

FOR LEASE

AMERICAN INDUSTRIAL CENTER

225 PINEDA STREET | LONGWOOD, FL 32750



7,531 SF OF AVAILABLE SPACE

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.

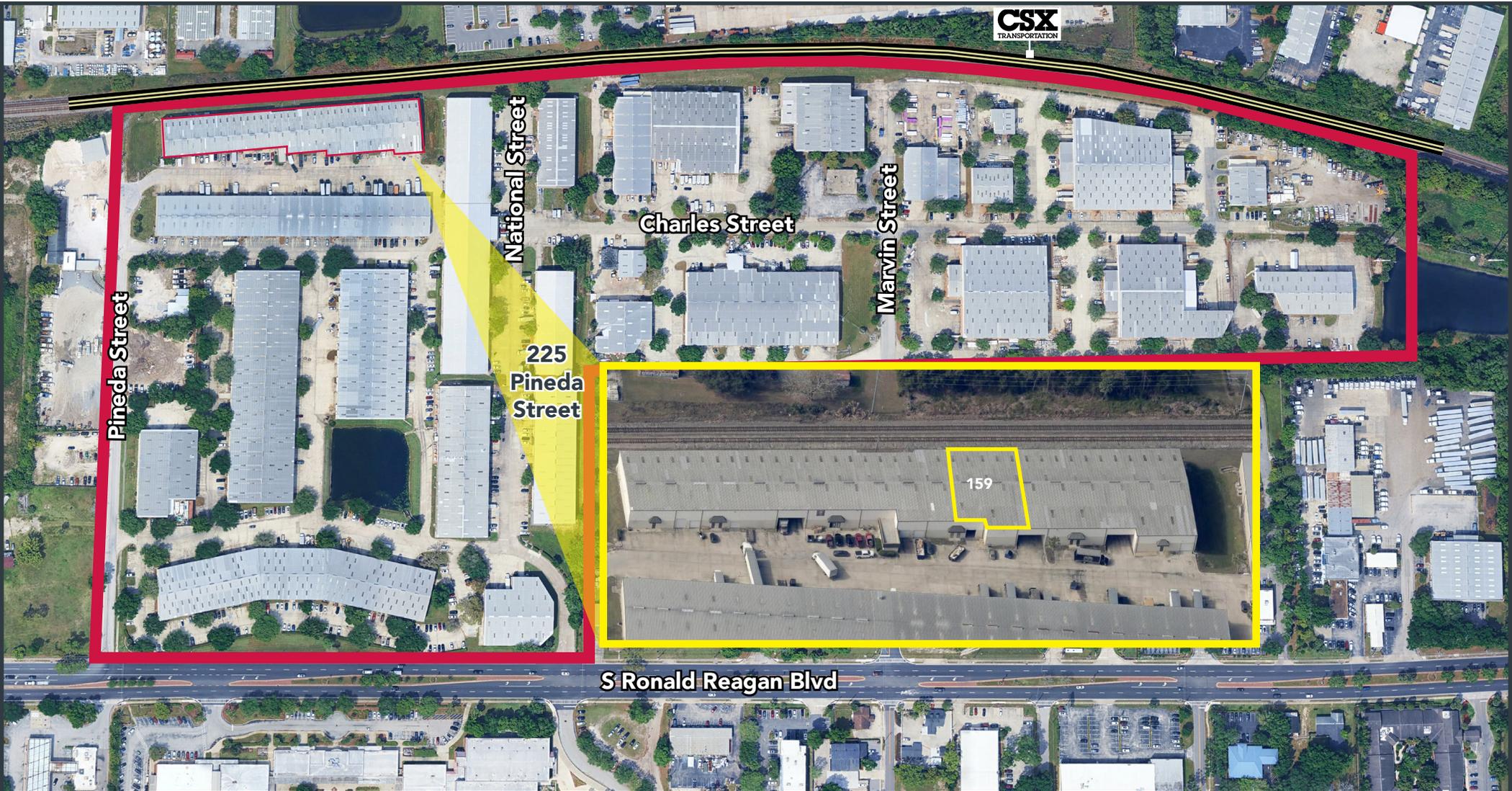
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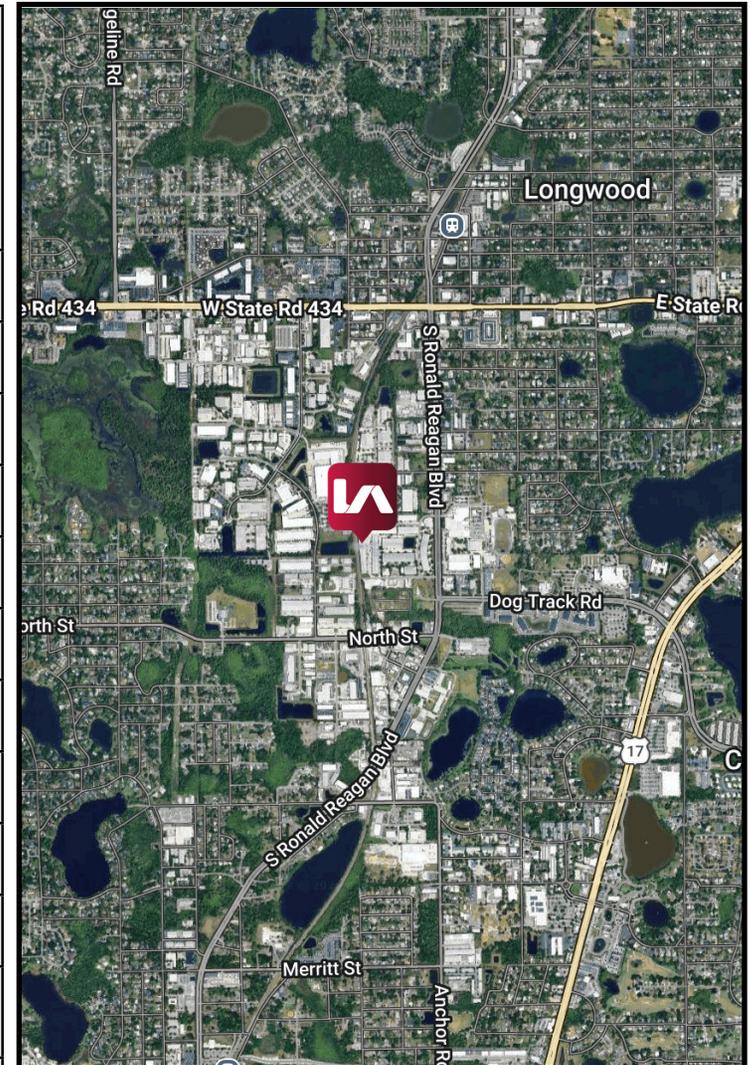
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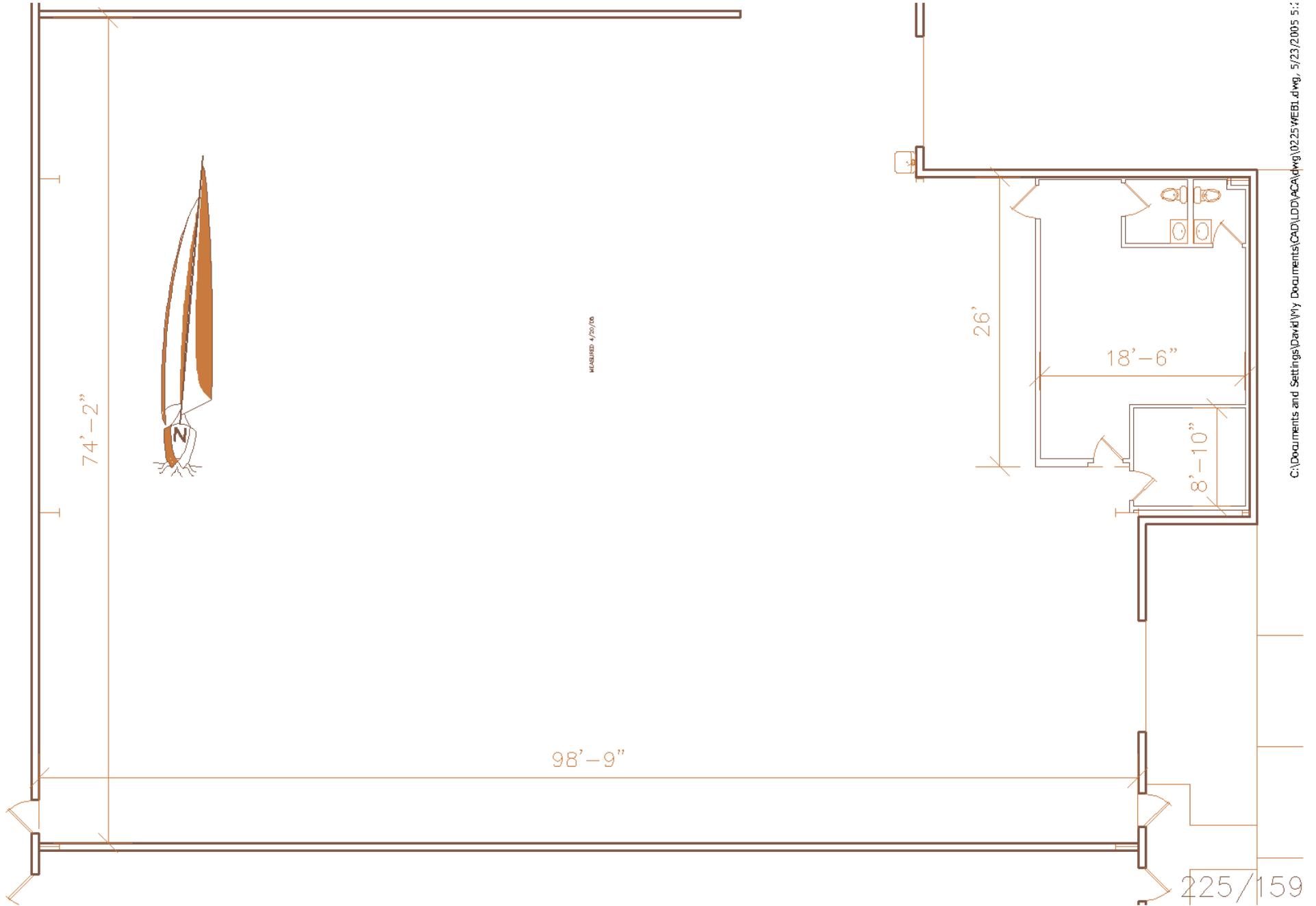
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ACCESS:	Pineda Street to Ronald Reagan Boulevard (SR 427) Pineda Street to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
BUILDING TYPE:	Front Load
SUITE SIZE:	±7,531 SF
OFFICE SF:	±590 SF
CLEAR HEIGHT:	24'
PEAK HEIGHT:	26'
BUILDING DEPTH:	120'
CONSTRUCTION:	Precast Metal and Concrete
CAR PARKING SPACES:	0.65/1,000 SF
DOORS:	1 Dock Door and 1 Grade Level Door
FIRE PROTECTION:	Wet Sprinklers
ELECTRICAL SERVICE:	3 Phase Power Available at Park - Varies by Unit
ZONING:	High Industrial











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