

Orlando, FL



Multi Building Industrial Development

Phase 1 - 956,600 SF Available

Phase 2 - 1,000,000± SF Available



Jones Lang LaSalle Brokerage, Inc.

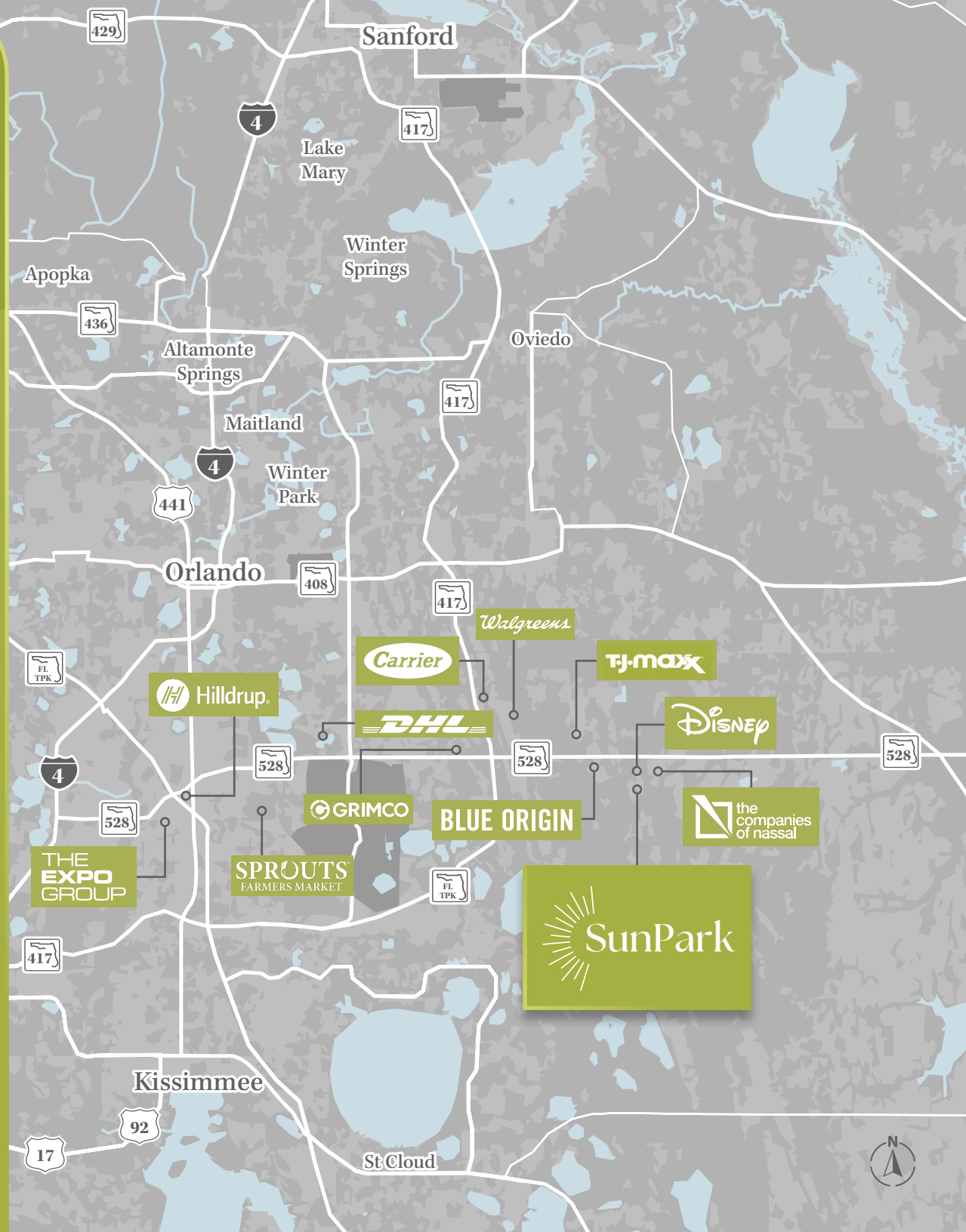


SunPark Orlando

SunPark is a new industrial development in Orlando, Florida, strategically located in the area's established industrial corridor. The project takes advantage of Orlando's strong position as a distribution hub in Central Florida, with access to major highways and Orlando International Airport. The location serves companies looking for modern warehouse and distribution space in a market that continues to grow due to e-commerce demand and population increases throughout the region.

The development will be built in two phases totaling nearly two million square feet. Phase One includes three buildings with 956,600 square feet total breaking ground in Summer 2026 and completing by Q3 2027. Phase Two can be a multitude of configurations allowing the development to respond to market demand while delivering modern industrial space to meet tenant needs.

SunPark will provide high-quality industrial buildings for logistics and distribution companies in Orlando's growing market. The development targets e-commerce operators, third-party logistics providers, and distribution companies that need modern facilities in Central Florida. With Orlando's continued growth and strategic location, SunPark is positioned to serve both regional distribution needs and companies expanding their operations in the Southeast market.

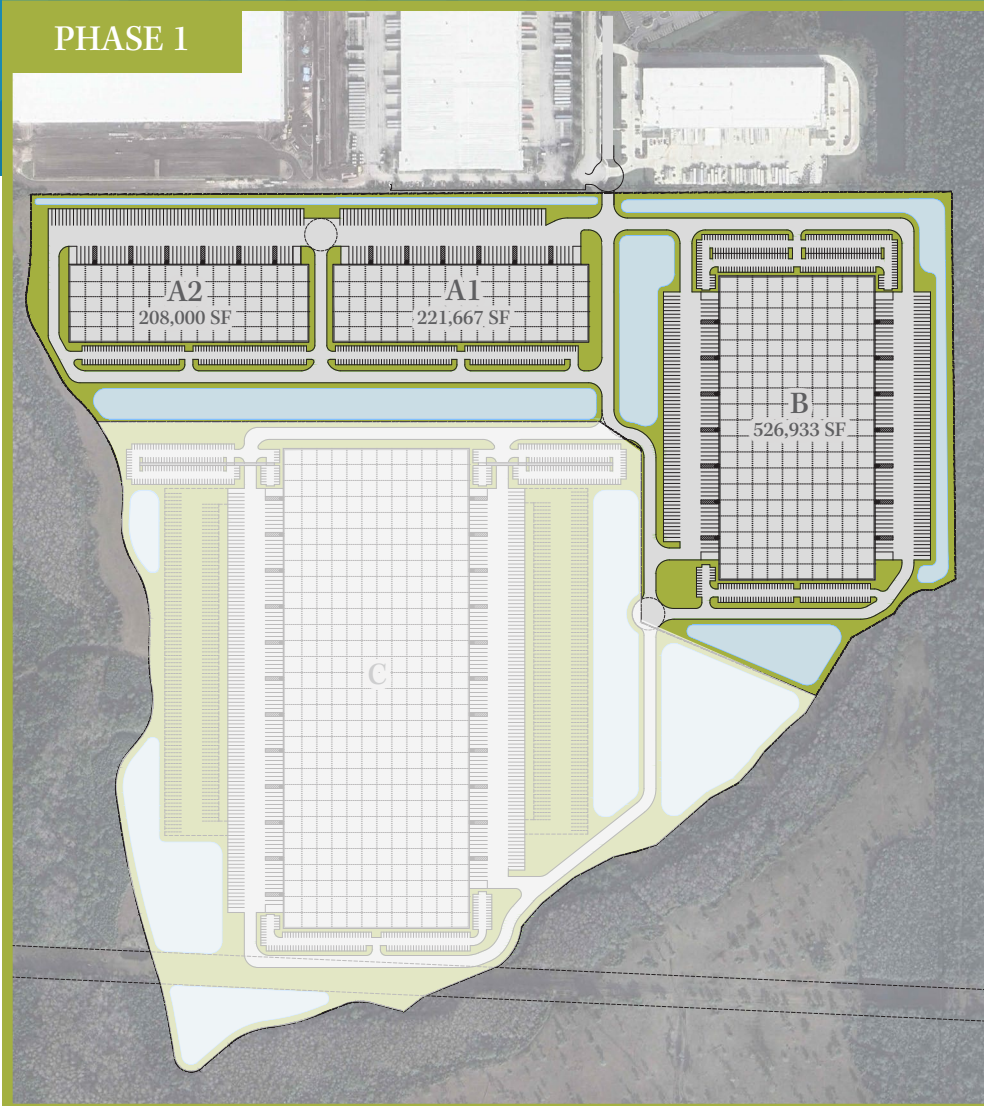


SunPark Site Plan

Building Specifications



PHASE 1



Building	A1	A2	B
Bldg Size	221,667 SF	208,000 SF	526,933 SF
Bldg Dimensions	853' x 260'	800' x 260'	1013' x 520'
Column spacing	Typical Bay – 50' x 53'-4" Speed Bay – 60' x 53'-4"	Typical Bay – 50' x 53'-4" Speed Bay – 60' x 53'-4"	Typical Bay – 50' x 53'-4" Speed Bay – 60' x 53'-4"
Clear height	36'	36'	40'
Dock doors	50	47	110
Levelers	Every 3rd Bay	Every 3rd Bay	Every 3rd Bay
Drive-in doors	2 (14' x 16')	2 (14' x 16')	4 (14' x 16')
Trailer parks	115	112	241
Auto parks	155	156	372
Truck court	60' concrete apron	60' concrete apron	60' concrete apron
Fire protection	ESFR	ESFR	ESFR
Roof	45 mil TPO w/ 20-year warranty	45 mil TPO w/ 20-year warranty	45 mil TPO w/ 20-year warranty
Electrical	3000-amp w/ 600-amp house panel	3000-amp w/ 600-amp house panel	4000-amp w/ 600-amp house panel
Slab	7" slab reinforced with vapor barrier	7" slab reinforced with vapor barrier	7" slab reinforced with vapor barrier
Utilities	Duke Energy & Orange County Utilities	Duke Energy & Orange County Utilities	Duke Energy & Orange County Utilities
Zoning:	PD - Industrial	PD - Industrial	PD - Industrial

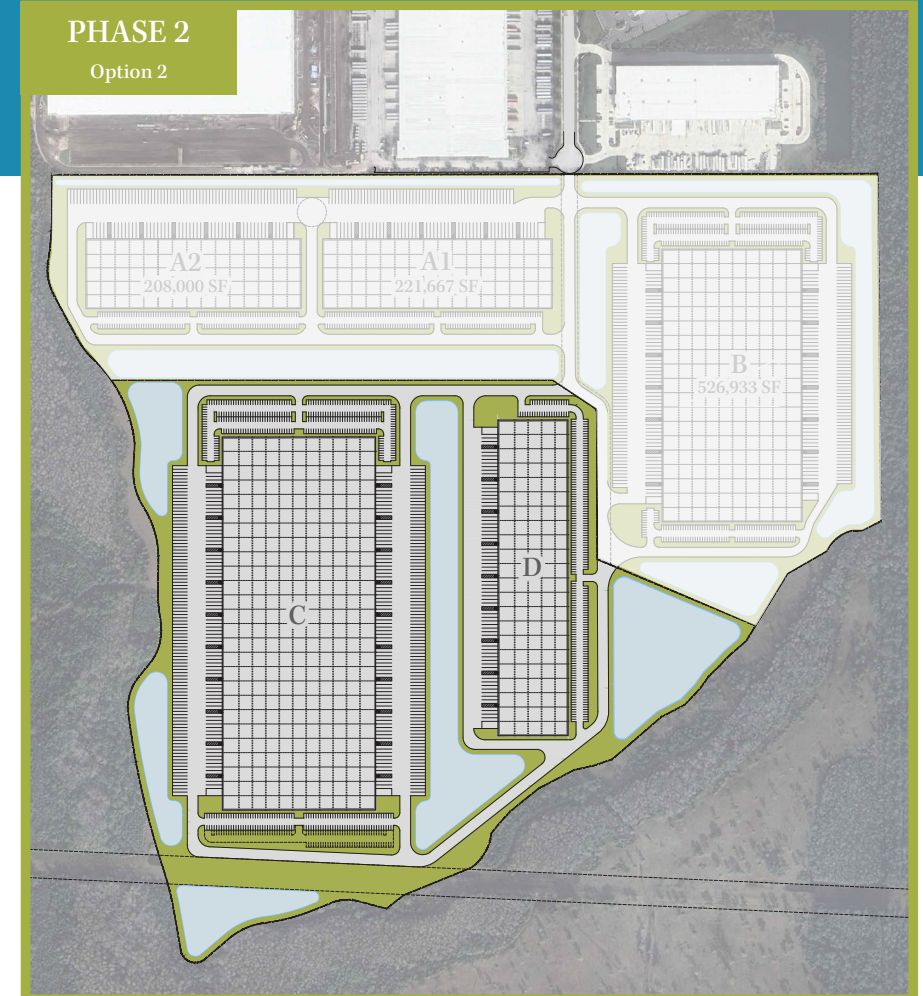
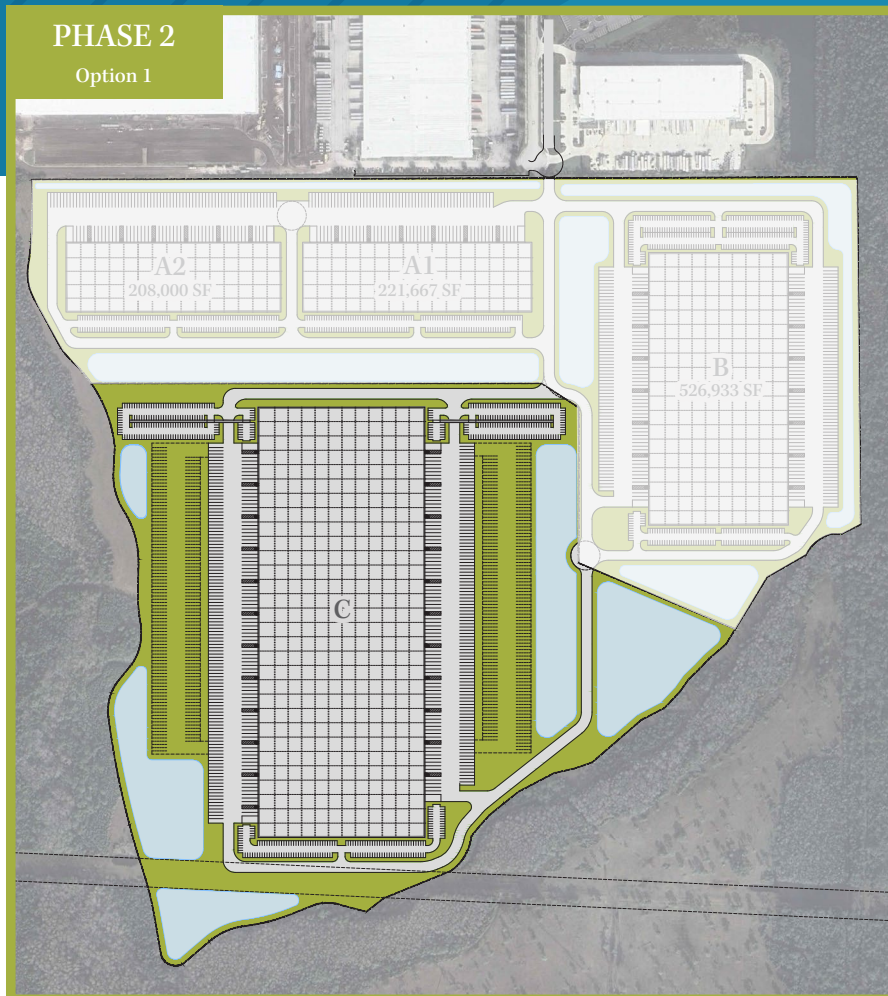
SunPark Site Plan

Building Specifications

Strategic Flexibility Options



Building	C (Option 1)	C (Option 2)	D
Bldg Size	992,000 SF	790,400 SF	305,067 SF
Bldg Dimensions	1,600' x 620'	1,386' x 570'	1,173' x 260'
Site Area	77.909 ± Acres	50.81± Acres	26.42± Acres
Pond Area	12.14± Acres	6.80± Acres	6.58± Acres



Location

SunPark benefits from Orlando's prime Central Florida location with excellent connectivity to major transportation networks. The development provides direct access to key highways including Interstate 4 and Florida's Turnpike, enabling efficient distribution throughout Florida and the Southeast region. Orlando International Airport, one of the nation's busiest cargo airports, offers convenient air freight capabilities for time-sensitive shipments. The location also provides access to Port Canaveral for international shipping needs, while Orlando's central position allows companies to reach major population centers including Tampa, Jacksonville, and Miami within a few hours' drive.



Located
Orlando, FL



I-75
80 miles



Route 417
6 miles



US Route 4
22 miles



I-95
25 miles



Route 528
2 miles



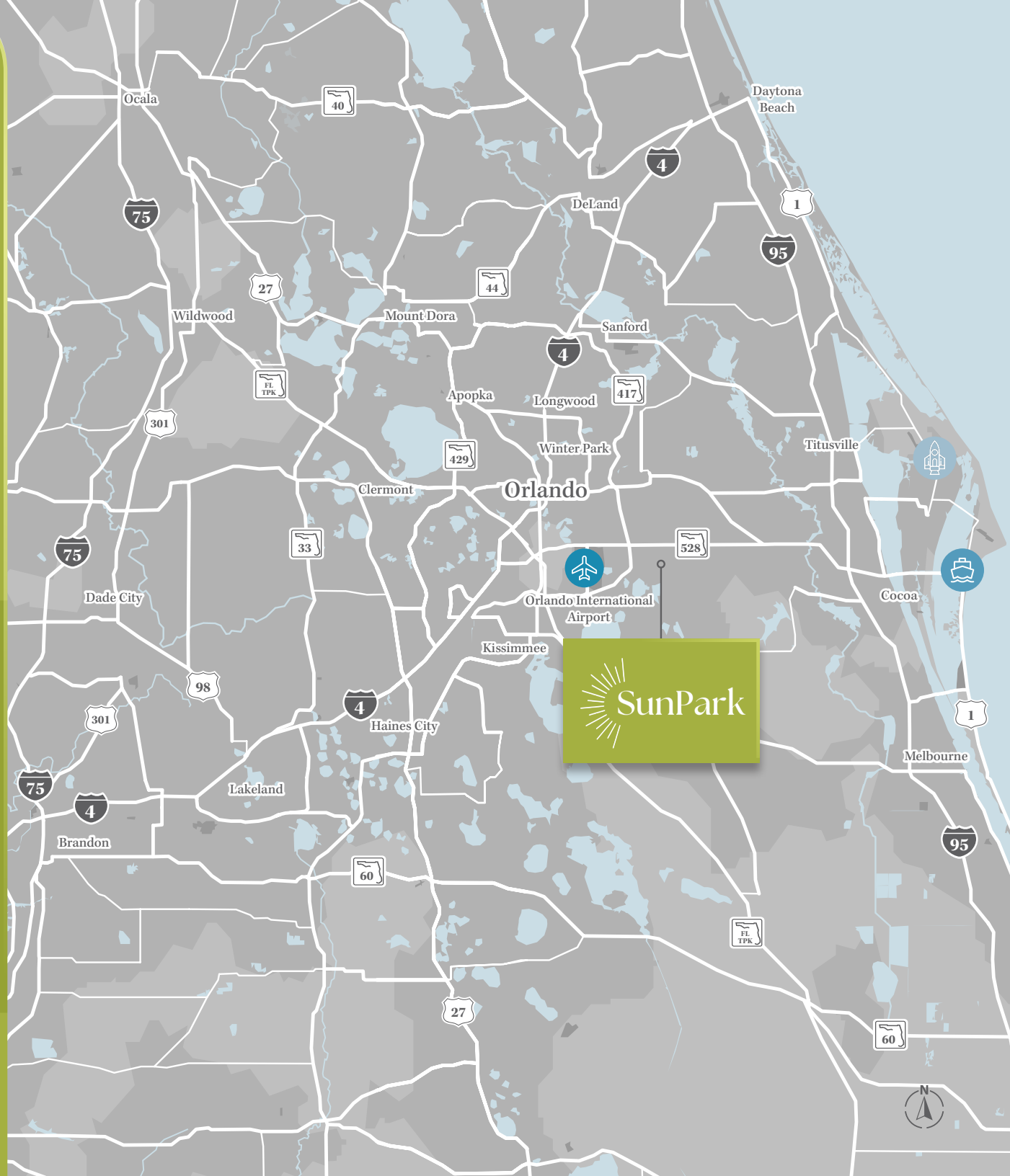
Orlando International Airport
12.5 miles



Port Canaveral
38 miles



John F Kennedy Space Center
29 miles



Orange County, FL



Orlando MSA is projected to reach 3.2 million residents by 2030, outpacing Florida's overall growth rate



Transportation and warehousing job growth up by 92% since 2015



25 million square feet of new product since 2021

1
Hour

2
Hour

4
Hour

Total Population	3,717,638	9,161,431	21,728,449
Total Households	1,403,433	3,648,170	8,728,680
Average Household Income	\$111,048	\$104,848	\$111,035
Total Businesses	145,116	345,870	944,513
Total Employees	1,445,538	3,439,208	8,571,944

Orange County, FL

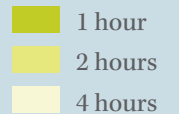
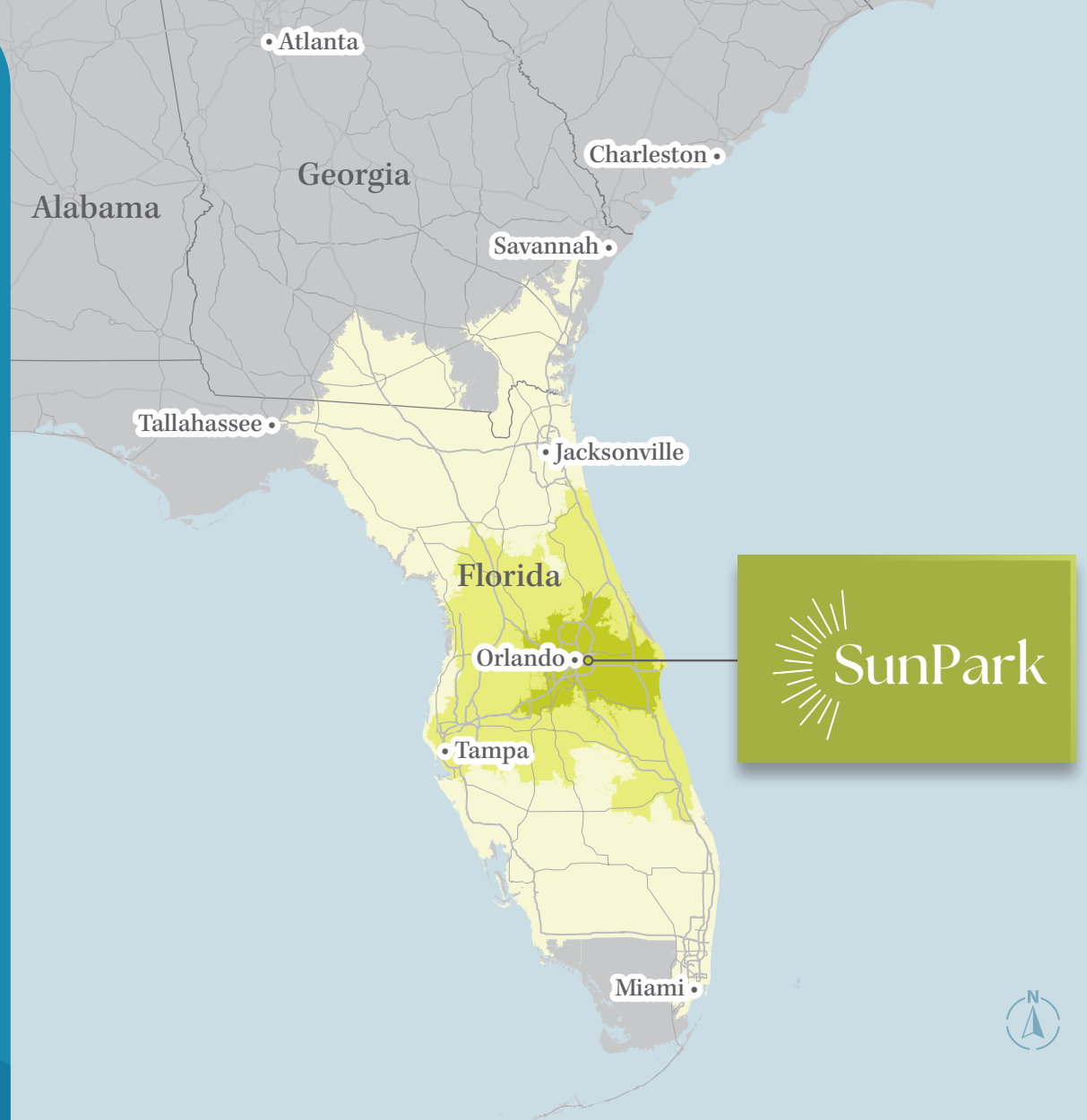
1,541,631
Population

\$117,402
Average Household Income

Orlando MSA

2,932,740
Population

\$111,144
Average Household Income



Visit...  SunParkOrlando.com



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