



For sublease

3122 Shader Rd, Orlando, FL 32808
40,000 SF available

Property specifications

Size 40,000 SF

Zoning I-2, Orange County

Clear height 28'

Dock doors 3 dock doors

Ramps 4 ramps

Loading Front

Power 400a/3v 3p

Sprinkler system Class III

Year built 1963

Lease rate Call for pricing

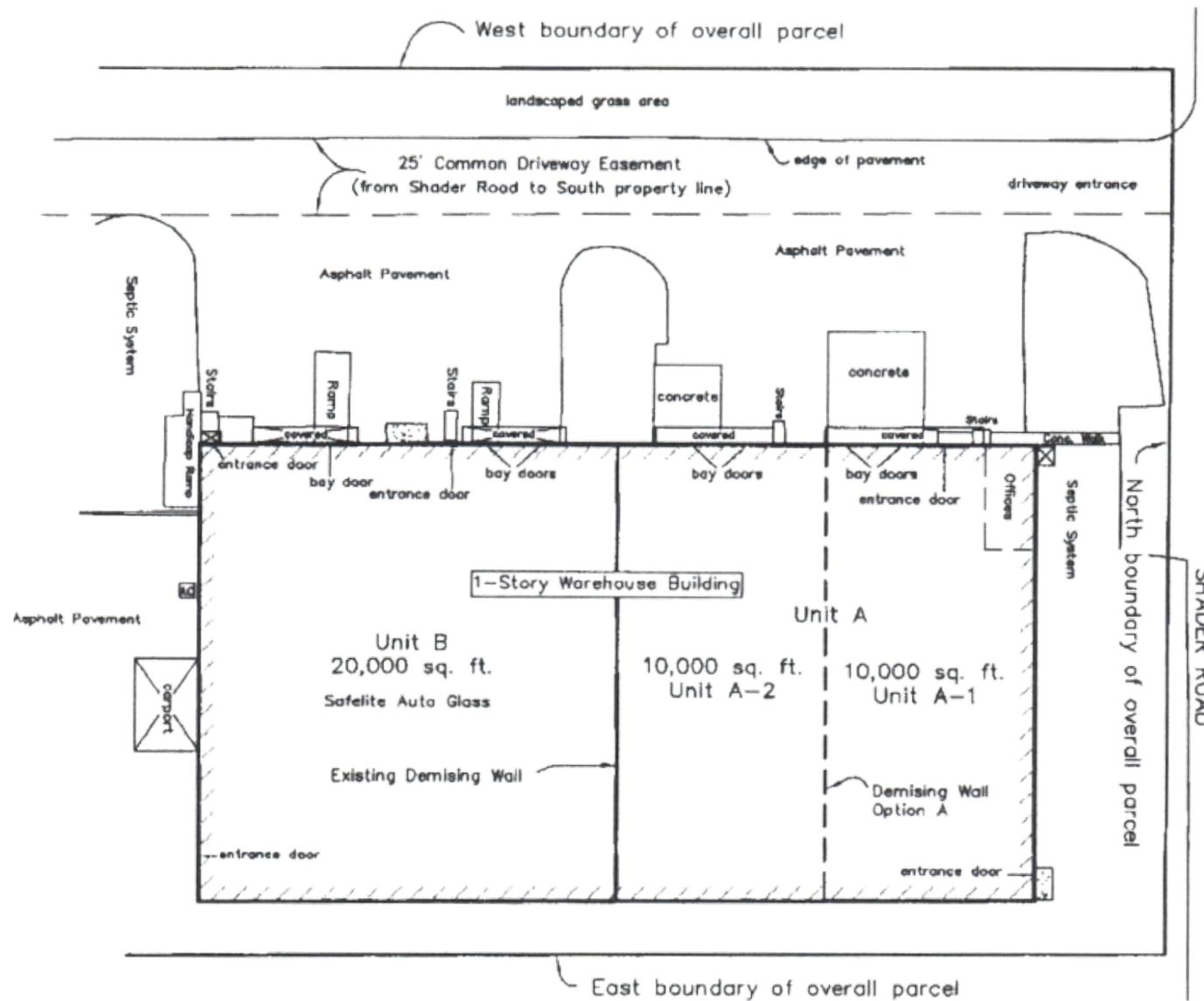
Availability Sublease through July 31, 2028



Location

This location offers excellent access to major transportation corridors including US Highway 441, John Young Parkway, and Silver Star Road, with convenient proximity to Interstate 4 and the East-West Expressway. The property is also just minutes from notable destinations such as the Orlando Science Center and downtown College Park, providing both superior connectivity and access to key amenities.

Floorplan



Drive times and demographics

Major highways

- 1 mile to US 441
- 4 miles to Interstate 4
- 6 miles to SR 414
- 6 miles to SR 408



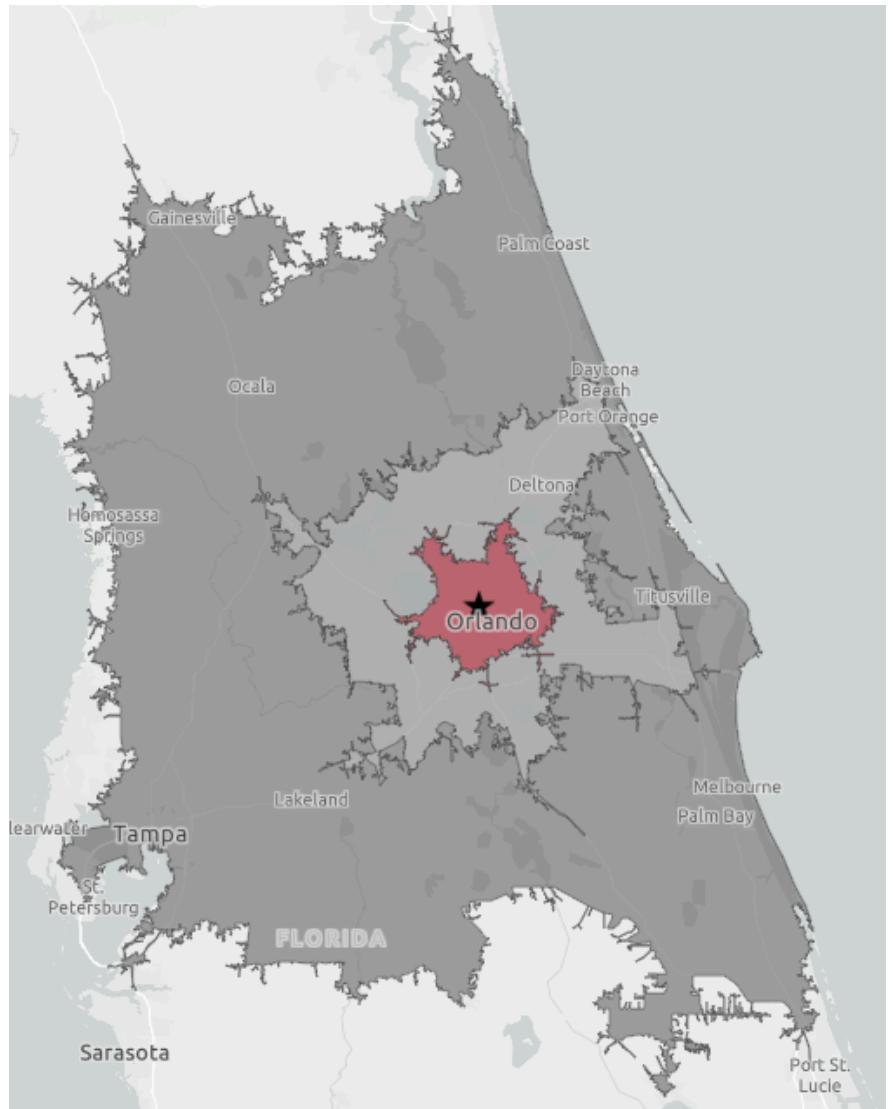
Major cities

- 89 miles to Tampa
- 137 miles to Jacksonville
- 242 miles to Miami
- 438 miles to Atlanta

Airports

- 24 miles to Orlando Int'l Airport
- 25 miles to Orlando Sanford Int'l Airport

	30 min	60 min	120 min
Total population	1,331,817	3,363,549	8,833,898
Total households	515,447	1,262,909	3,500,413
Avg households	\$108,595	\$109,478	\$104,488
Total businesses	71,420	130,803	326,367
Total employees	724,709	1,365,000	3,366,147





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