

FOR LEASE

## AMERICAN INDUSTRIAL CENTER

900 RECYCLING POINT | LONGWOOD, FL 32750



±1.7 TOTAL ACRES

# 18,026 SF AVAILABLE WITH OUTSIDE STORAGE

## 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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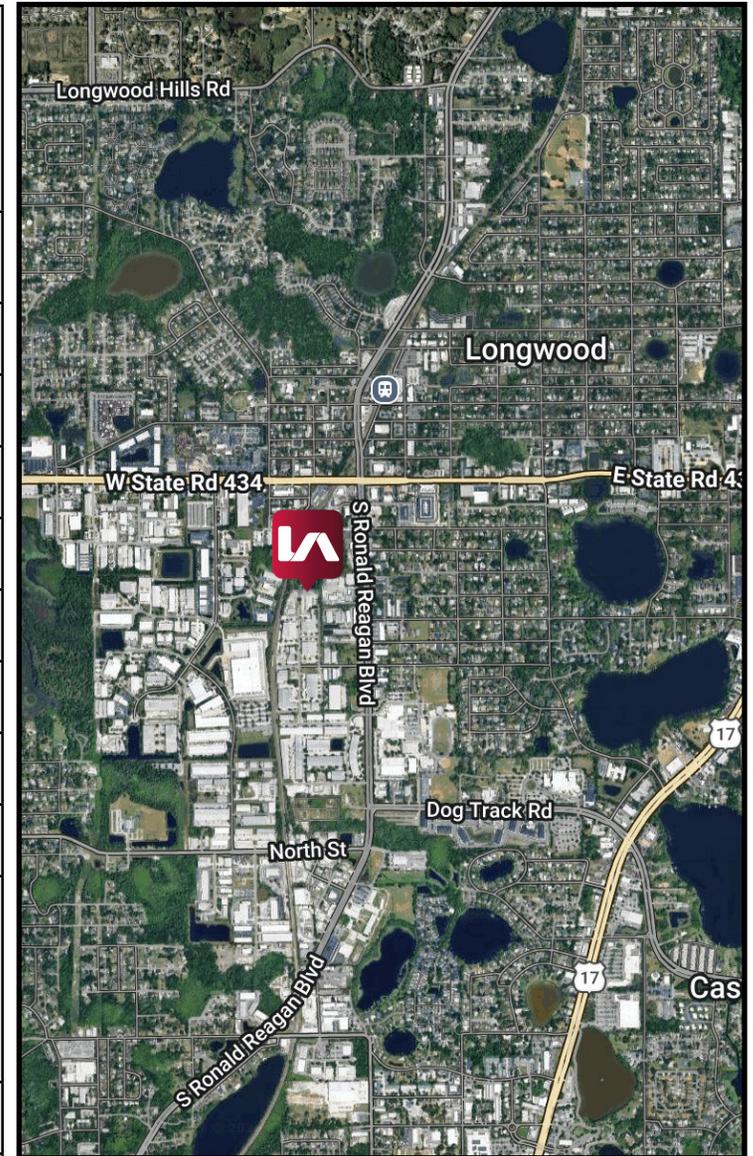
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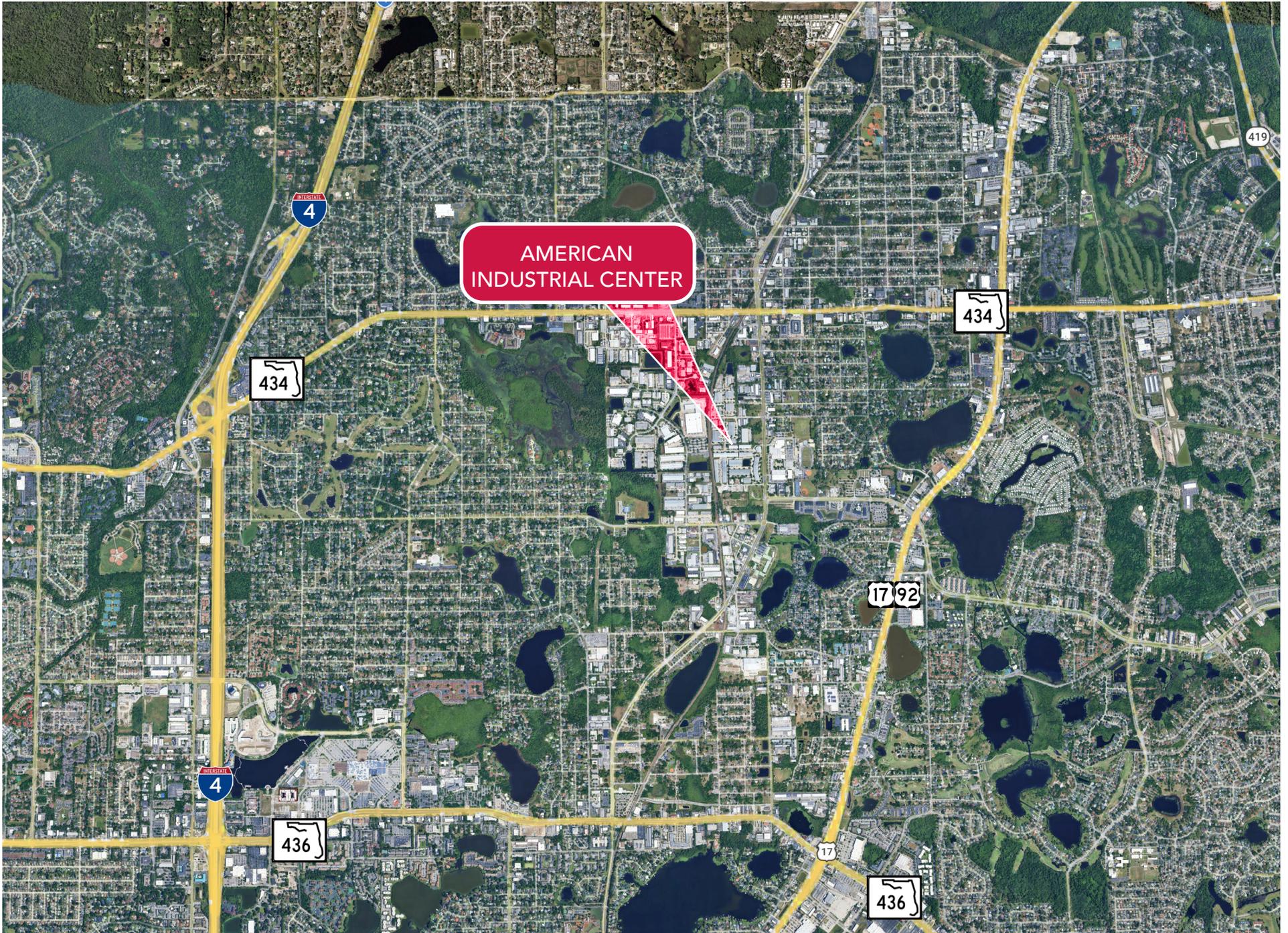
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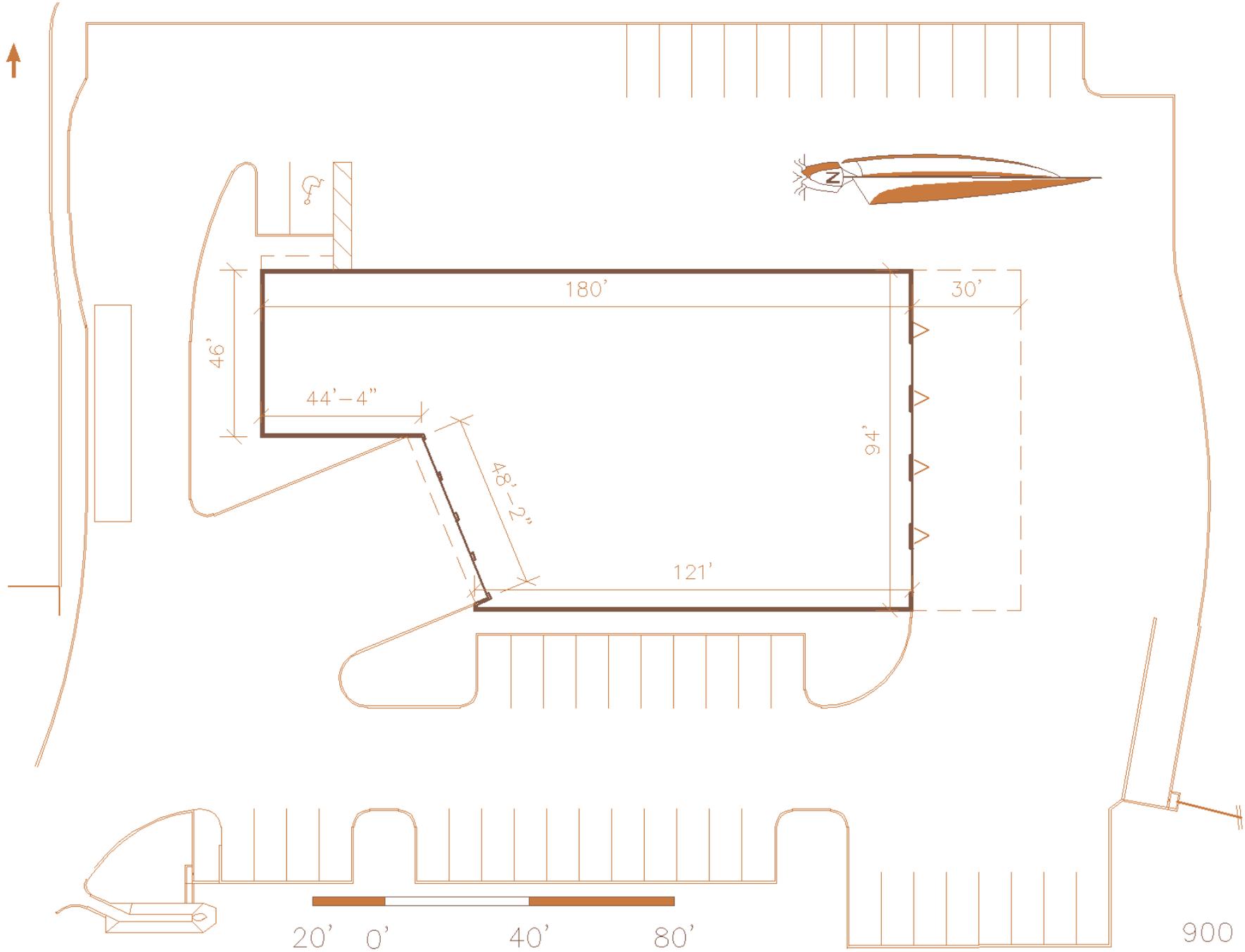
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<b>ACCESS:</b>	Recycling Point to Ronald Reagan Boulevard (SR 427) Recycling Point to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
<b>BUILDING TYPE:</b>	Dock Doors Face SW Entrance Grade Level Doors on the North & West Side
<b>SUITE SIZE:</b>	±18,026 SF
<b>OFFICE SF:</b>	±1,476 SF
<b>CLEAR HEIGHT:</b>	24'
<b>PEAK HEIGHT:</b>	29'
<b>BUILDING DEPTH:</b>	92'
<b>COLUMN SPACING:</b>	Clear Span
<b>CONSTRUCTION:</b>	Precast Metal and Concrete
<b>CAR PARKING SPACES:</b>	1.5/1,000 SF
<b>DOORS:</b>	4 Dock Positions, served by 2 oversized dock-high door openings 6 Grade Level Doors (Three at 16' x 14', Two at 16' x 20', and One at 16' x 21') 1 Mini Dock Door (8' x 8')
<b>FIRE PROTECTION:</b>	Wet Sprinklers
<b>ELECTRICAL SERVICE:</b>	Upgraded 3-Phase
<b>ZONING:</b>	High Industrial











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