

Shader Logistics Center

LAST MILE | INDUSTRIAL OUTSIDE STORAGE

34,938 SF Available On 6.4 AC

4000 Shader Rd | Orlando, FL 32808

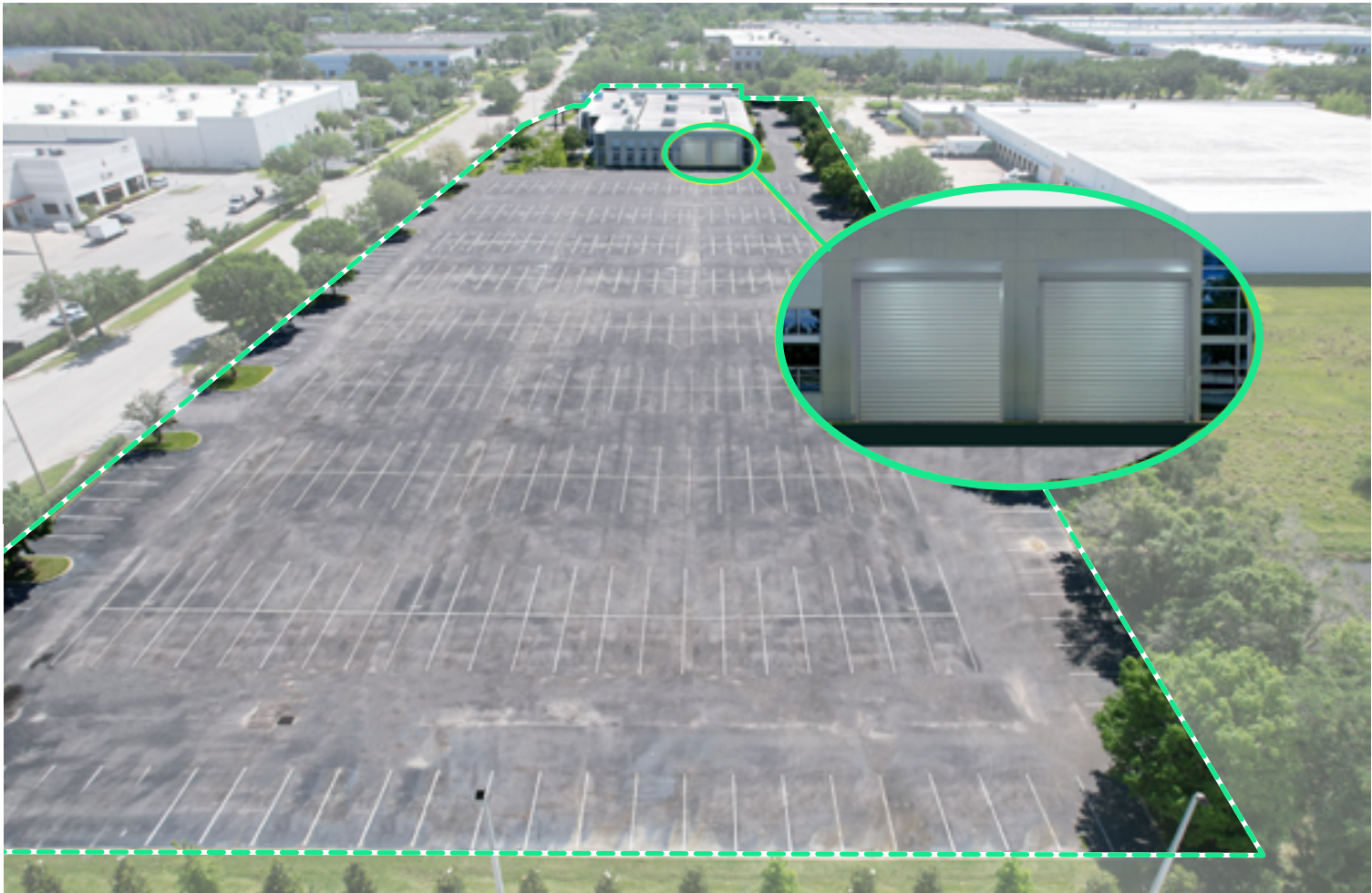
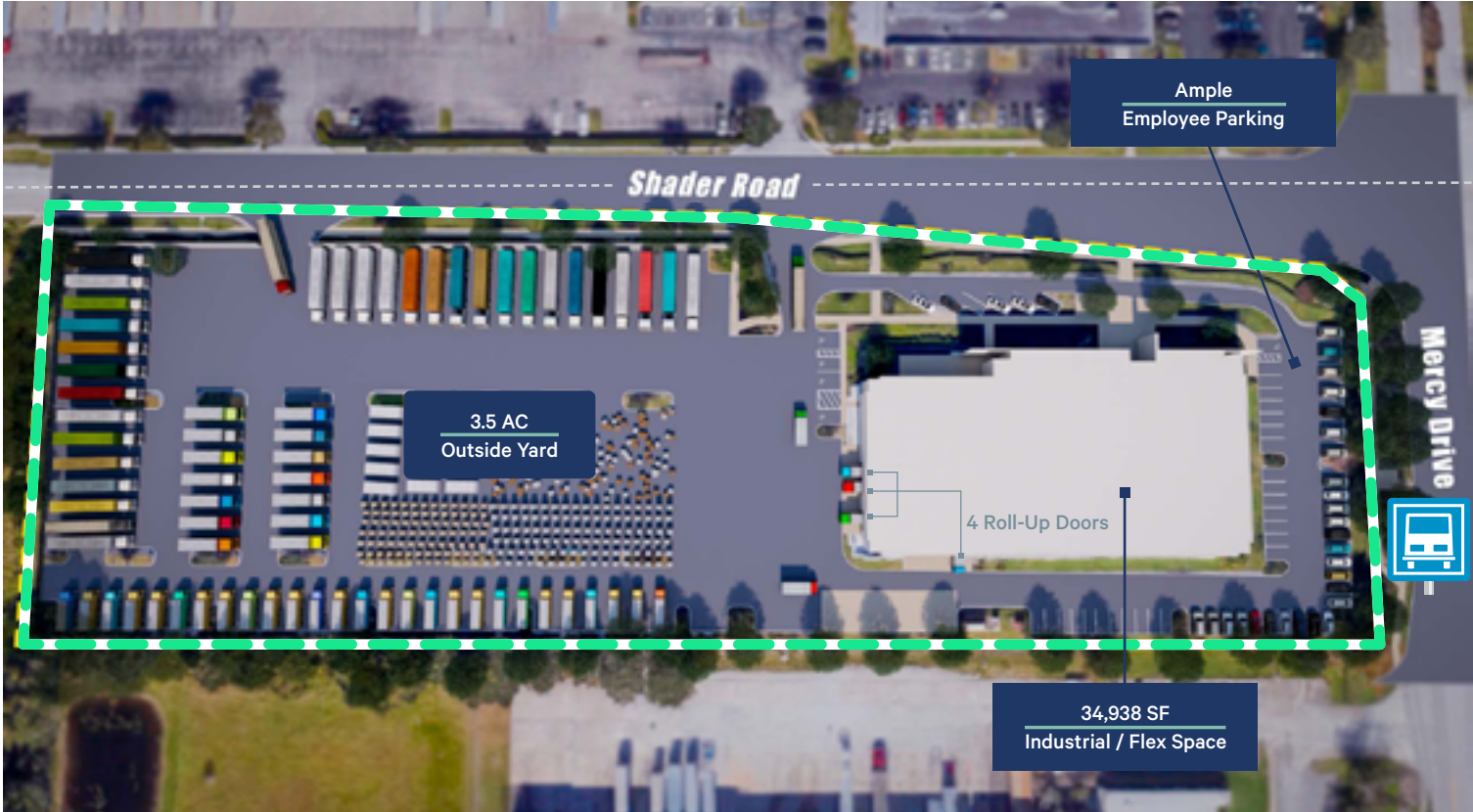


Property Highlights

Turn-Key, Class A, Industrial Outside Storage facility available immediately in NW Orlando. Located within the established Center of Commerce Industrial Park. Shader Logistics Center, features a 34,938 SF industrial facility on 6.4 acres. The building can serve as the perfect last mile industrial/flex building with abundant industrial outside storage capability. Situated within the fastest growing submarket in Orlando, with easy access to all the major roadways for citywide and statewide distribution.

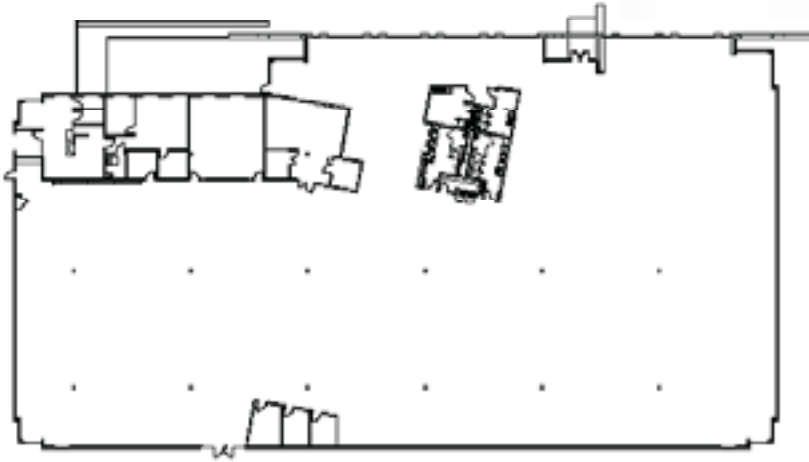
Property Specs

- + Land Area: 6.4 acres
- + Facility: 34,938 SF
- + Class A Tilt Wall Construction
- + Air-Conditioned Warehouse
- + Flexible Turn-Key Office Layouts
- + Power: 1,000 Amps – 480 Volts
- + Generator: 600 Amps with ATS
- + Oversized Overheads Doors: 20' x 14' & 15' x 14'
- + Clear Height: 17'
- + Column Spacing: 40'



Office Configuration Options:

1



Office Space
4,196 SF

Open Warehouse Space
30,173 SF

2



Office Space
7,052 SF

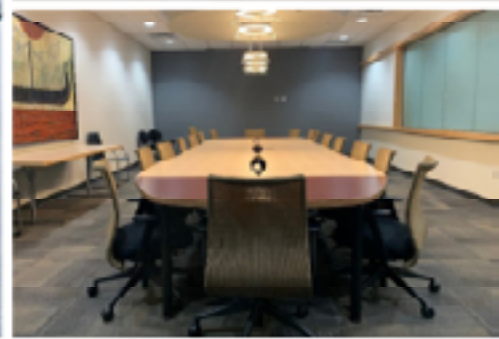
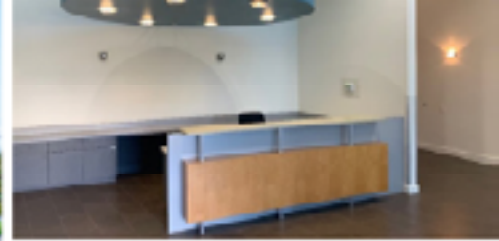
Open Warehouse Space
27,318 SF

3



Office Space
13,334 SF

Open Warehouse Space
21,035 SF



The present-focused, future ready R&D laboratory

Fueling the need for space is a convergence of breakthroughs in biological sciences, automation, data harnessing, computing power and software infrastructures. The lab of the future will harness these changes to connect the physical and cultural attributes of laboratory space and scientific practice. As research becomes increasingly interdisciplinary, laboratory architecture is utilizing design principles to create **open, flexible places for innovation**—with the focal points being efficiency, effectiveness and user satisfaction.

The subject property features **executive offices and an open work space** allowing the opportunity to build towards the lab and R&D space of the future.

Minutes from **The Picking District**, a new development focused on creating a healthy, thriving, and sustainable food system for the community. The innovation synergies are end-less for the myriad of possible suitors for the subject property.



Accommodating Site

Facility

34,370 SF

Parking

97 on building parking spaces
Additional 3.5 AC available

Construction

Class A tilt wall

Heavy Power

1,000-amps, 480 Volts

Generator

800-amps with ATS

HVAC

Air-conditioned throughout

Clear Height

17'

Column Space

40'



Center of Commerce

Shader Logistics Center is part of a 2MSF Center of Commerce Industrial Park with .05% vacancy, situated 1 mile from John Young Parkway.

Key Distances

- + John Young Pkwy: 1 Mi
- + Interstate 4: 4.4 Mi
- + SR-408: 3 Mi
- + FL Turnpike: 9 Mi
- + SR-429: 8.8 Mi
- + Orlando Int'l Airport: 25 Mi
- + SR-417: 14 Mi
- + SR-528: 13.5 Mi



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