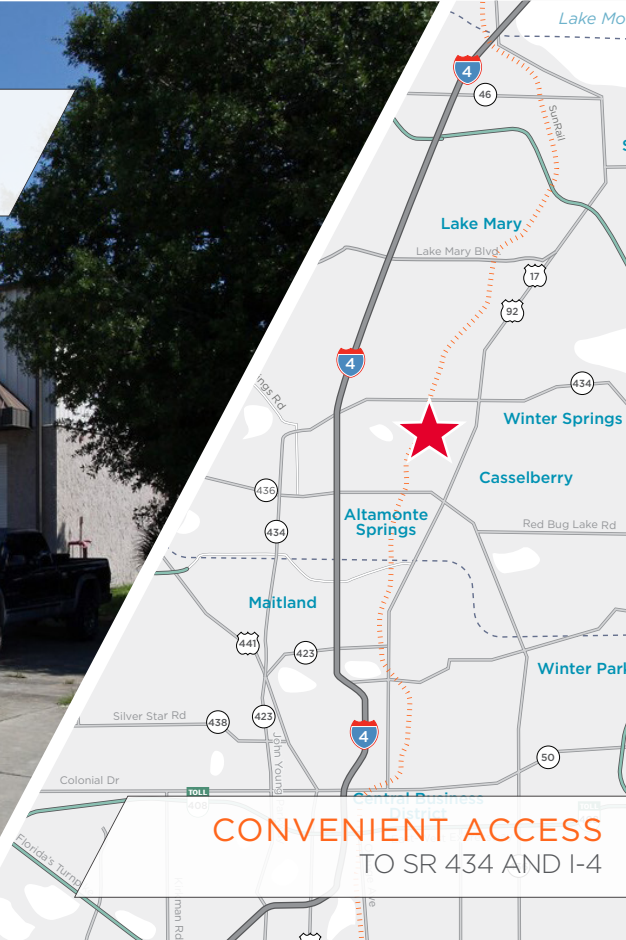


AMERICAN INDUSTRIAL CENTER

1100 CHARLES ST, LONGWOOD, FL 32750



**13,375 SF - 25,110 SF AVAILABLE
FOR SUBLEASE**

SPACE HIGHLIGHTS

ASKING RATE

\$8.00/SF NNN

OPEX*

\$2.80 PSF

LEASE EXPIRATION

OCTOBER 31, 2029

WAREHOUSE SF

23,135 SF

OFFICE SF

1,975 SF

CLEAR HEIGHT

24'

POWER

1P HEAVY

PARKING RATIO

1.55/1,000

ZONING

IND

LOADING DOORS

(1) 24'X14' ROLL UP
(4) 10'X12' ROLL UP

YEAR BUILT

1991

AVAILABILITY

30 DAYS

**Denotes Estimated Operating Expenses for 2026*

CONTACT INFORMATION

TAYLOR ZAMBITO

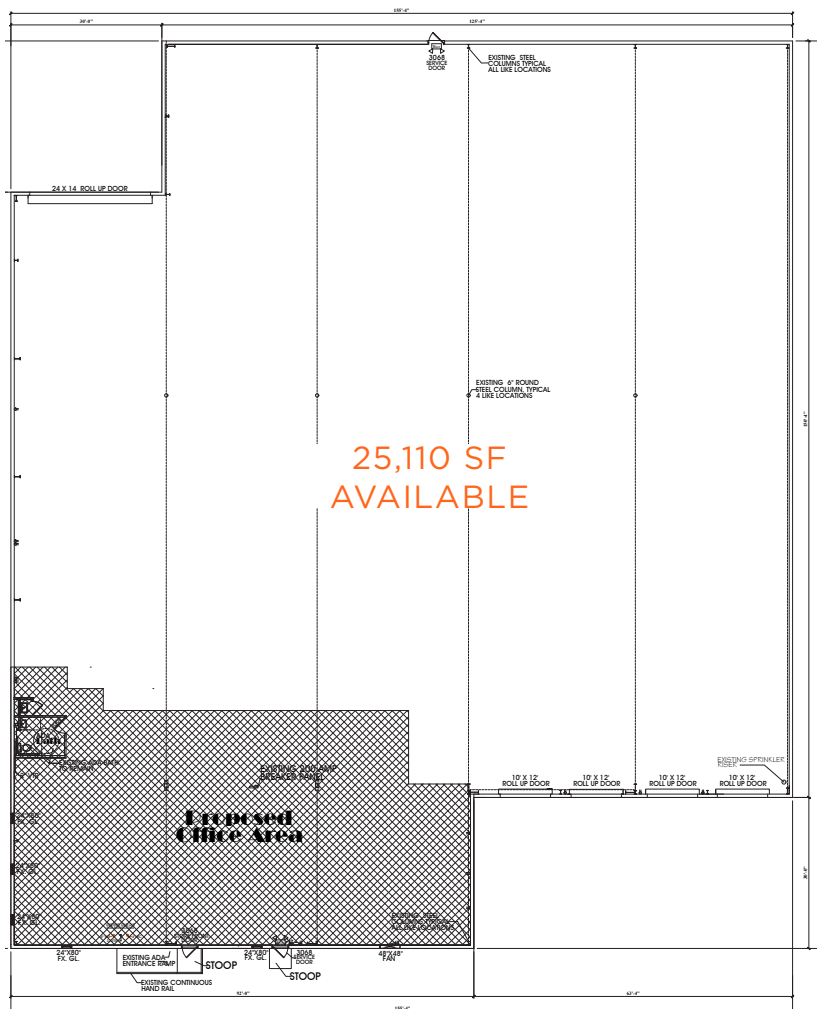
Senior Director
+1 407 541 4409
taylor.zambito@cushwake.com

RYAN HUBBARD

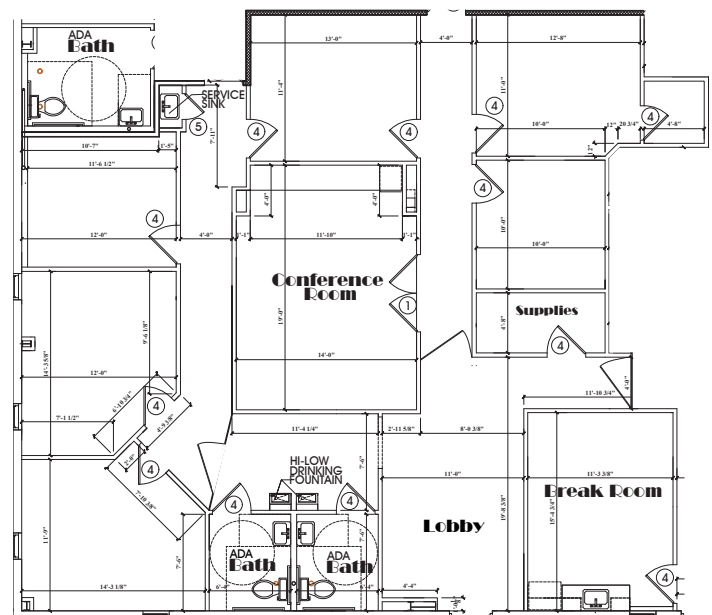
Director
+1 407 541 4390
ryan.hubbard@cushwake.com



FLOOR PLAN
1100 CHARLES ST



OFFICE PLAN



TAYLOR ZAMBITO

RYAN HUBBARD

