

## INDUSTRIAL | FOR SUBLEASE

3851 WD JUDGE RD ORLANDO, FL

# CBRE



**OFFICE  
STATION**  
IN WAREHOUSE



**SECURITY**  
SYSTEM REMOTE  
MONITORING



**SAFETY  
GATES**  
OVERHEAD DOORS



**400-AMP  
POWER DROPS**  
TOP OF 3 COLUMNS



**3 OVERSIZE  
RAMP DOORS**  
12' X 14'

# More Space. Less Cost. Upgraded Features.

Below-market pricing. Creatively structured terms. Move-in ready in 45



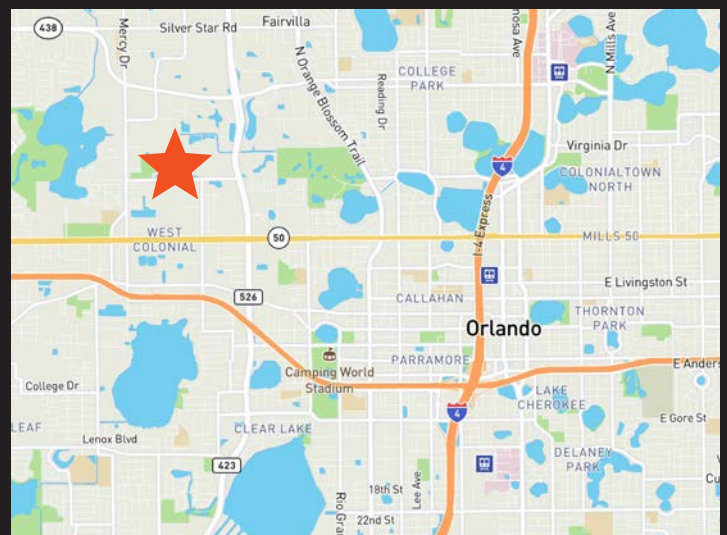
## PROPERTY HIGHLIGHTS

**Quick-Turn Opportunity** — 71,902 SF of Class A industrial space ready for occupancy in 45 days.

**Upgraded Infrastructure** — Tilt-wall construction with above-average office space, in-place racking, heavy-power drops, engineered safety systems, and full-perimeter security.

**Flexible Term** — Sublease runs through February 2030, offering stability without a long-term commitment.

**Exceptional Value** — Pricing structured well below current market rates. Available upon request.



DAVID MURPHY  
Vice Chairman  
407 404 5020  
david.murphy@cbre.com

MONICA WONUS  
Executive Vice President  
407 489 8753  
monica.wonus@cbre.com

GABY GISSY  
Associate  
407 404 5012  
gaby.gissy@cbre.com

SHARIF BAKER  
Associate  
407 404 5018  
sharif.baker@cbre.com

# CBRE



## PROPERTY SPECIFICATIONS

|                 |                            |
|-----------------|----------------------------|
| Available Space | 71,902 SF                  |
| Clear Height    | 30'6"                      |
| Column Spacing  | 50' x 50'                  |
| Dock Doors      | 22 dock-high doors         |
| Ramp Doors      | Three 12' x 14' ramp doors |
| Loading         | Rear load                  |
| Fire Protection | ESFR sprinklers            |
| Construction    | Tilt-wall                  |
| Year Built      | 2022                       |
| Zoning          | ORL-PD/W                   |
| Availability    | 45 days                    |
| Sublease Term   | Through February 2030      |

## UPGRADED FEATURES

**+ In-Place Infrastructure** - Existing racking and shelving infrastructure in place; configuration details available upon request and subject to sublease terms.

**+ Three 400-amp power drops from the top of the columns** rare heavy-power infrastructure ideal for manufacturing, cold storage, or data-intensive operations.

**+ Three 12' x 14' ramp doors oversize drive-in access** that accommodates a wider range of vehicle types and load configurations than standard drive-in doors.

**+ Safety gates at each overhead door** engineered fall protection exceeding standard dock safety requirements, reducing liability and protecting workers.

**+ Centrally located warehouse office station** with dedicated power within the warehouse floor — eliminates the need for portable equipment and keeps supervisory staff embedded in operations.

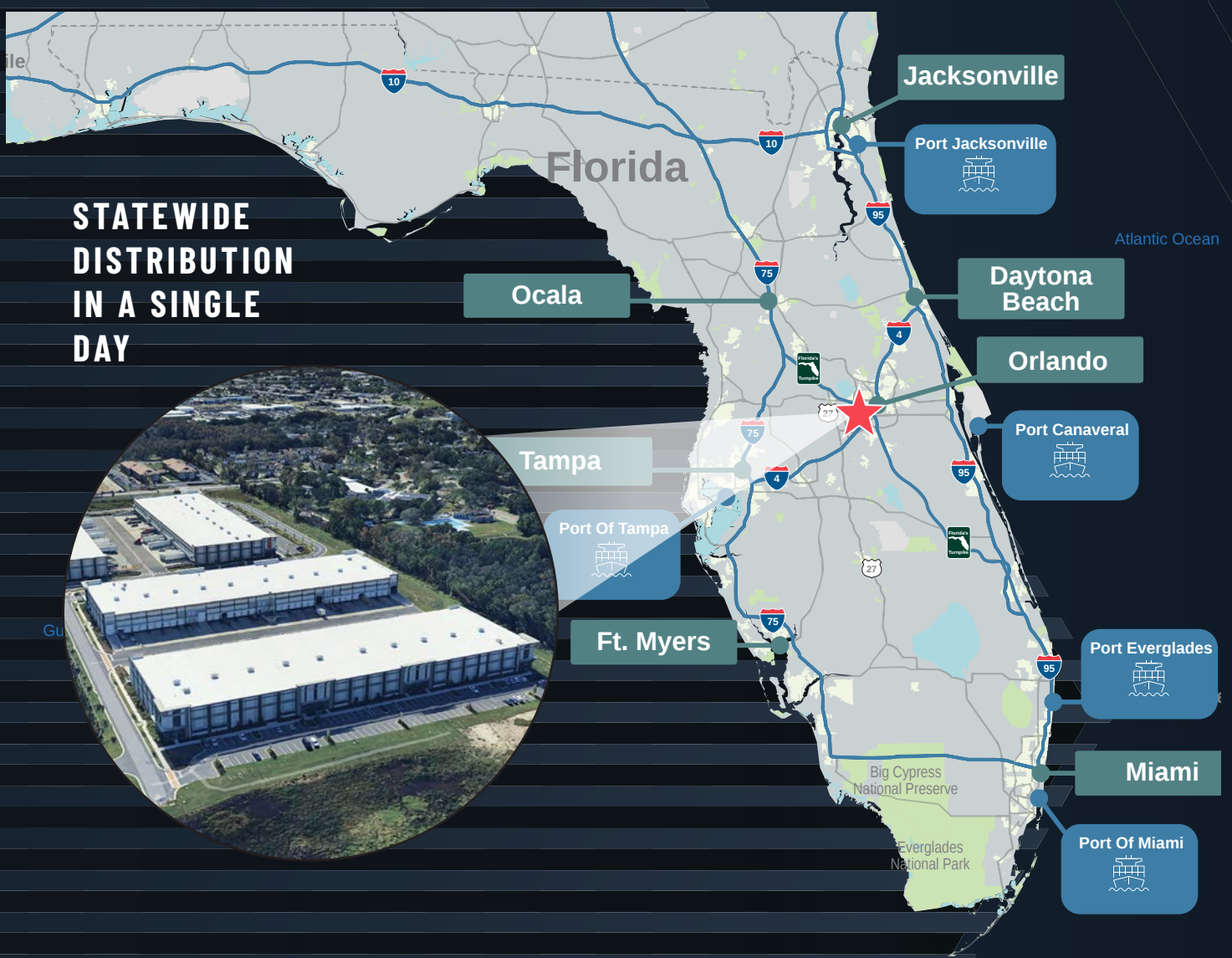
**+ Security system with both interior and exterior monitoring** accessible via phone full-perimeter coverage that can be managed remotely, 24/7.



# 71,902 SF - FLOOR PLAN

OFFICE: ±2,505

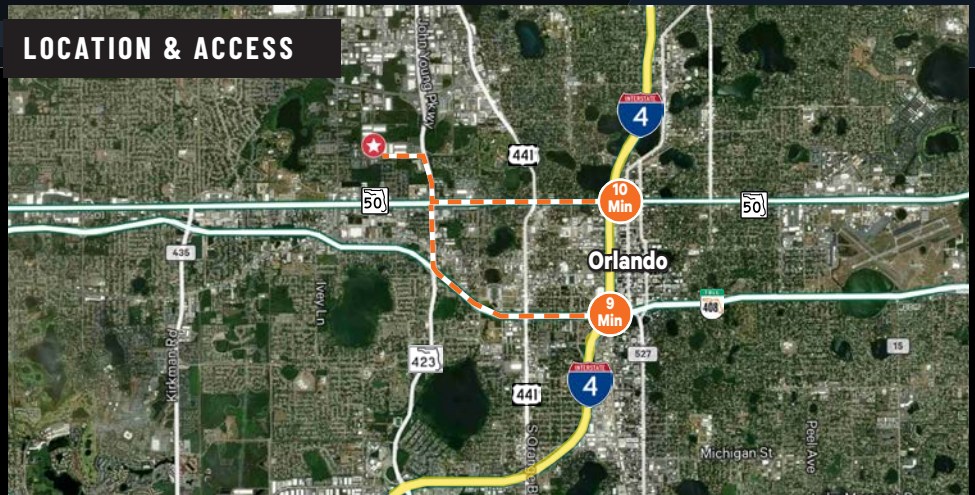




| DEMOGRAPHICS          | 30 Min    | 60 Min    | 120 Min   |
|-----------------------|-----------|-----------|-----------|
| Total Population      | 1,835,168 | 3,731,404 | 9,626,013 |
| Total Households      | 685,161   | 1,410,321 | 3,846,661 |
| Avg. Household Income | \$113,530 | \$108,671 | \$104,469 |
| Total Businesses      | 86,310    | 140,805   | 360,853   |
| Total Employees       | 889,412   | 1,425,833 | 3,618,769 |

| KEY DISTANCES                 |            |
|-------------------------------|------------|
| State Road 408                | 2.0 miles  |
| US Highway 441                | 2.1 miles  |
| Interstate 4                  | 3.4 miles  |
| Downtown Orlando              | 3.8 miles  |
| Florida's Turnpike            | 7.2 miles  |
| State Road 429                | 9.3 miles  |
| Orlando International Airport | 15.1 miles |

## LOCATION & ACCESS



**DAVID MURPHY**  
Vice Chairman  
407 404 5020  
david.murphy@cbre.com

**MONICA WONUS**  
Executive Vice President  
407 489 8753  
monica.wonus@cbre.com

**GABY GISSY**  
Associate  
407 404 5012  
gaby.gissy@cbre.com

**SHARIF BAKER**  
Associate  
407 404 5018  
sharif.baker@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**