

FOR LEASE

AMERICAN INDUSTRIAL CENTER

1155 CHARLES STREET | LONGWOOD, FL 32750



CROSS-LOAD BUILDING - UNITS HAVE GRADE LEVEL DOORS IN THE FRONT, DOCK HIGH DOORS IN THE REAR

25,893 SF OF AVAILABLE SPACE

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.

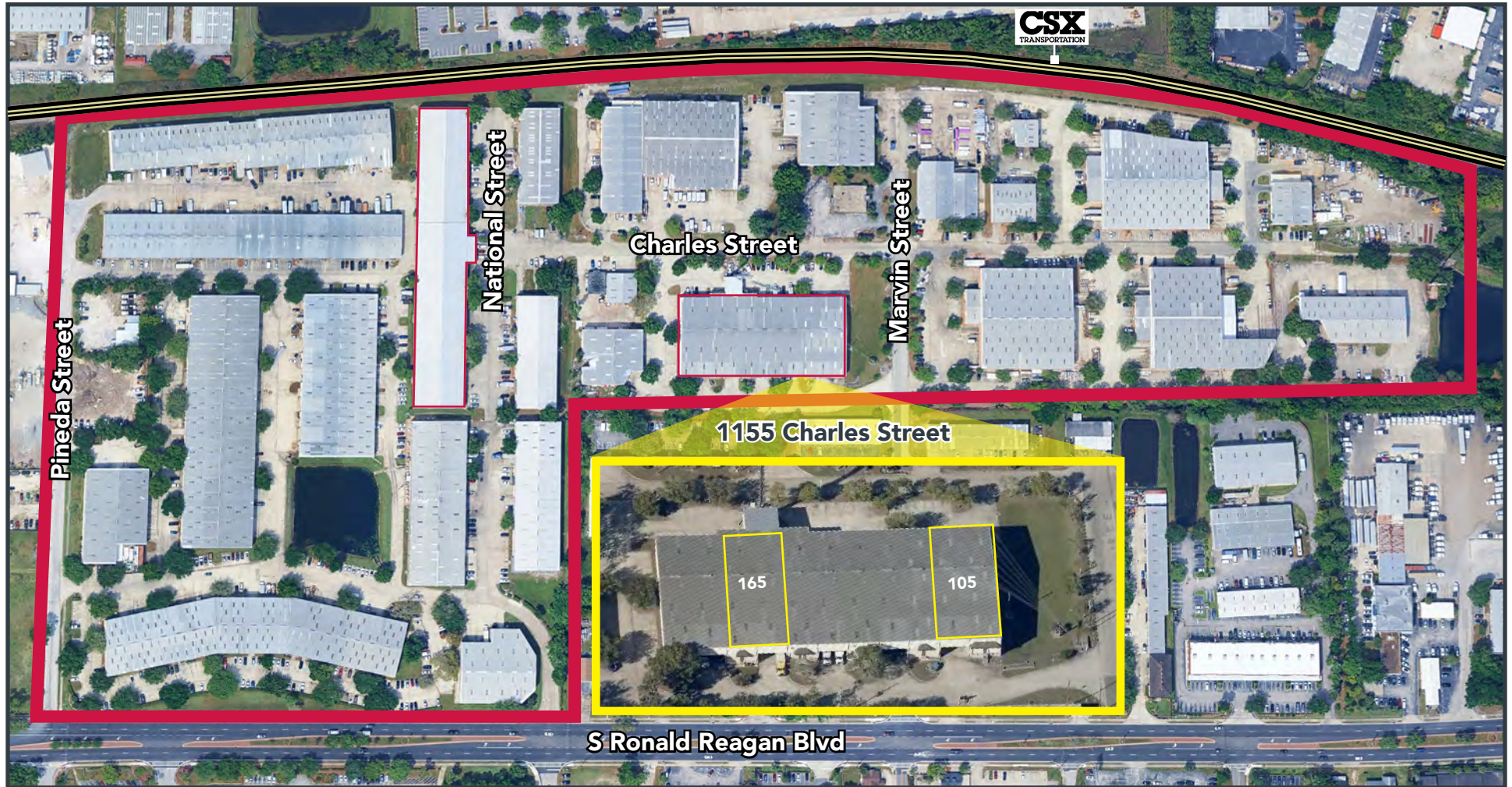
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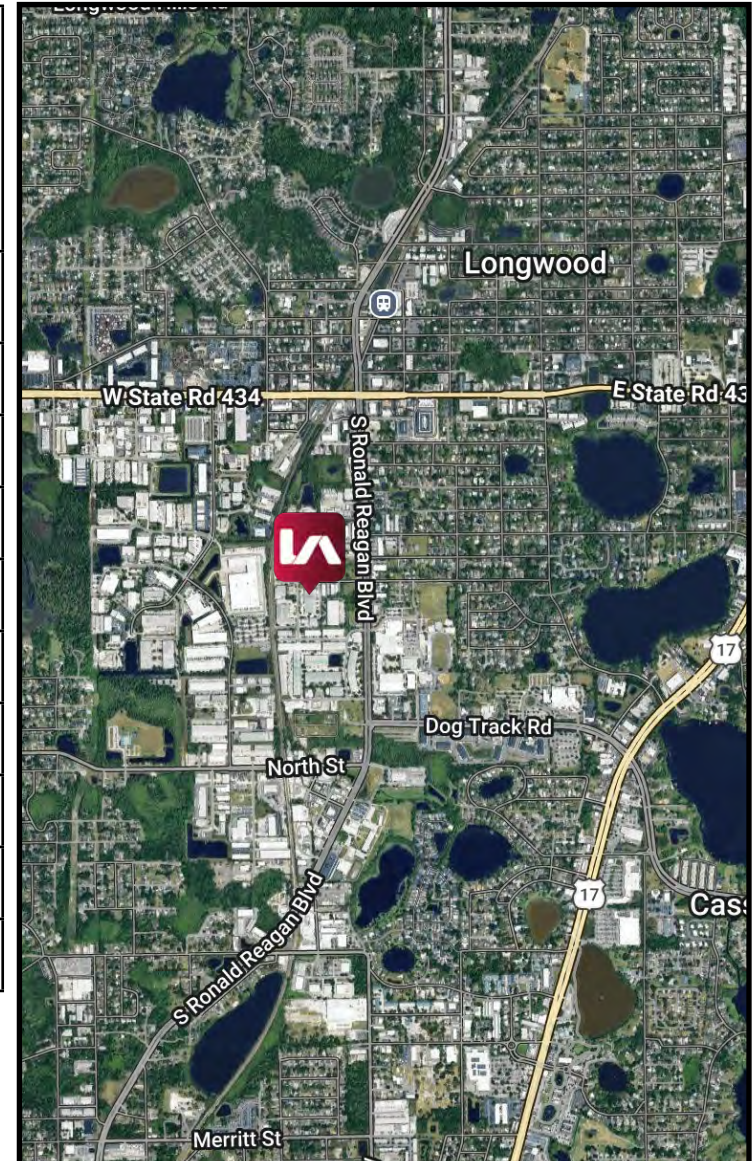
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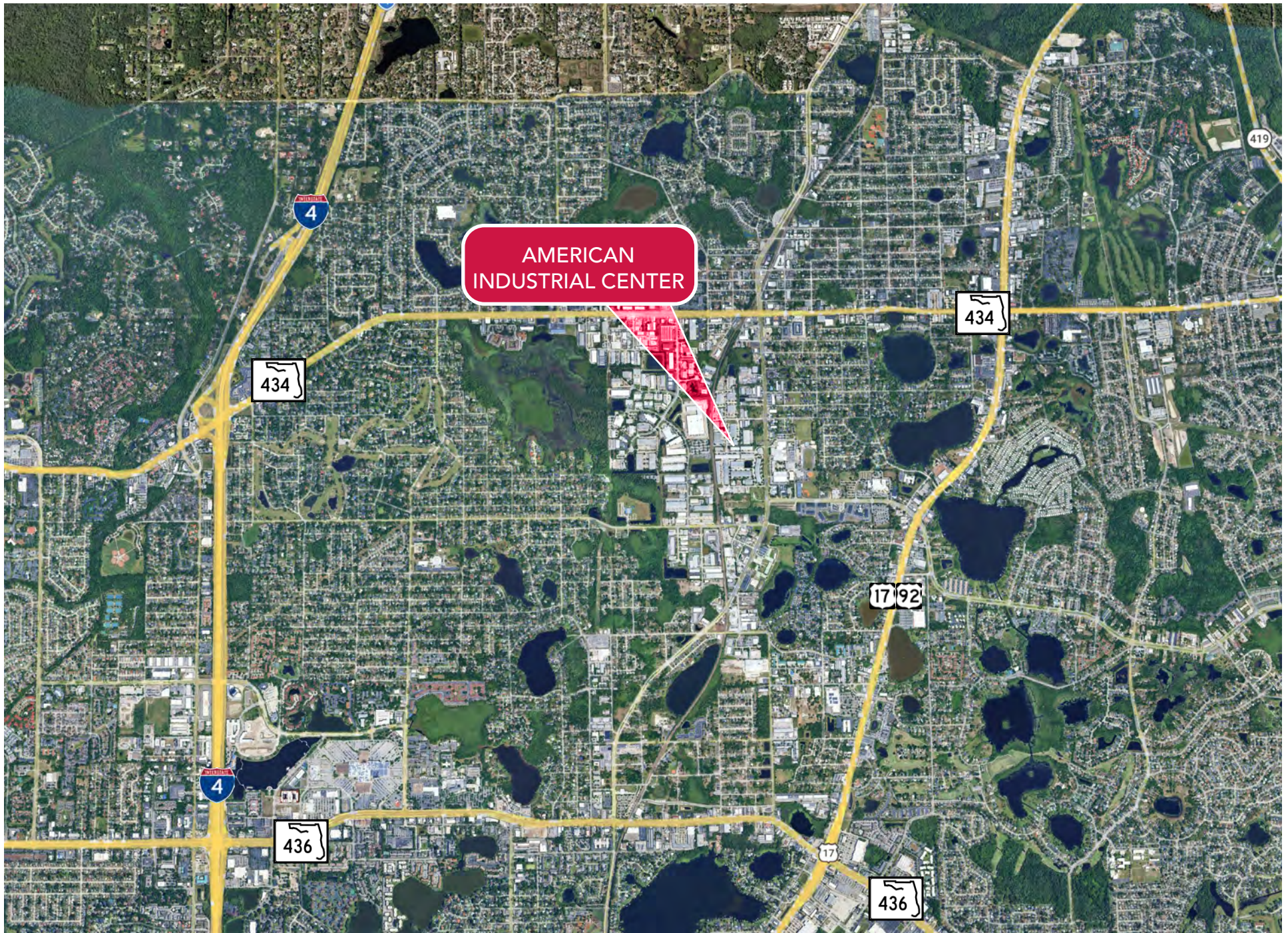
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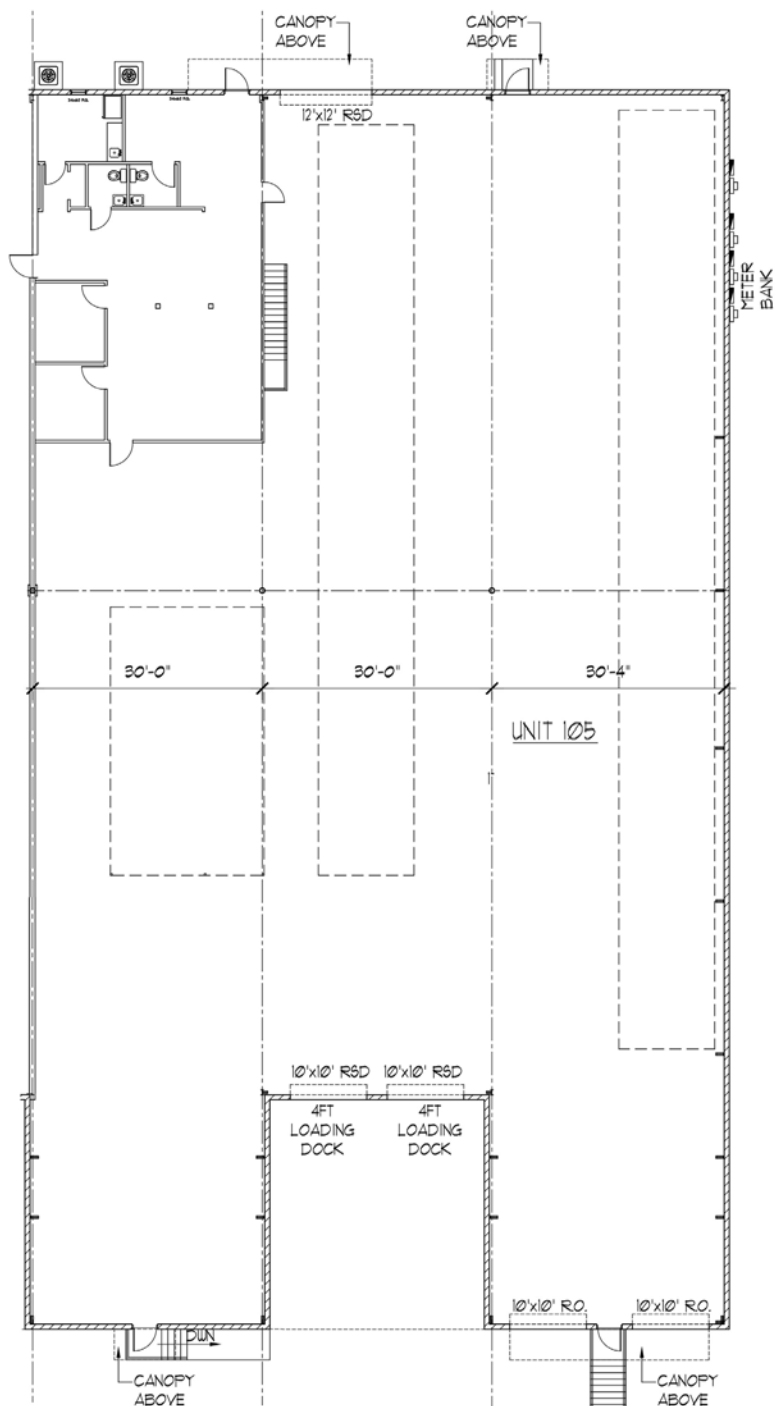
SUITE	AVAILABLE	SIZE (SF)	CLEAR HEIGHT	LEASE TYPE	LEASE RATE*	DESCRIPTION
105	10/1/2026	15,547 SF	24'	NNN	Call for Info	Four (4) dock high doors (10'x10') One (1) grade level door (12'x12')
165	1/1/2027	10,346 SF	24'	NNN	Call for Info	Two (2) dock high doors One (1) grade level door

ACCESS:	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
BUILDING TYPE:	Rear Load Dock Front Grade
CLEAR HEIGHT:	24'
PEAK HEIGHT:	29'
BUILDING DEPTH:	162'
COLUMN SPACING:	30' x 66'
CONSTRUCTION:	Precast Concrete and Metal
CAR PARKING SPACES:	1.01/1,000 SF
FIRE PROTECTION:	Wet Sprinklers
ELECTRICAL SERVICE:	3-Phase, Heavy Power
ZONING:	High Industrial

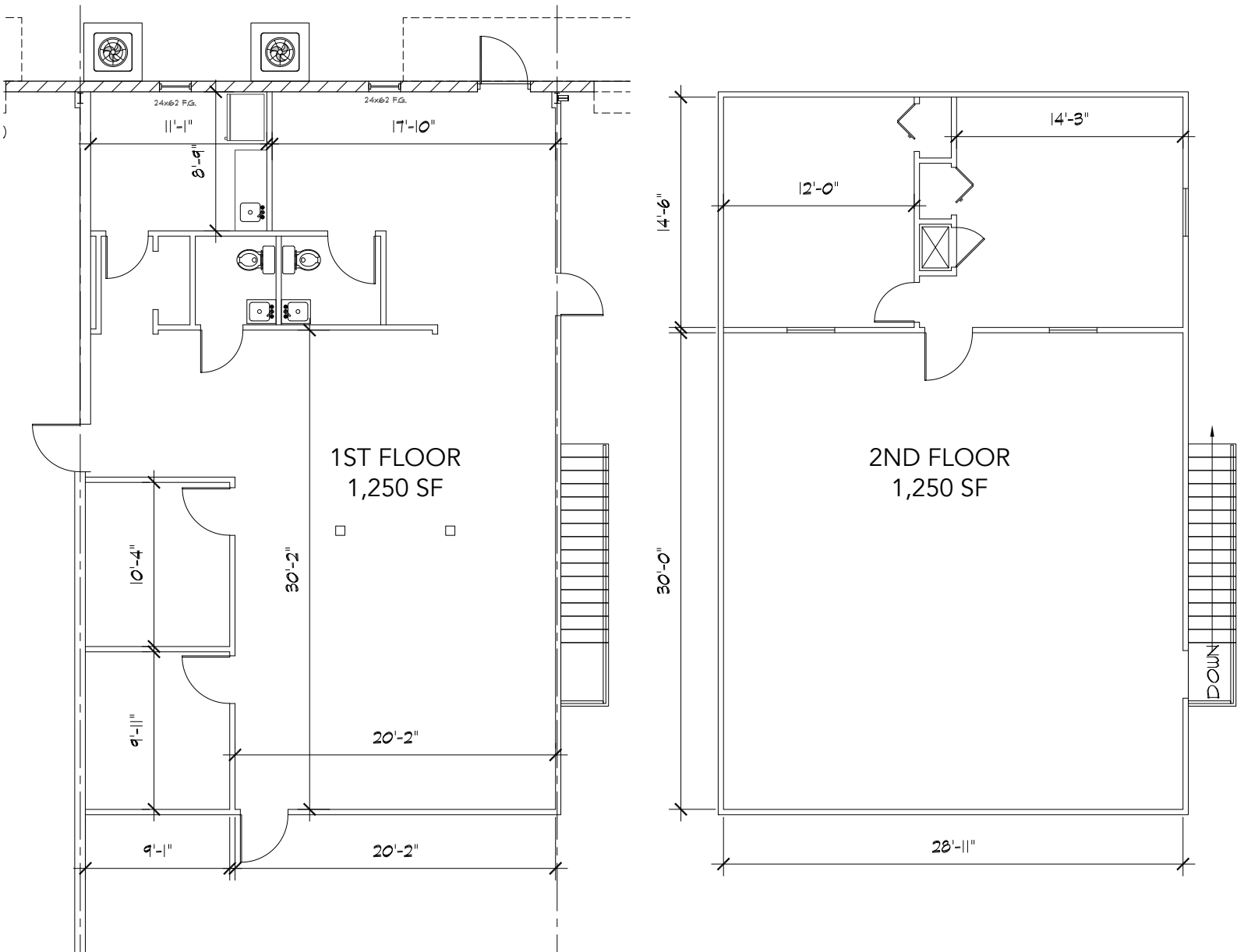


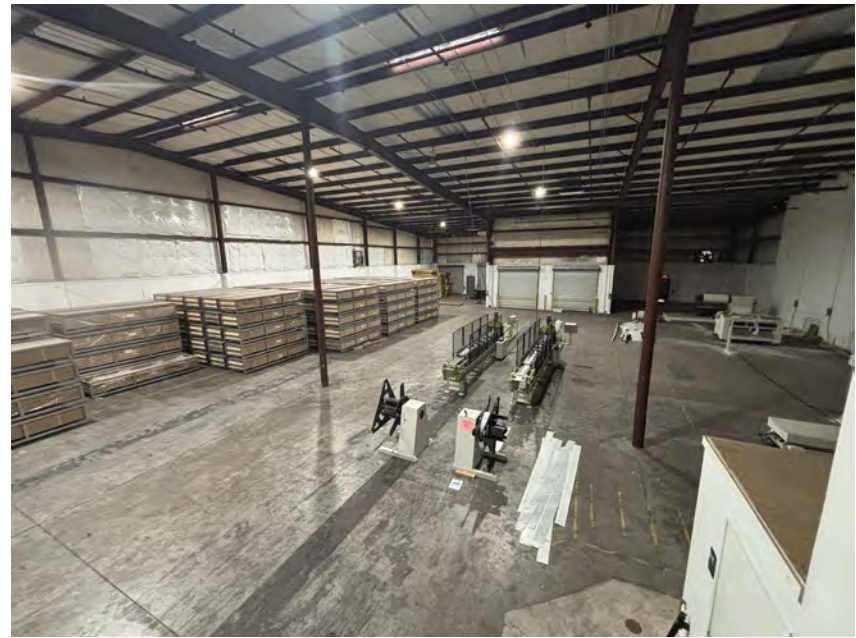


WAREHOUSE PLAN
14,297 SF

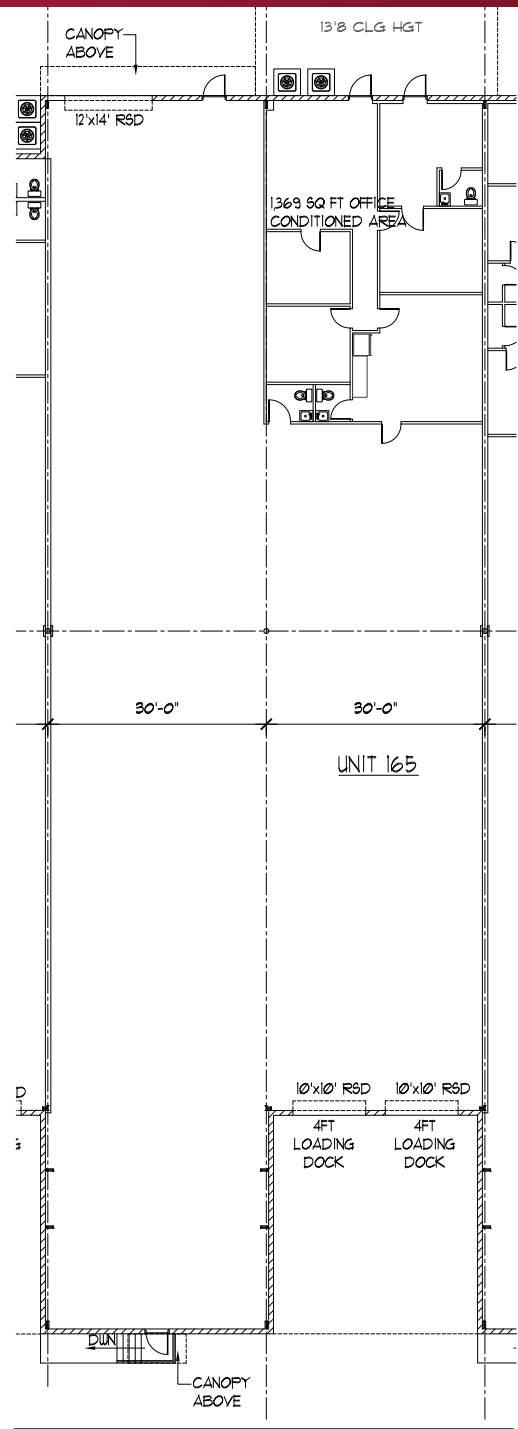


OFFICE PLAN
2,500 SF





WAREHOUSE PLAN
10,346 SF





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