

AMERICAN INDUSTRIAL CENTER

1100 CHARLES ST, LONGWOOD, FL 32750



**13,375 SF AVAILABLE
FOR SUBLEASE**

SPACE HIGHLIGHTS

ASKING RATE

WITHHELD

OPEX*

\$2.80 PSF

LEASE EXPIRATION

OCTOBER 31, 2029

WAREHOUSE SF

11,400 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

YEAR BUILT

1991

AVAILABILITY

30 DAYS

**Denotes Estimated Operating Expenses for 2026*

CONTACT INFORMATION

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RYAN HUBBARD

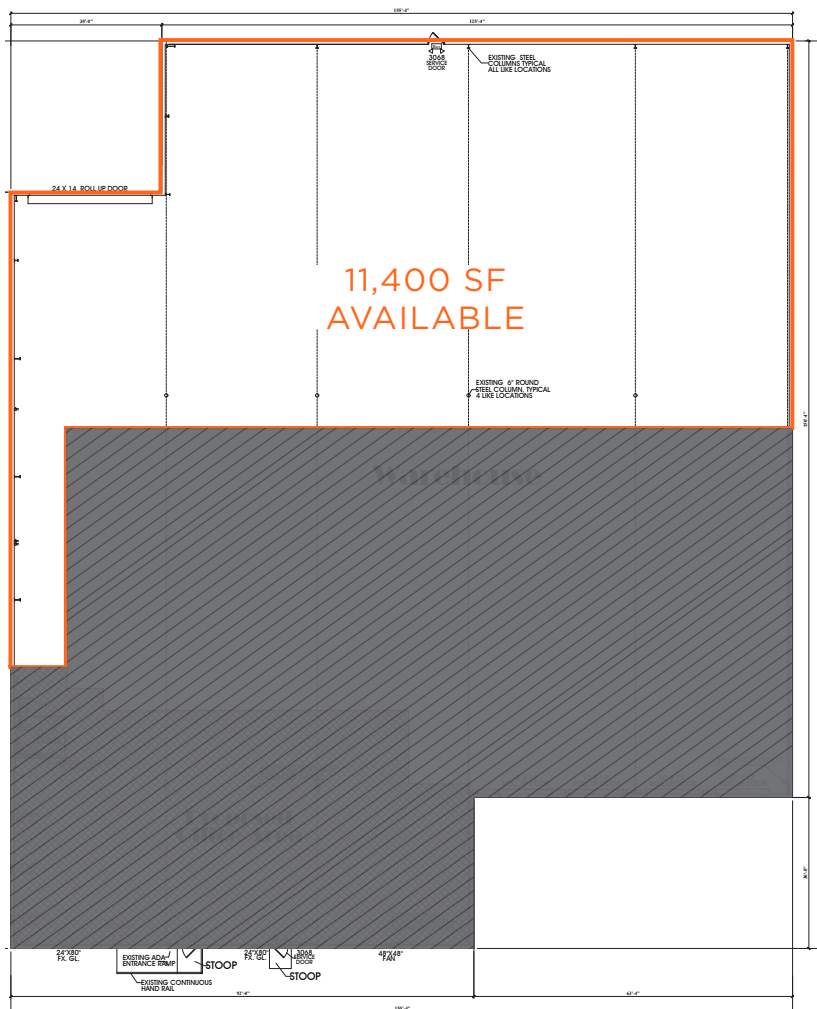
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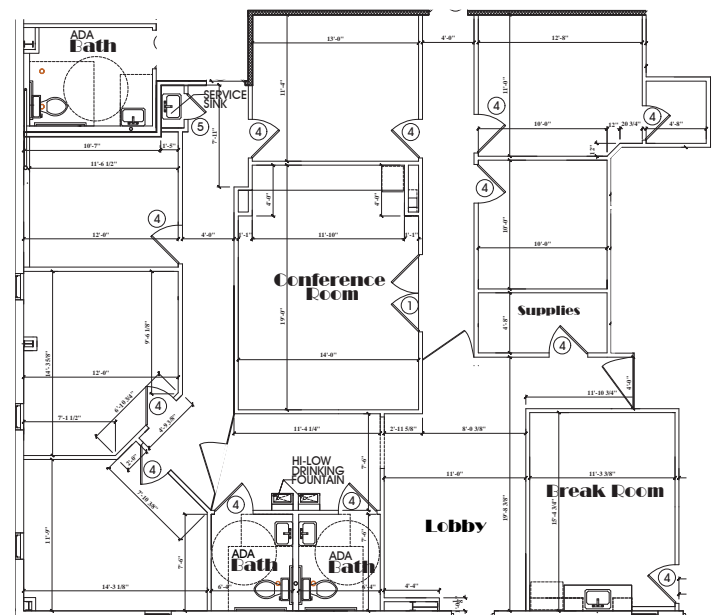


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FLOOR PLAN
1100 CHARLES ST



OFFICE PLAN



TAYLOR ZAMBITO

RYAN HUBBARD