

# Discovery Point II

One-Of-A-Kind Opportunity in the Central Florida Research Park



150,000± sf | Office | Light Industrial Space

**AVISON  
YOUNG**

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Owned by:





# Introduction

Discovery Point II, is located directly south of the University of Central Florida in Orlando's renowned **Central Florida Research Park**. The Central Florida Research Park is a campus-like environment situated on 1,027± acres with ideal access to all major thoroughfares (S.R. 434, Highway 50, S.R. 408 and S.R. 417) and home to over 145 businesses. There are on-site hotels, as well as bank and restaurants for the 10,000± employees who work on campus.

## PROPERTY HIGHLIGHTS

**ONLY TRUE OFFICE/LIGHT INDUSTRIAL SPACE IN THE CENTRAL FLORIDA RESEARCH PARK**

**FOUR INDUSTRIAL BUILDINGS RANGING FROM 33,000± - 39,000± SF**

**GRADE LEVEL AND RAMP ACCESS**

**32' - 0" CLEAR CEILING HEIGHT  
6" OUTSIDE SPEED BAY**

**TYPICAL BUILDING WILL BE 355' X 110'  
STANDARD BAYS WILL BE 52'**

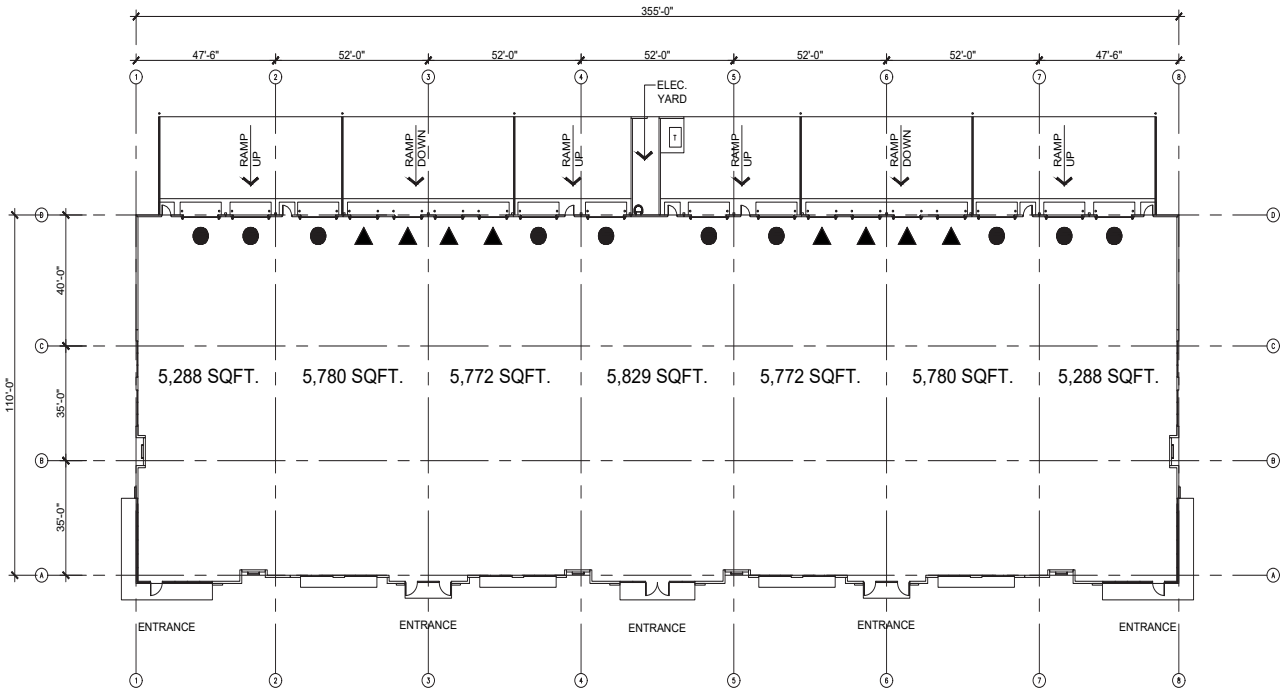
**10 ROLL-UP DOORS (12' X 16')  
8 DOCK-DOORS (9' X 10')**

**TRUCK COURT DIMENSIONS  
APPROXIMATELY 63'**

**TARGET DELIVERY MID-2026**



# Site Plan



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**TOWER**  
REALTY PARTNERS, INC.