

AMERICAN INDUSTRIAL CENTER

1100 CHARLES ST, LONGWOOD, FL 32750



**13,375 SF - 25,110 SF AVAILABLE
FOR SUBLEASE**

SPACE HIGHLIGHTS

ASKING RATE
WITHHELD

OPEX*
\$2.80 PSF

LEASE EXPIRATION
OCTOBER 31, 2029

WAREHOUSE SF
23,135 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

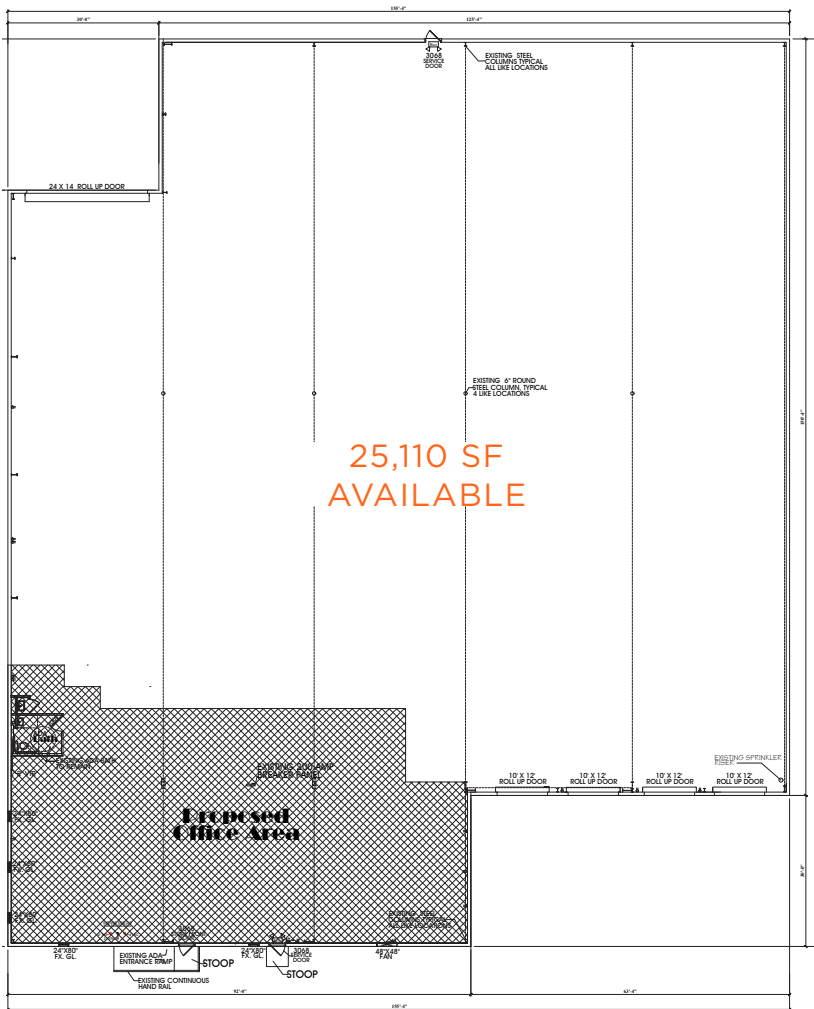


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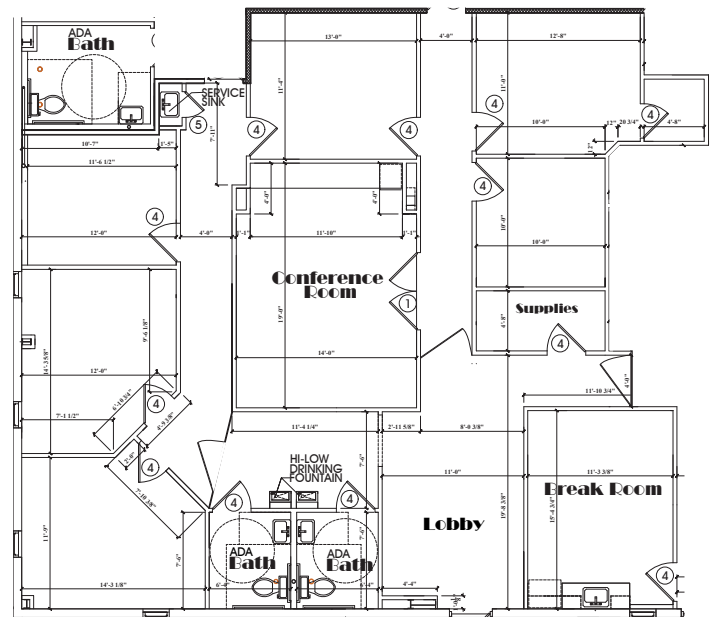
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FLOOR PLAN

1100 CHARLES ST



OFFICE PLAN



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