



Orlando Industrial Real Estate is pleased to present this ±4,430 square foot warehouse building situated on approximately 0.63 acres at 946 Shadick Drive in Orange City, Florida. The property offers a functional layout with office, warehouse, and yard area, making it well suited for a contractor or trades-oriented user. Conveniently located near I-4, the site provides excellent accessibility and ample on-site parking.

**AVAILABLE:** 4,430 SF

**OFFICE:** 1,830 SF

**RATE:** \$6,550/MONTH

**OUTDOOR STORAGE:** 0.16 AC

**DOORS:** 3 GRADE LEVEL

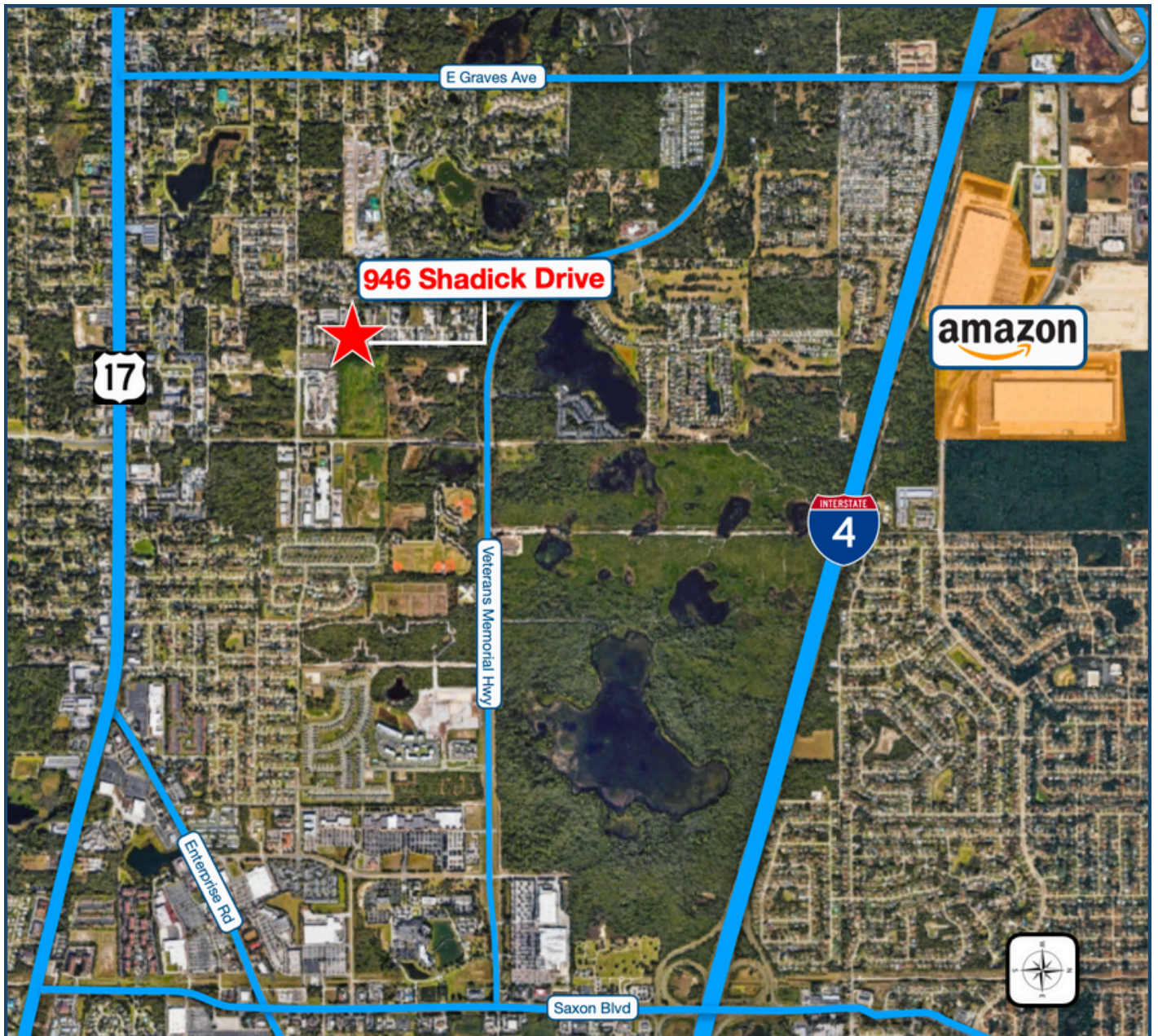
• **CLEAR HEIGHT:** 14'

• **PARKING:** 18 SPACES

• **ZONING:** I-1 (LIGHT INDUSTRIAL)

◦ PER CITY OF ORANGE CITY

• **FULLY FENCED W/ GATE ACCESS**











**FOR LEASE**  
**946 SHADICK DR**  
**ORANGE CITY, FL 32763**





# FOR LEASE

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