

FOR LEASE

## AMERICAN INDUSTRIAL CENTER

1155 CHARLES STREET | LONGWOOD, FL 32750



**15,547 SF OF  
AVAILABLE SPACE**  
**AVAILABLE NOVEMBER 1, 2026**

### LOCATION

American Industrial Center sits in the heart of Longwood's established industrial corridor, just off South Ronald Reagan Boulevard and strategically positioned between State Road 434 and State Road 436, two of the area's primary east-west thoroughfares. The site offers convenient connectivity to Interstate 4 (I-4) the major regional interstate linking Orlando, Sanford, and beyond as well as direct access to surrounding Seminole County markets and central Florida's broader transportation network.

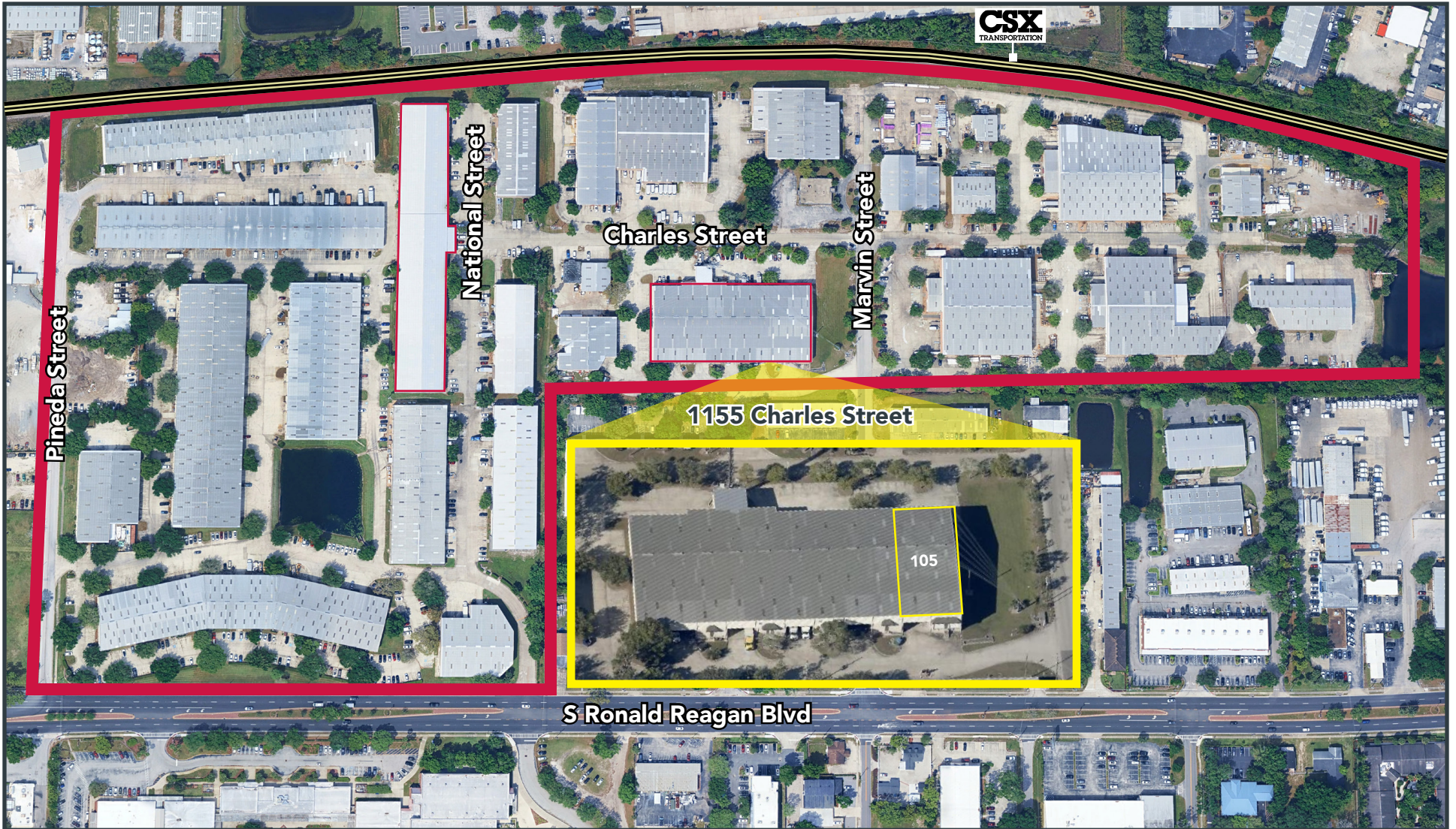
#### CONTACT:

Derek Riggelman, SIOR  
Senior Vice President/Principal  
driggelman@lee-associates.com  
D 407.456.3463

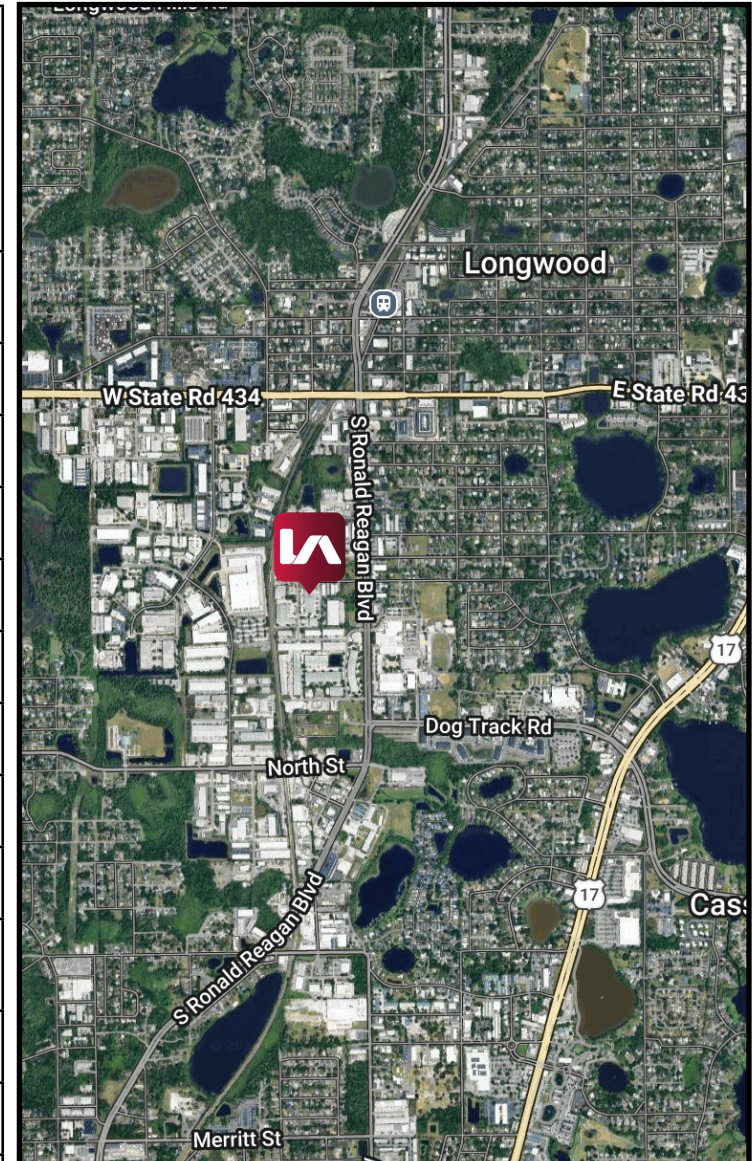
Aaron Torres  
Associate  
atorres@lee-associates.com  
D 407.922.7632

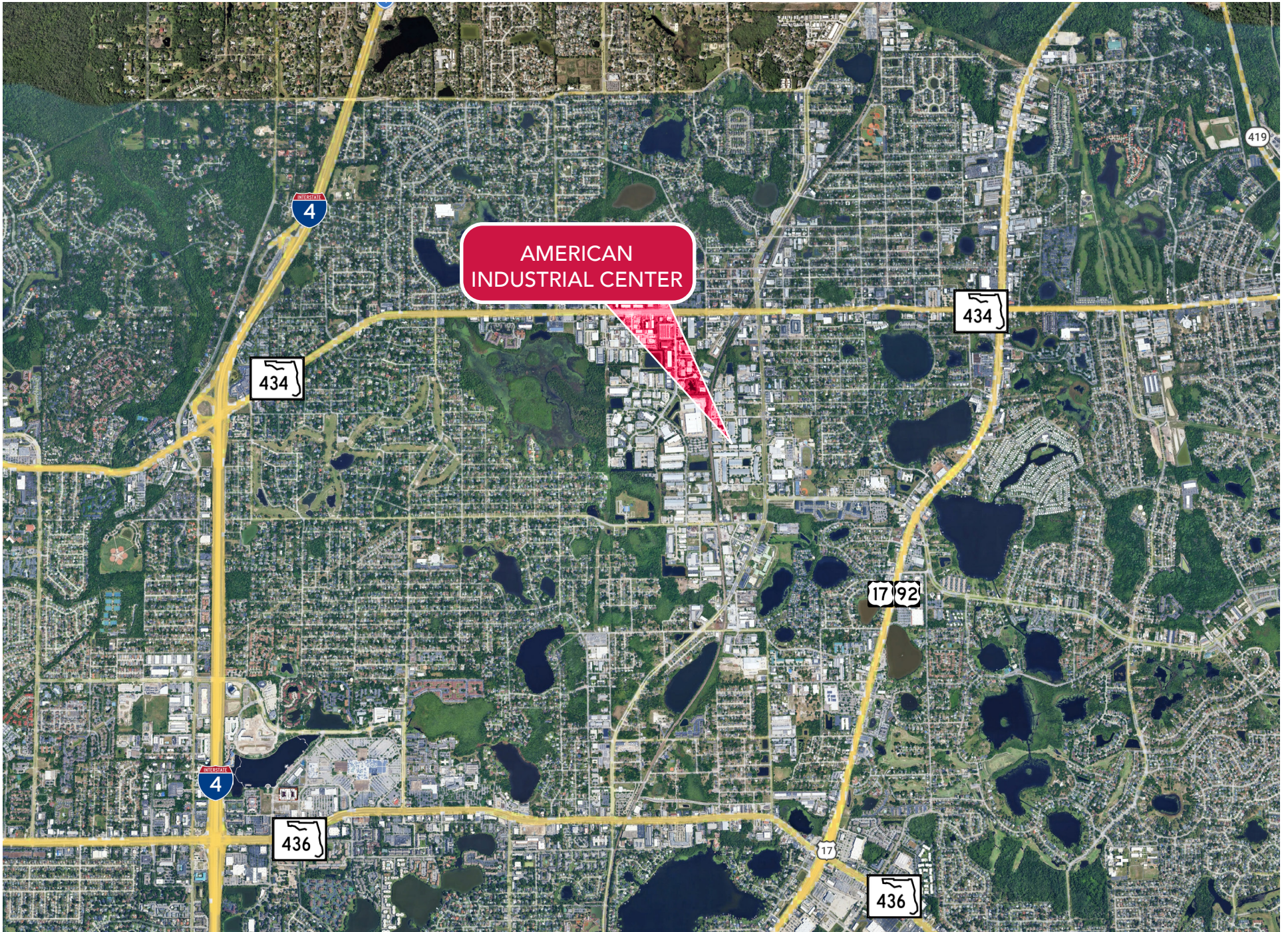
Brady Benton  
Associate  
bbenton@lee-associates.com  
D 863.624.1936

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

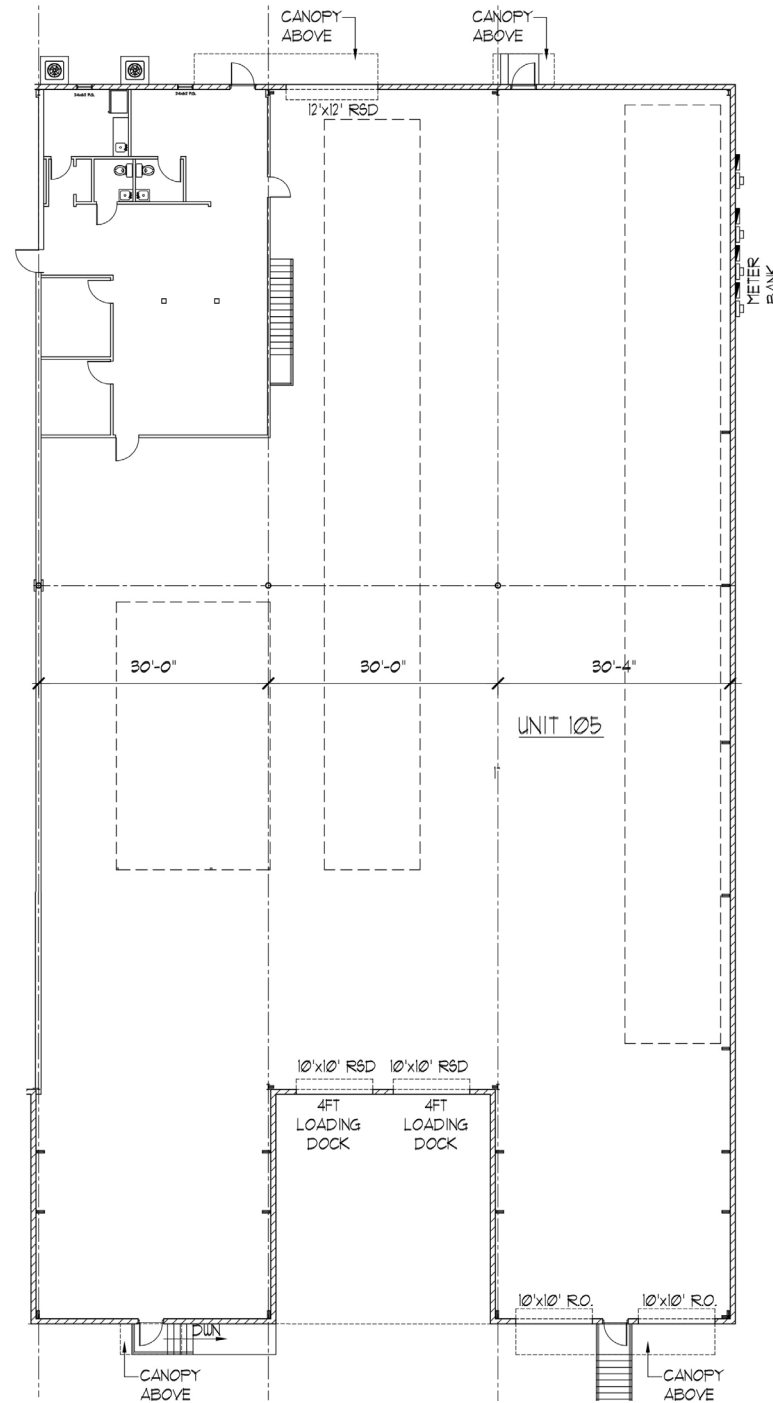


<b>ACCESS:</b>	Charles Street to Ronald Reagan Boulevard (SR 427) Charles Street to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
<b>BUILDING TYPE:</b>	Rear Load Dock Front Grade
<b>SUITE SIZE:</b>	±15,547 SF
<b>OFFICE SF:</b>	±2,500 SF
<b>CLEAR HEIGHT:</b>	24'
<b>PEAK HEIGHT:</b>	29'
<b>BUILDING DEPTH:</b>	162'
<b>COLUMN SPACING:</b>	30' x 66'
<b>CONSTRUCTION:</b>	Precast Concrete and Metal
<b>CAR PARKING SPACES:</b>	1.01/1,000 SF
<b>DOORS:</b>	4 Dock Doors (10' x 10') 1 Grade Level Door (12' x 12')
<b>FIRE PROTECTION:</b>	Wet Sprinklers
<b>ELECTRICAL SERVICE:</b>	3-Phase, Heavy Power
<b>ZONING:</b>	High Industrial

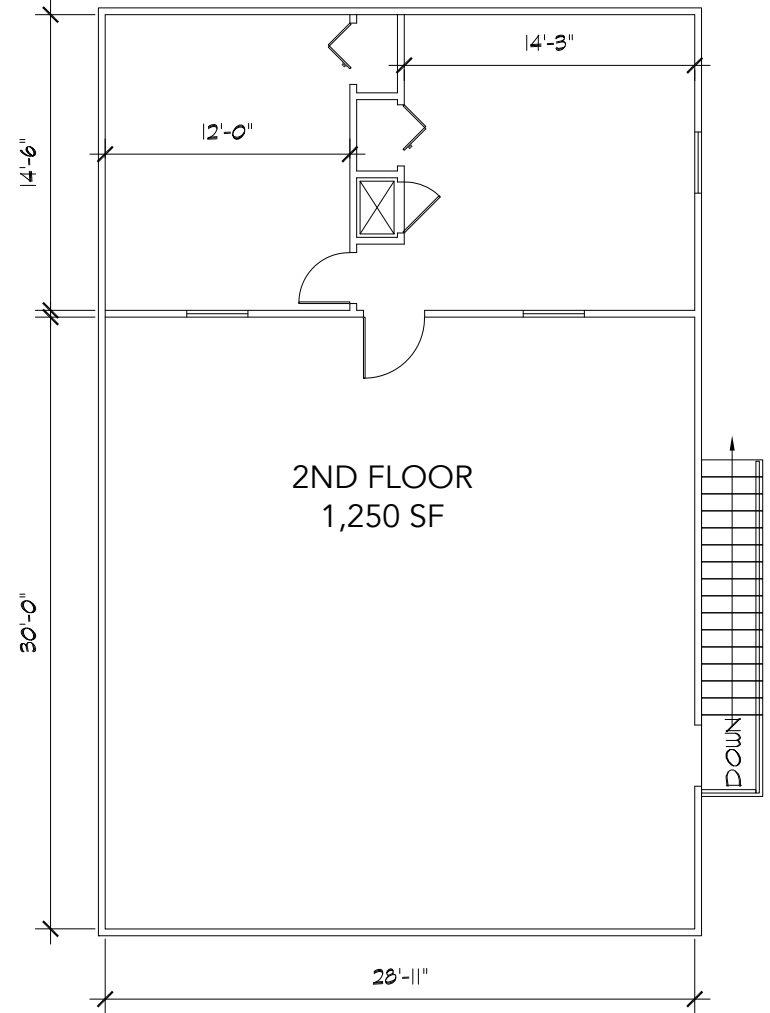
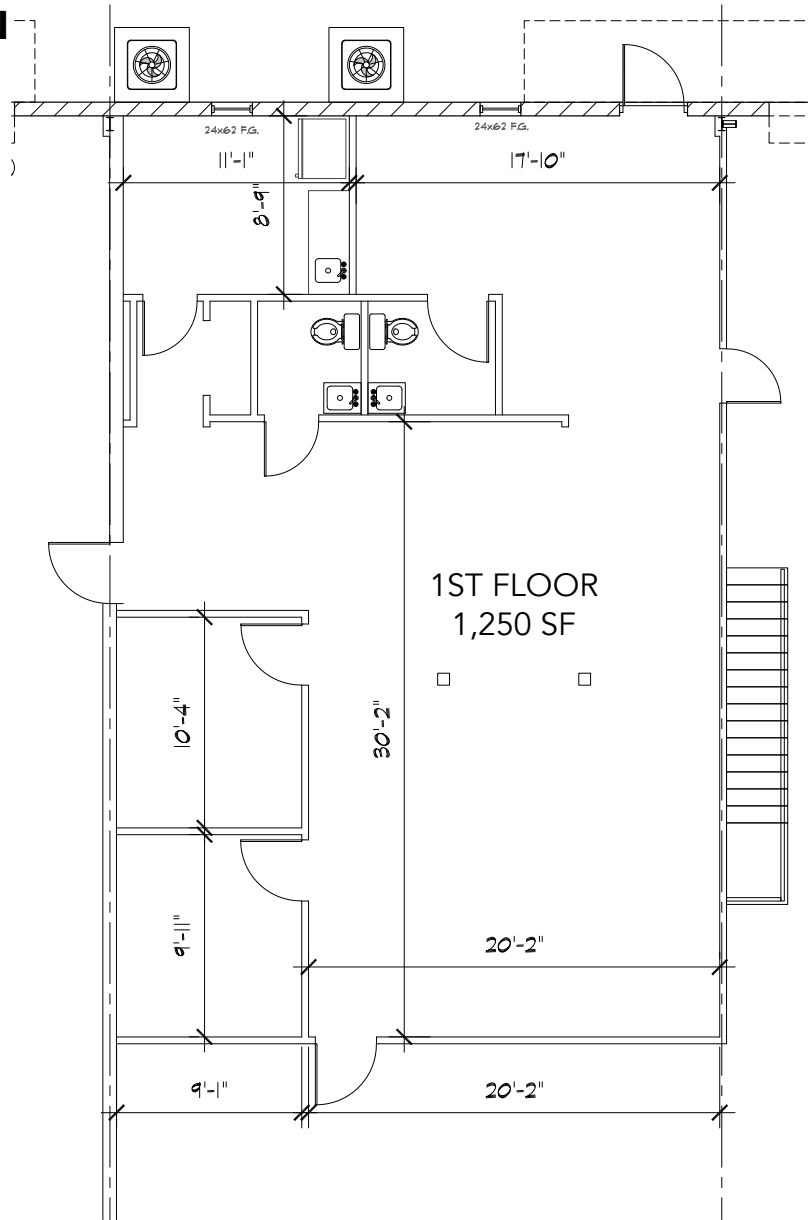




**WAREHOUSE PLAN**  
**14,297 SF**



**OFFICE PLAN**  
**2,500 SF**





CONTACT:

Derek Riggleman, SIOR  
Senior Vice President/Principal  
driggleman@lee-associates.com  
D 407.456.3463

Aaron Torres  
Associate  
atorres@lee-associates.com  
D 407.922.7632

Brady Benton  
Associate  
bbenton@lee-associates.com  
D 863.624.1936

Ryan Griffith  
Senior Vice President/Principal  
rgriffith@lee-associates.com  
D 908.208.4774

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.