SUNBRIDGE BUSINESS PARK

Innovation Way & SR-528 | Orlando, FL

For Sale: 41.2 - 179.4 Acres of Industrial Land

TAVISTOCK DEVELOPMENT COMPANY

CBRE

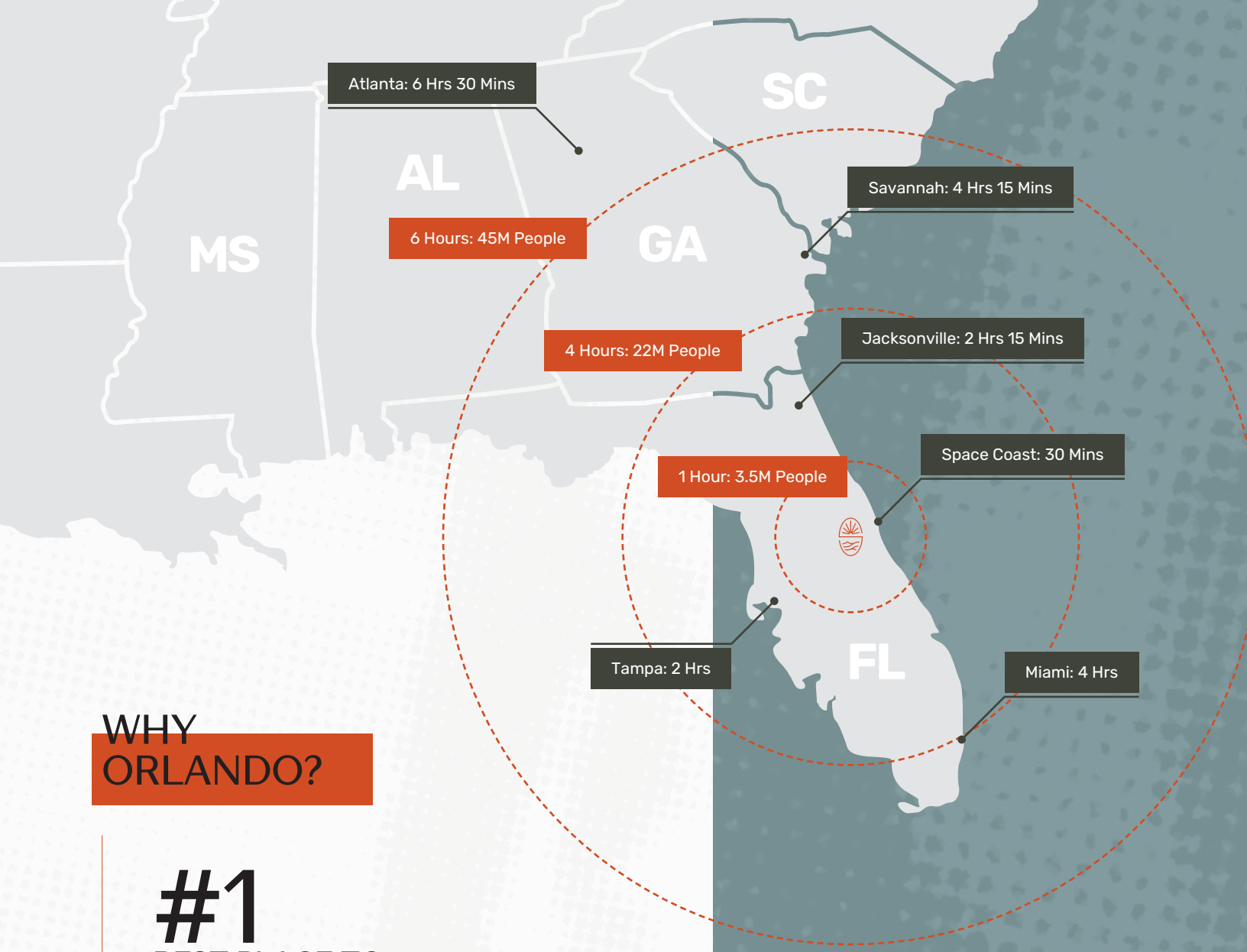
OPPORTUNITY TO PURCHASE INDUSTRIAL LAND IN RAPIDLY GROWING SOUTHEAST ORLANDO!

KEY LAND ACQUISITION HIGHLIGHTS

- Only large industrial tracts in the MSA
- Exposure/frontage on SR-528 with **62,000 AADT**
- Immediate access to major roadways
- Proximity to rail/freight and retail/hotel amenities
- Within a one-day turn-around of **22 million** customers, and eight hours of **45 million**

PARCELS FOR SALE	1A (SOLD)	**1B**	**2**	3 (SOLD)	9 (UNDER CONTRACT)	10B (SOLD)	10C (SOLD)
GROSS ACRES	59.7	**99.2**	**41.2**	181.7	39	27.5	148.6
ZONING	Research Park	**Research Park**	**Research Park**	Research Park		Industrial	Industrial
FUTURE USE	Industrial/Research Park						

Note: CBRE makes no claim to zoning information, users must verify their use meets municipal guidelines



WHY ORLANDO?

#1
BEST PLACE TO WORK IN TECH IN THE NATION! – 2020

The **MOST** visited city in the U.S. with more than **75 million visitors** with economic impact of more than **$94B!** (2024)

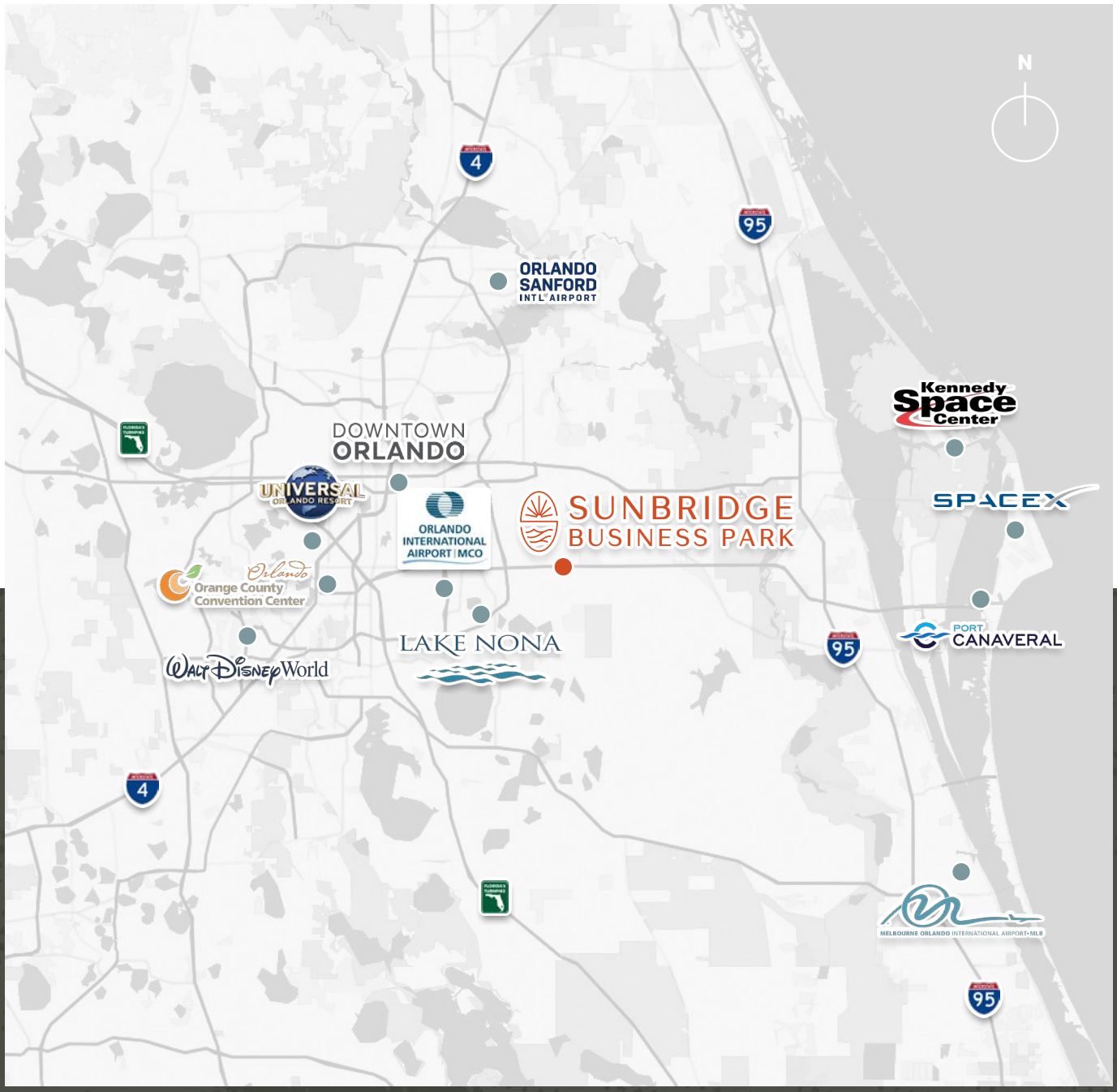
#4
Best market in U.S. for development opportunities

#5
In the Country for job growth by U.S. Department of Labor, Bureau of Labor Statistics, 2021

#3
Best city to buy investment property, Quicken Loans, 2023

19K
Jobs added in Florida in FY2020 through incentives

DOWNTOWN ORLANDO



ORLANDO INT'L AIRPORT

75M People visited Orlando in 2024

9th Busiest airport in the U.S.

LAKE NONA

Located contiguous to the Orlando International Airport (MCO), Lake Nona—a modern mecca for technology, innovation, and community—is the fastest growing development in Orlando.

LAKE NONA: MASTER DESIGNED TO THRIVE OVER THE LONG TERM

Some places are proud of their history. Lake Nona is proud of its future. Encompassing **17-square-miles** and located contiguous to the Orlando International Airport, Lake Nona is a **modern mecca for technology, innovation, and community.**

+ **12,000+** on-site employees, and growing
+ **2.6M** people within a 30-mile radius
+ Median age is **37**
+ One of the **fastest selling communities** in the U.S.
+ Contiguous to **Orlando International Airport**
+ Wireless **5G** network powered by Verizon
+ **16,000+** students on-site, and growing
+ **85%** of residents have a college degree

When you are in Lake Nona, you can see and feel an energy unique from other places.

From it's **globally recognized health and life sciences cluster** where research facilities work together with the country's leading hospitals and educational institutions, to the **United States Tennis Association's National Campus,** where current and future tennis professionals hone their skills, Lake Nona is a place where no dream is out of reach!

LAKE NONA TOWN CENTER

GLOBALLY RECOGNIZED HEALTH & LIFE SCIENCES CAMPUS

UF Research & Academic Center

UCF Lake Nona Cancer Center

UCF College of Medicine

UCF Health Sciences Campus

UCF Lake Nona Hospital

Nemours Foundation & Nemours Children's Health

Orlando VA Medical Center & SimLearn Center

Guidewell Innovation Center

LAKE NONA | PARTNERS & ANCHORS

USTA
KPMG
VA U.S. Department of Veterans Affairs
NEMOURS CHILDREN'S HEALTH
CISCO
SIMCOM AVIATION TRAINING
verizon
GUIDEWELL
Johnson & Johnson
UCF
HCA Healthcare
UF UNIVERSITY of FLORIDA
TECHNOGYM
SARAH CANNON
Signature AVIATION
BBA Aviation
VALENCIA COLLEGE
chopra
XL SOCCER WORLD
SIEMENS
beep
dnata
HUGHSTON MEDICAL GROUP
UNIVERSIDAD INTERAMERICANA DE PUERTO RICO
LAKE NONA PERFORMANCE CLUB
INNOVACARE HEALTH
SimLEARN
GREATER ORLANDO AVIATION AUTHORITY
FOUNTAIN LIFE
AdventHealth
AMES EST. 1774
GE
Orlando Orthopaedic Center
BEACH VOLLEYBALL ACADEMY
NONA ADVENTURE PARK
dais
CLOSETMAID
LILIUM
DRIVE SHACK

EDUCATION OBSESSED: A NEW MODEL OF LEARNING

+ A collaborative learning environment, designed to give students the ability to engage in real-time interactions with researchers, doctors, professors, and businesses within Lake Nona and around the world
+ 16,000+ students in Lake Nona
+ Four on-site colleges
+ Top-rated public schools
+ 1st combined school & YMCA campus in the nation
+ Home to one of the nation's state-of-the-art Colleges of Medicine

EDUCATIONAL CHOICES: FROM PRE-K TO PH.D.

+ Multiple Preschool Options
+ Northlake Park, Laureate Park and Village Park Elementary Schools
+ Lake Nona Middle School and Lake Nona High School
+ Valencia College
+ UCF Health Sciences Campus, College of Medicine, and College of Nursing (Opening Soon)
+ UF Research and Academic Center
+ Inter-American University of Puerto Rico (Opening Soon)

SUNBRIDGE BUSINESS PARK

Innovation Way & SR-528 | Orlando, FL

FOR MORE INFORMATION, PLEASE CONTACT:

TAVISTOCK DEVELOPMENT COMPANY

CBRE

David Murphy
Vice Chairman
+1 407 404 5020
david.murphy@cbre.com

Monica Wonus
Executive Vice President
+1 407 404 5042
monica.wonus@cbre.com

Jeff Gray
Vice President
+1 407 404 5079
jeff.gray1@cbre.com

Lee Earle
Client Services
+1 407 404 5095
lee.earle@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. 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 logos 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.