



For lease

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	Now



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.

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



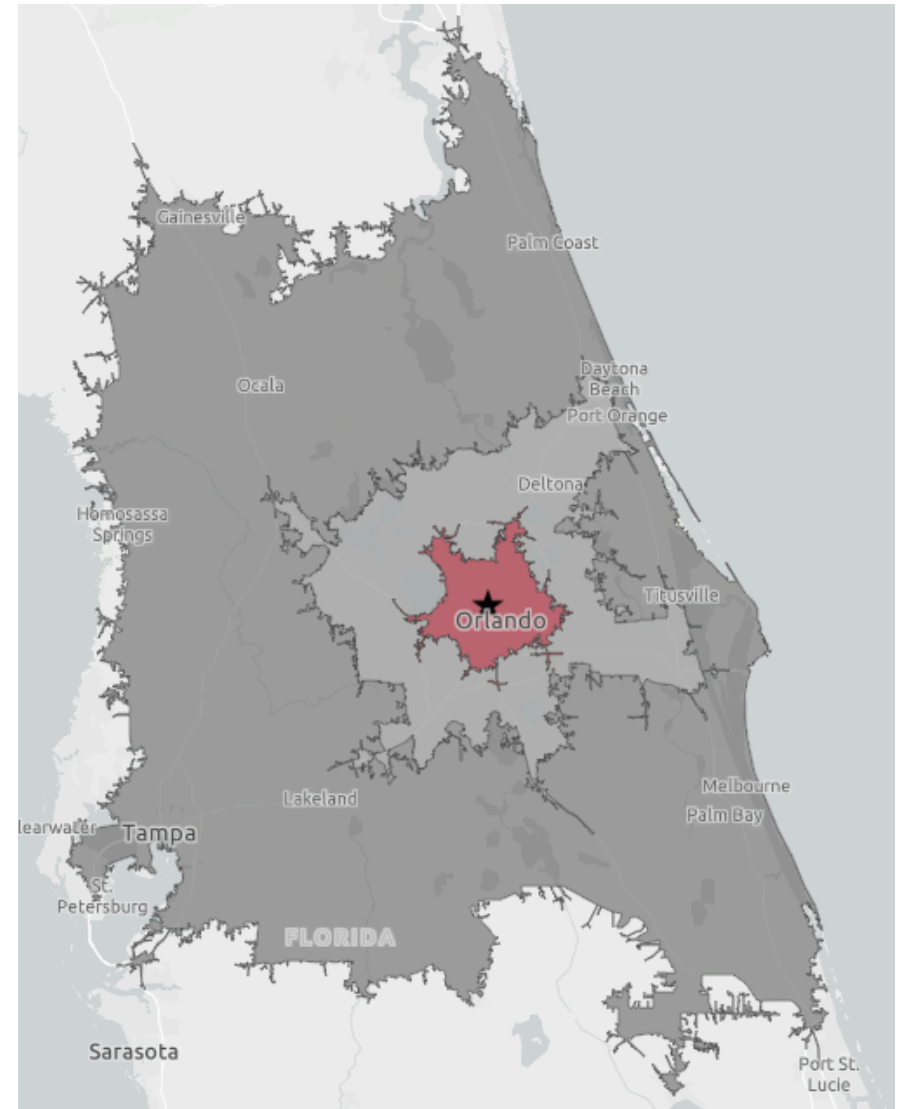
Major cities

- 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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