



## LISTING DATA

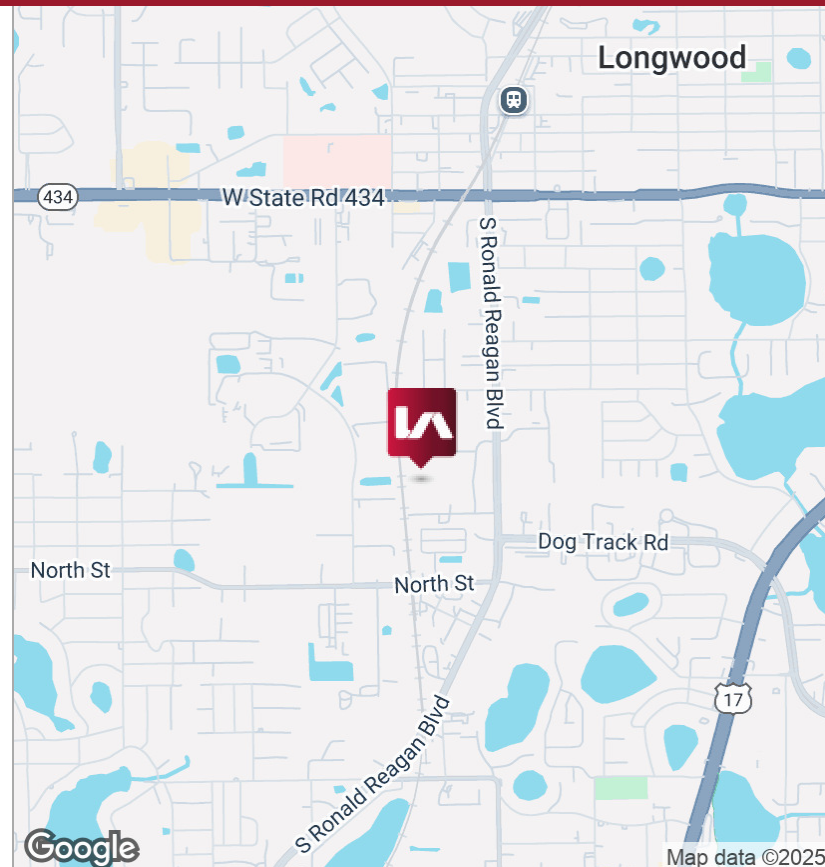
**Available SF:** 2,476 - 4,500 SF

**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:** \$16.95 - 17.50 SF/yr (NNN)

**Op Ex:** \$3.30/SF





215 PINEDA STREET | LONGWOOD, FL 32750

FOR LEASE

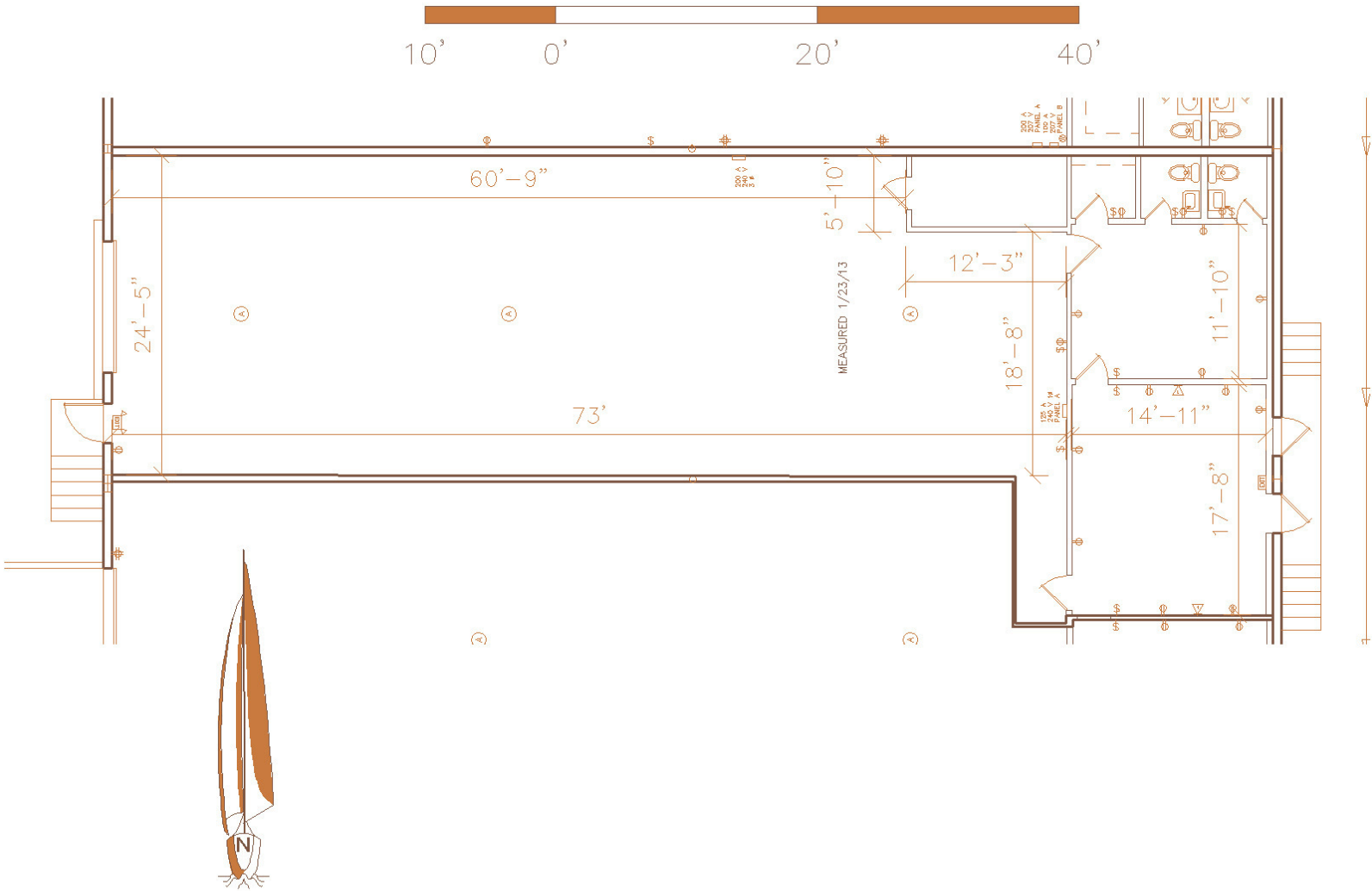


### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,476 - 4,500 SF	Lease Rate:	\$16.95 - \$17.50 SF/yr

### AVAILABLE SPACES

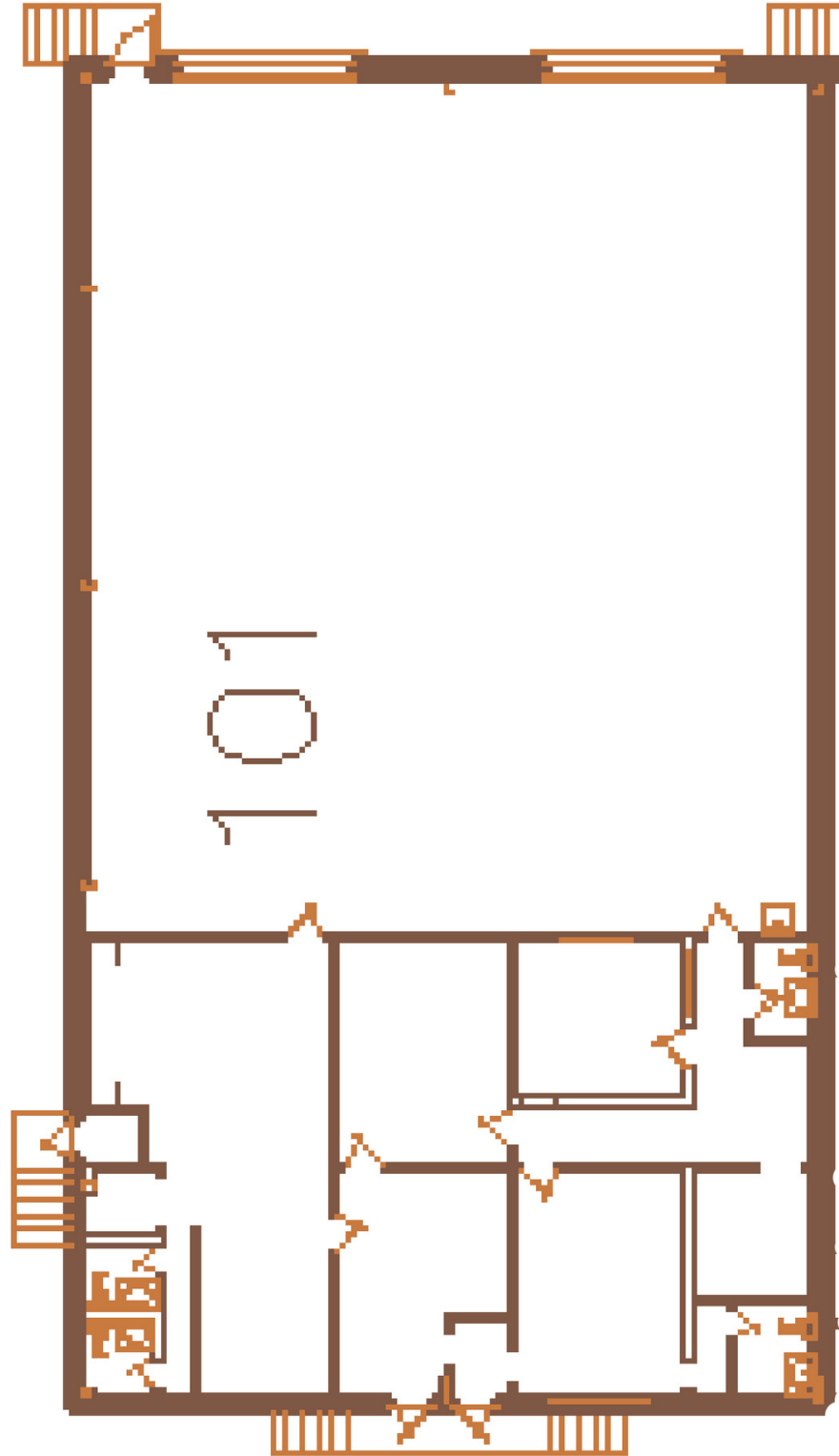
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 149	Available	2,476 SF	NNN	Call For Info	825 SF of Office with 1 Dock Door
Suite 101	Available	4,500 SF	NNN	\$17.50 SF/yr	1,571 SF of Office with 1 Dock Door and 1 Ramp
Suite 113	Available	4,500 SF	NNN	\$16.95 SF/yr	Available 2/1/2026   Air conditioned warehouse / 2 Dock Doors



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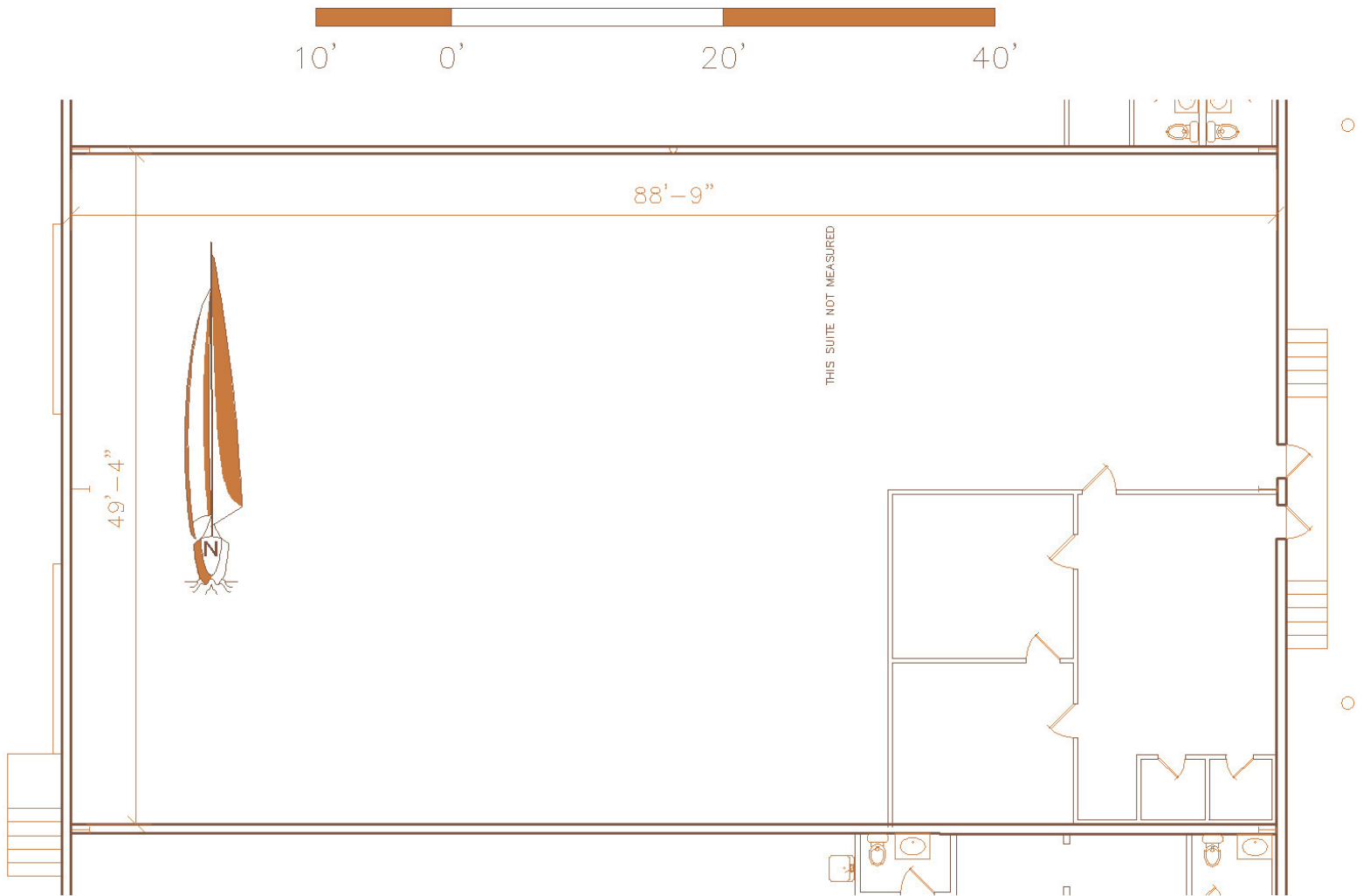
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FOR LEASE



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FOR LEASE



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