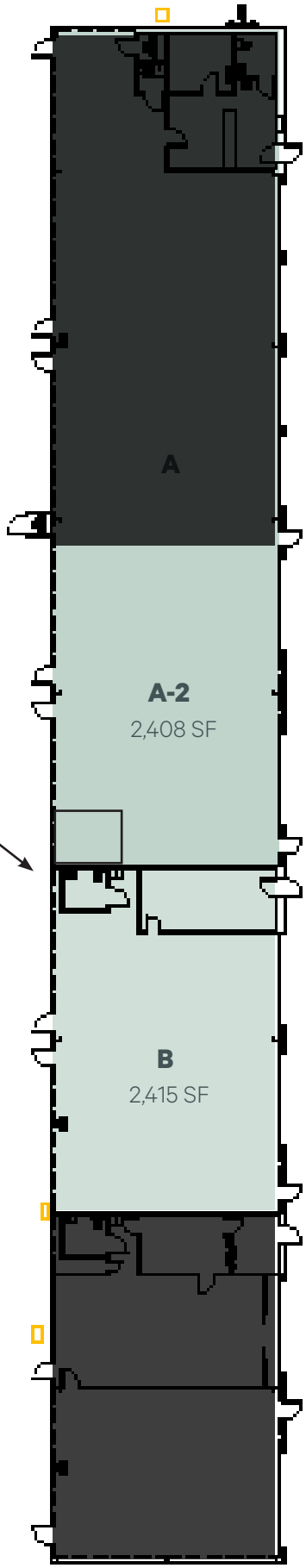
| | SUITE A-2 + B |
|---|---|
| Total SF | 4,823 SF |
| Office SF | 360 SF / 1 restroom |
| Clear Height | 17' - 18' |
| Grade Level Doors | (1) 12'x14'<br>(3) 12'x12' |
| Power | 3p |
| Lease Rate PSF | $15.00 PSF NNN |
| Opex PSF | $4.75 Opex |
| Monthly Rent | $7,938 |



## SUITE A2 + B



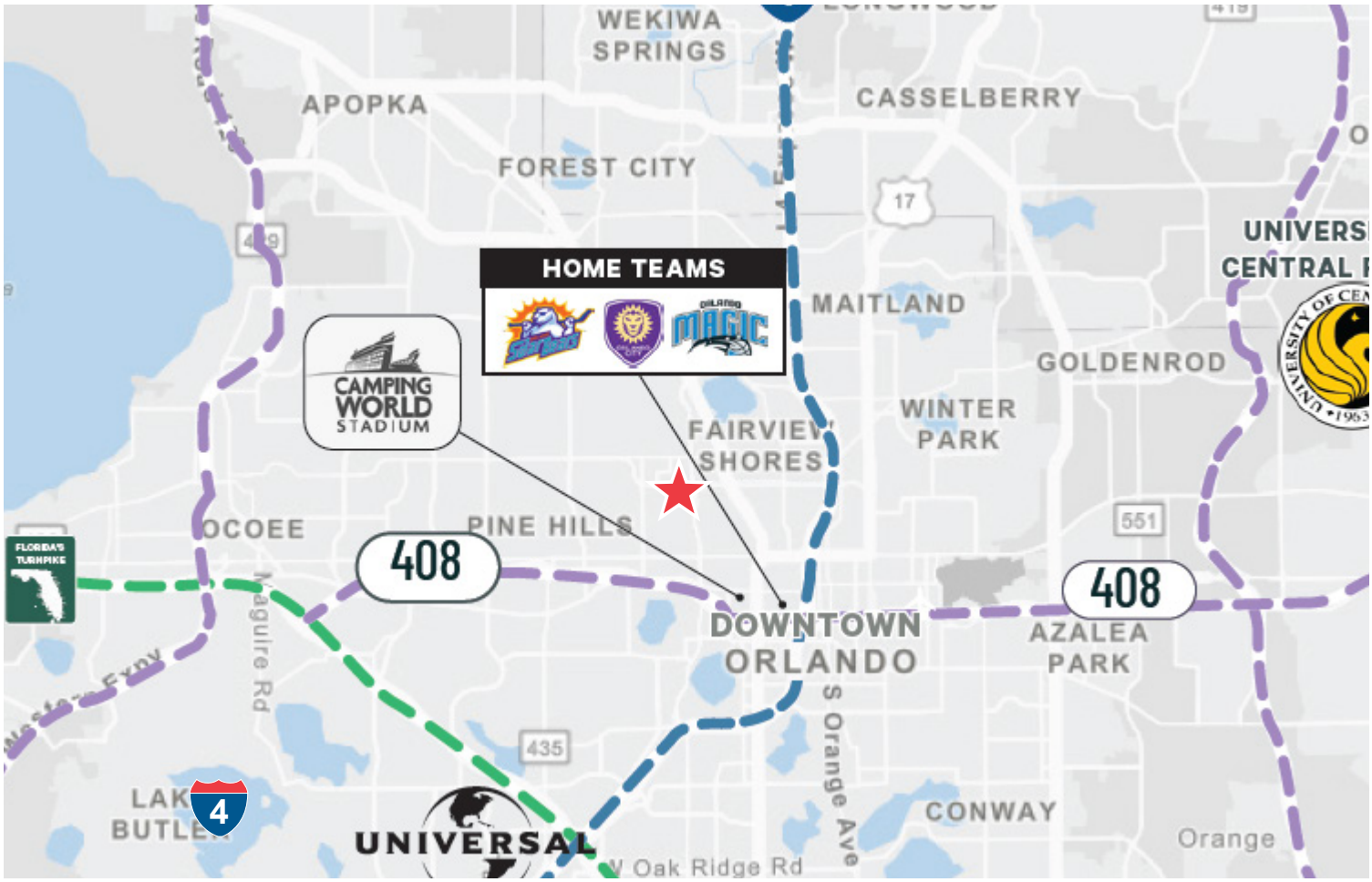



## LOCATION

### 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, regionalreach, 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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