

END CAP SPACE!

FOR  
LEASE



CITE PARTNERS

3122 SHADER ROAD

ORLANDO, FL | 20,162 SF | ZONED I-2/I-3, ORANGE COUNTY

## PROPERTY SPECIFICATIONS

### SUITE C

- 20,162 SF available
- 2,016 SF of office
- 3 dock doors
- 1 - 20' x 14' ramp door
- End cap unit
- Available April 1, 2019

### THE PROPERTY

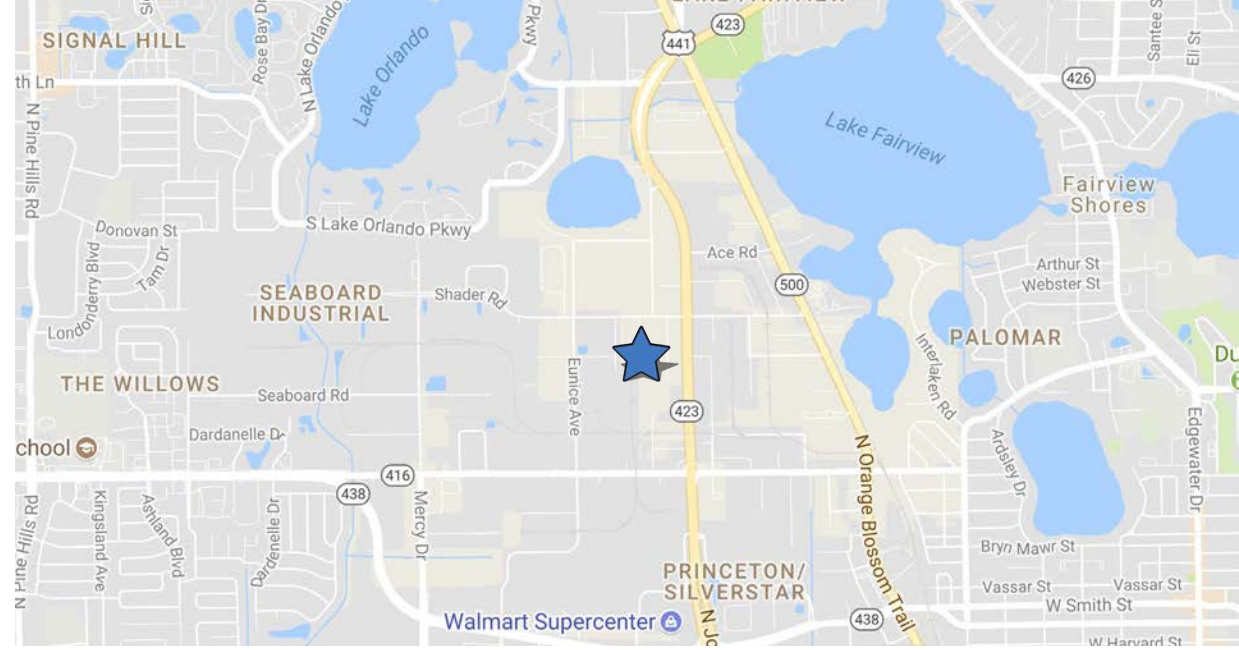
- 82,137 SF total building
- 28' clear height
- Front load
- 160' building depth
- Class III sprinklers
- Built in 1963
- 6.32 acres
- Zoned I-2/I-3, Orange County

### LOCATION

- Excellent access to US Highway 441, John Young Parkway, and Silver Star Road
- Minutes from Interstate 4 and the East-West Expwy, as well as the Orlando Science Center and downtown College Park

### THE PRICE

\$5.75/SF NNN



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FLOOR PLAN

