



Available May 1, 2024

### LISTING DATA

**Available SF:** 25,110 SF  
**Office SF:** 1,959 SF  
**Doors:** 5 Dock Doors and 1 Ramp

**Comments:** American Industrial Center (AIC) is located in Longwood, conveniently along Ronald Reagan Boulevard and between SR 434 and SR 436, with easy access to Interstate 4, Seminole County, and Orlando. AIC is a large, diverse complex allowing tenants the flexibility to grow their businesses. The established, growing neighborhood also offers a good variety of dining, entertainment, and living options.

### ECONOMIC DATA

**Lease Rate:** \$11.00 SF/yr (NNN)  
**Op Ex:** \$3.00/SF



