

# CENTRAL FLORIDA RESEARCH PARK

**32.14± GROSS ACRES | INDUSTRIAL LAND**

Woodbury Road & Challenger Parkway  
Orlando, Florida 32826



32.14±  
Gross Acres



IND-2 /  
IND-3  
Zoning



Signalized  
Corner



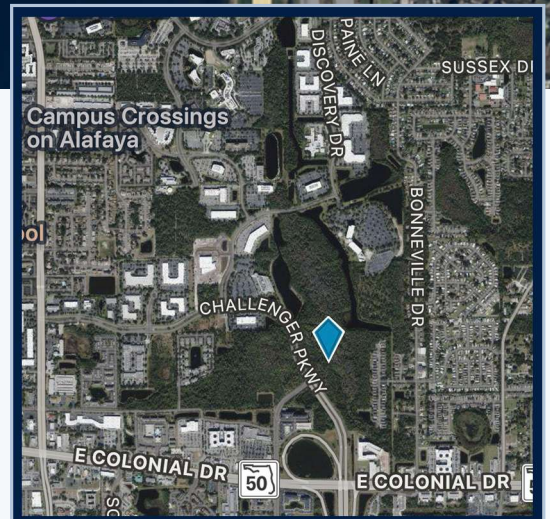
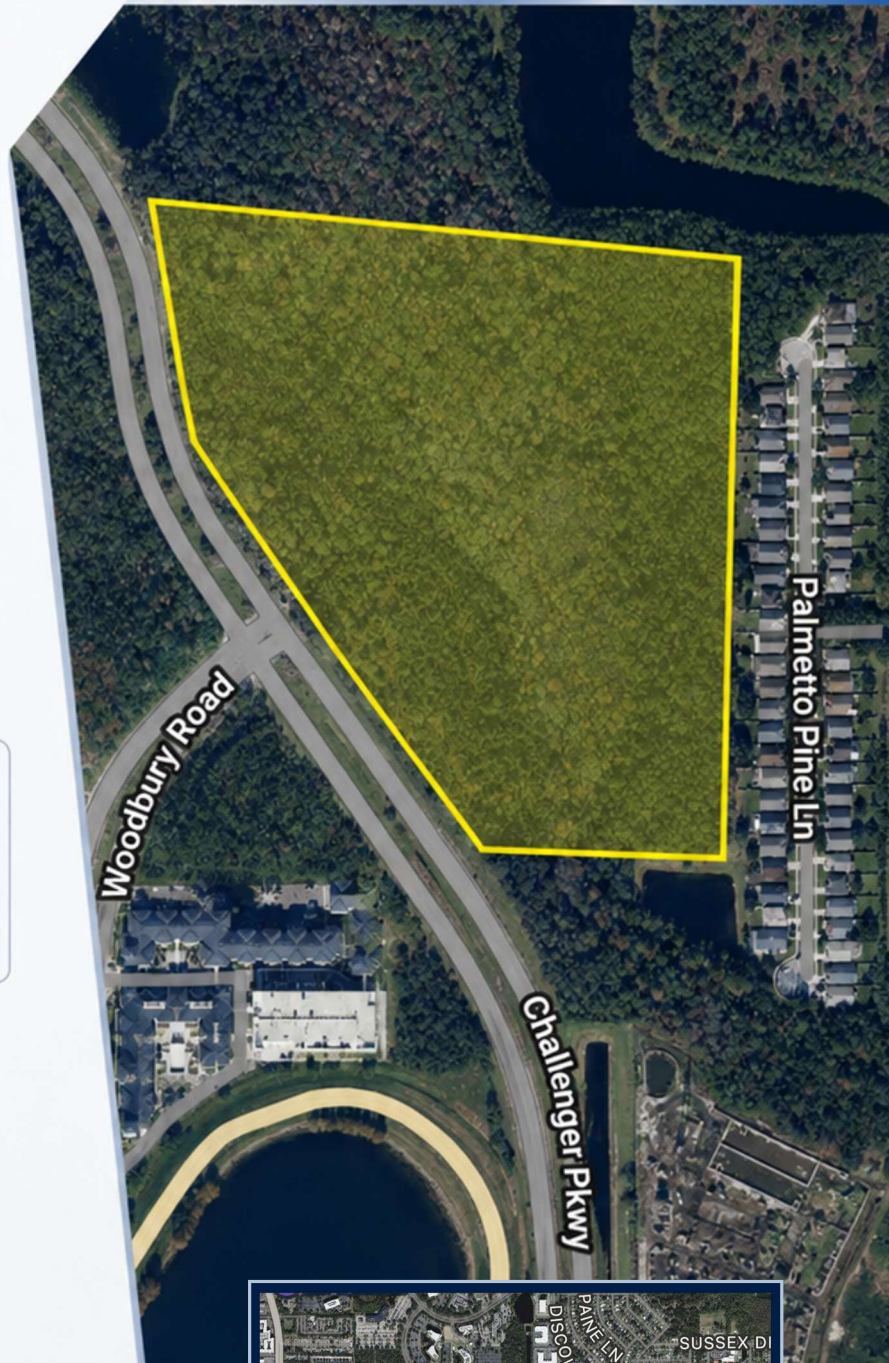
Adjacent to  
UCF

## PROPERTY OVERVIEW

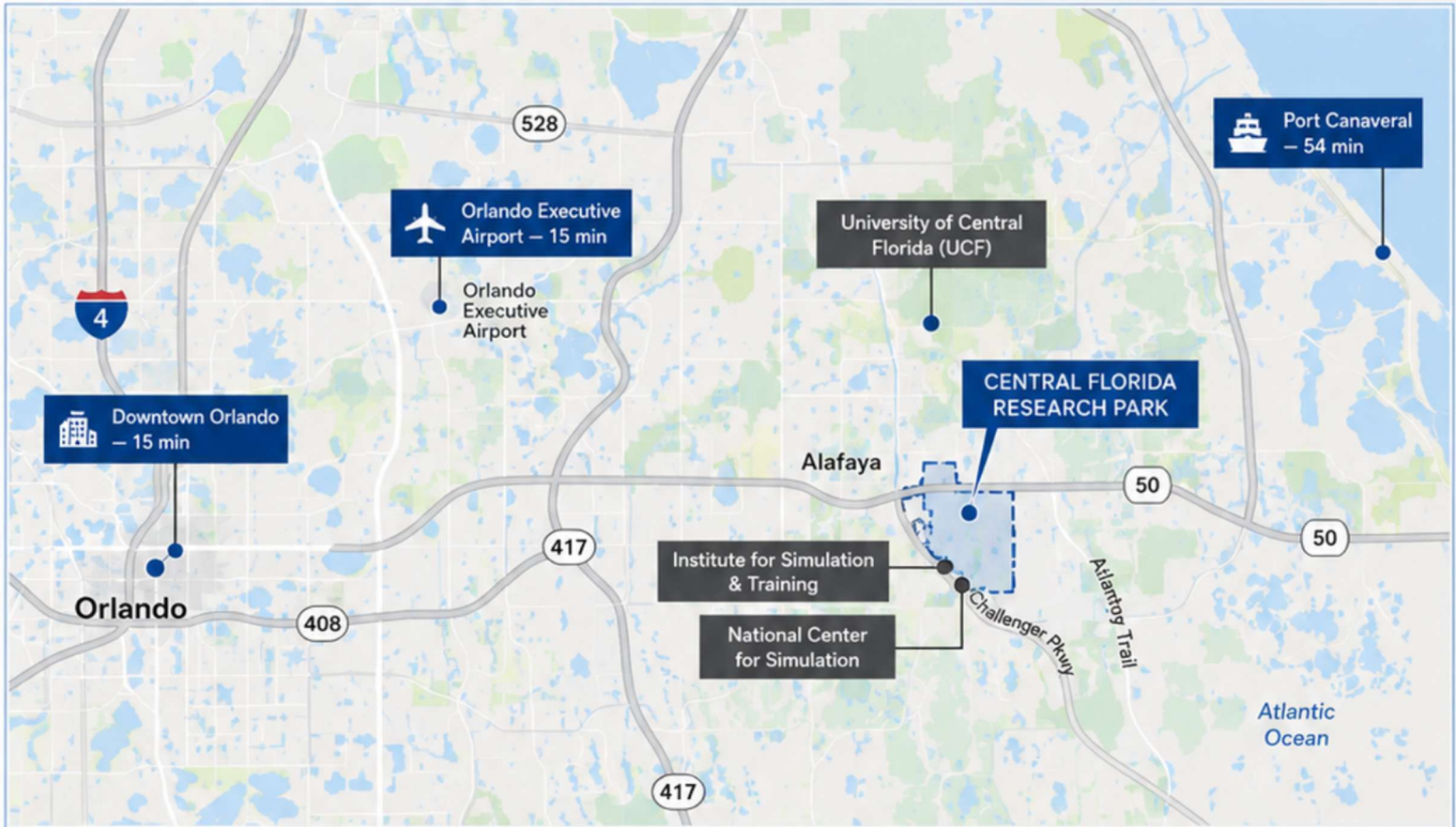
Rare call-for-offers land opportunity positioned at the signalized corner of Woodbury Road and Challenger Parkway within Central Florida Research Park. The property offers direct access to the University of Central Florida and proximity to one of East Orlando's strongest research, technology, simulation, defense, and corporate employment corridors.

## PROPERTY SNAPSHOT

<b>Location</b>	Woodbury Road & Challenger Parkway, Orlando, FL 32826
<b>Parcel ID</b>	15-2231-1218-32-010
<b>Gross Land Area</b>	32.14± Acres
<b>Zoning</b>	IND-2 / IND-3 / Industrial
<b>Traffic Count</b>	26,100 AADT
<b>Utilities</b>	TBD
<b>Sale Process</b>	Call for Offers



Positioned within one of East Orlando's strongest research, technology, simulation, defense, and university-driven corridors.



**LOCATION ADVANTAGES**

- ✓ Strong East Orlando access to SR 50, SR 408, SR 417, and I-4
- ✓ Signalized corner at Woodbury Road and Challenger Parkway
- ✓ Adjacent to UCF, in Central Florida Research Park
- ✓ Surrounded by research, simulation, defense, and technology users

**CENTRAL FLORIDA RESEARCH PARK**



**1,027** Acres



**68** Buildings



**140+** Companies



**9,500+** Employees

# RESEARCH PARK ECOSYSTEM + LONG-TERM VALUE

A nationally recognized defense, simulation, technology, and university-driven employment corridor.

## 01 NATIONAL RANKINGS



- ✓ Largest research park in Florida
- ✓ Fourth largest in the United States by number of companies
- ✓ Seventh largest in the United States by employment
- ✓ Frequently recognized among the world's leading university-affiliated research parks

## 02 DEFENSE + TECHNOLOGY HUB



The Research Park is widely recognized as the center of the nation's modeling, simulation, and training industry. It hosts major military simulation operations for the U.S. Army, Navy, Air Force, and Marine Corps. More than **\$1.4 billion** in federal contracts are awarded annually through organizations located within or immediately surrounding the Research Park.

## 03 CORPORATE PRESENCE

- › Boeing
- › Northrop Grumman
- › Raytheon
- › L3Harris
- › Leidos
- › Siemens
- › Collins Aerospace
- › General Dynamics
- › BAE Systems
- › Booz Allen Hamilton
- › AT&T



Lockheed Martin maintains substantial nearby operations.

## 04 TALENT PIPELINE



Direct access to the University of Central Florida—one of the nation's fastest-growing research universities—fuels a robust talent pipeline. The ecosystem delivers a steady flow of engineering, computer science, simulation, optics, photonics, and technology graduates ready to power innovation and industry growth.



This concentration of talent, infrastructure, and corporate investment creates a unique environment for **future development and long-term value creation.**

**GARY GAGNON**

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