

FOR LEASE

## AMERICAN INDUSTRIAL CENTER

1155 CHARLES STREET | LONGWOOD, FL 32750



**15,547 SF OF  
AVAILABLE SPACE**  
**AVAILABLE OCTOBER 1, 2026**

### 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.

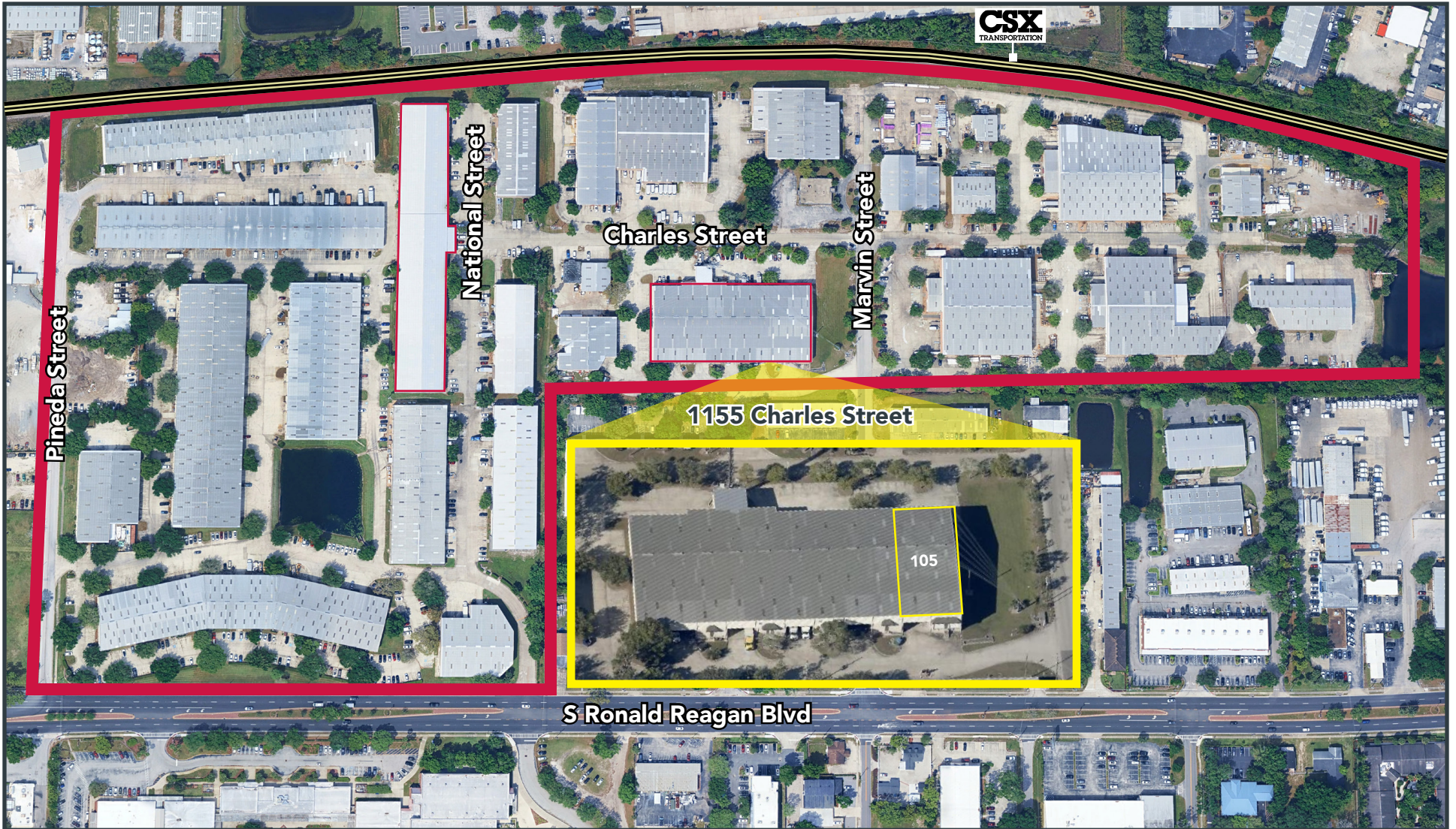
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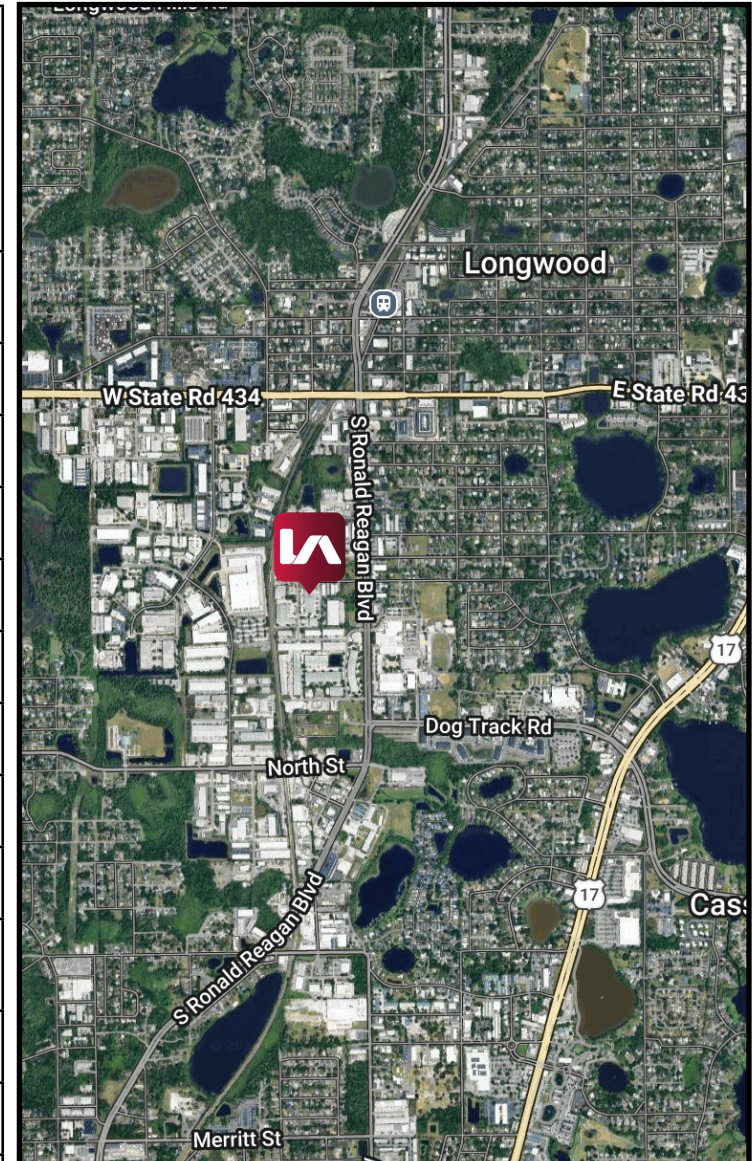
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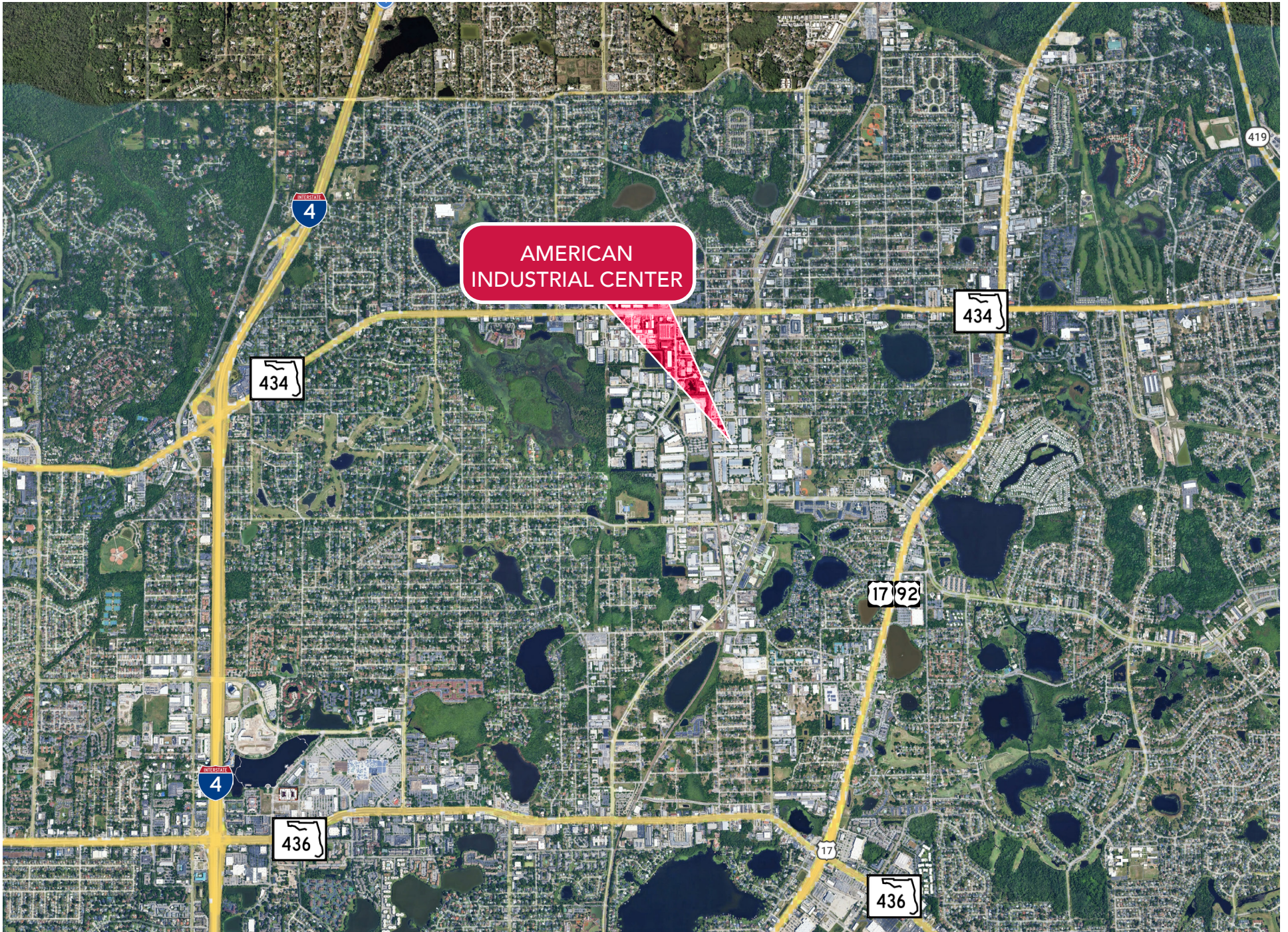
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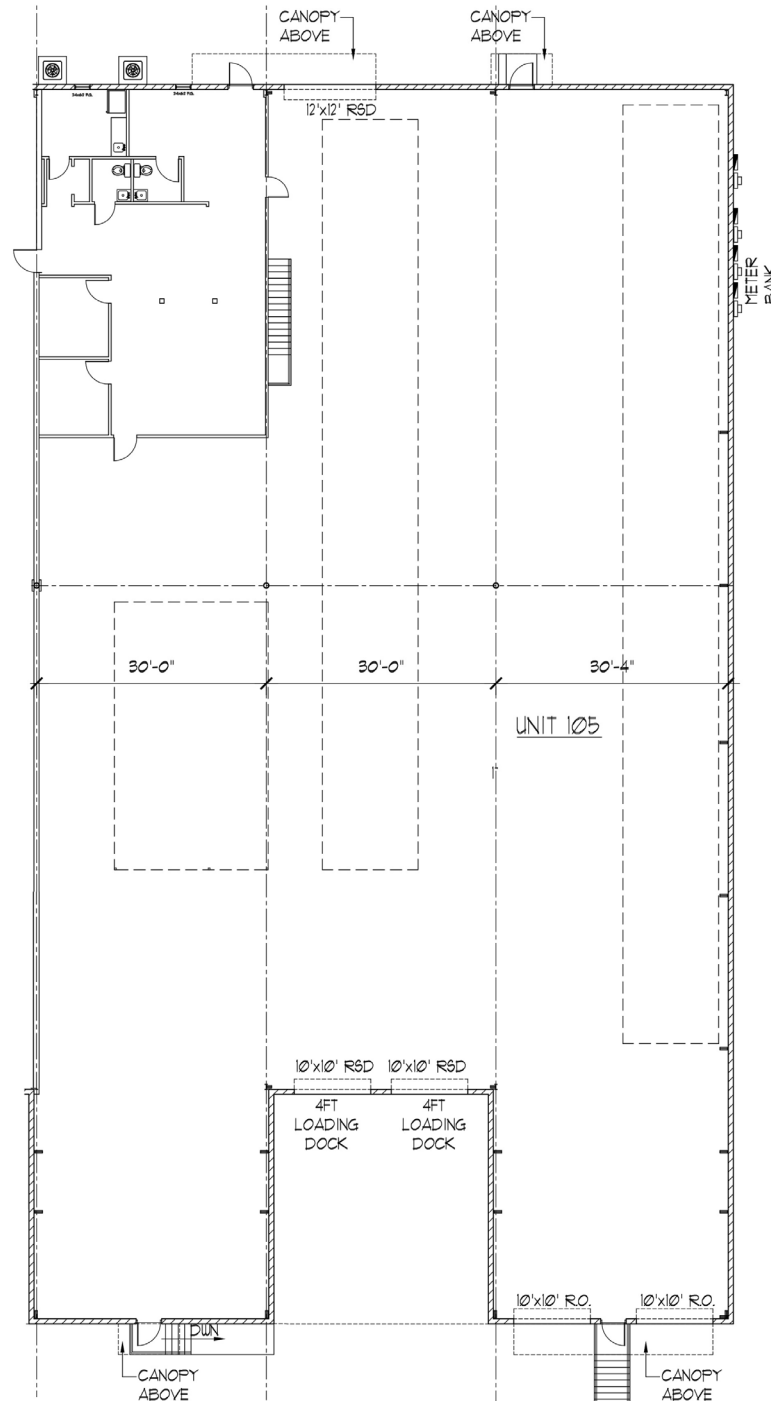
<b>ACCESS:</b>	Charles Street to Ronald Reagan Boulevard (SR 427) Charles Street to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
<b>BUILDING TYPE:</b>	Rear Load Dock Front Grade
<b>SUITE SIZE:</b>	±15,547 SF   <b>SUITE 105</b>
<b>OFFICE SF:</b>	±2,500 SF
<b>CLEAR HEIGHT:</b>	24'
<b>PEAK HEIGHT:</b>	29'
<b>BUILDING DEPTH:</b>	162'
<b>COLUMN SPACING:</b>	30' x 66'
<b>CONSTRUCTION:</b>	Precast Concrete and Metal
<b>CAR PARKING SPACES:</b>	1.01/1,000 SF
<b>DOORS:</b>	4 Dock Doors (10' x 10') 1 Grade Level Door (12' x 12')
<b>FIRE PROTECTION:</b>	Wet Sprinklers
<b>ELECTRICAL SERVICE:</b>	3-Phase, Heavy Power
<b>ZONING:</b>	High Industrial



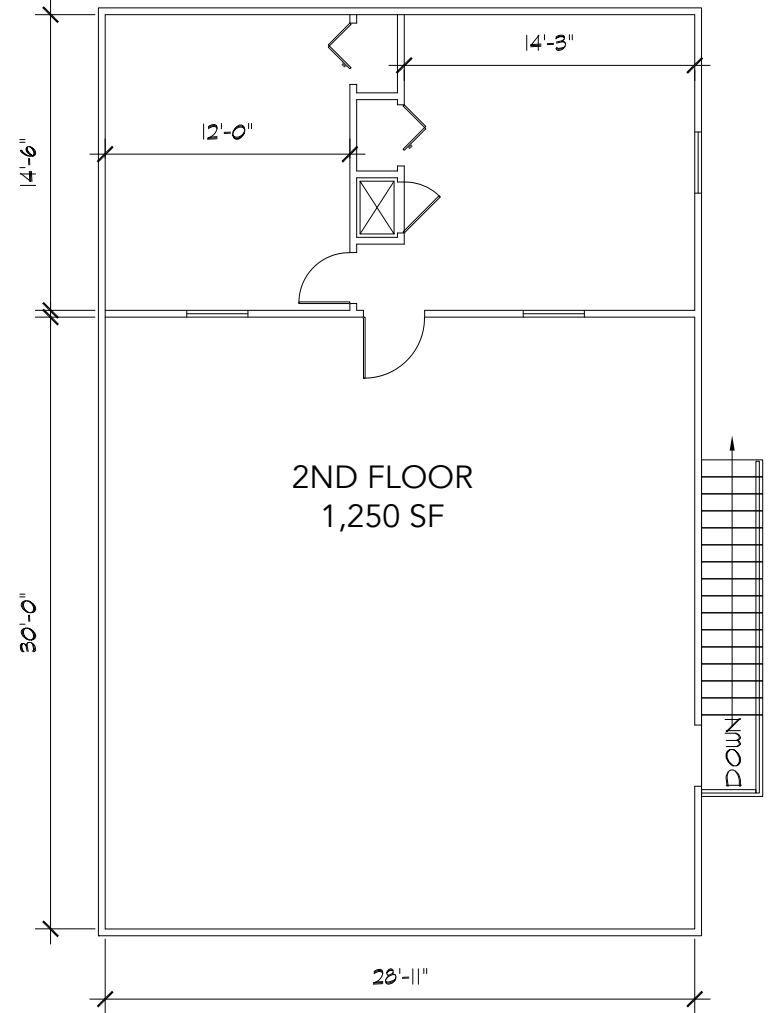
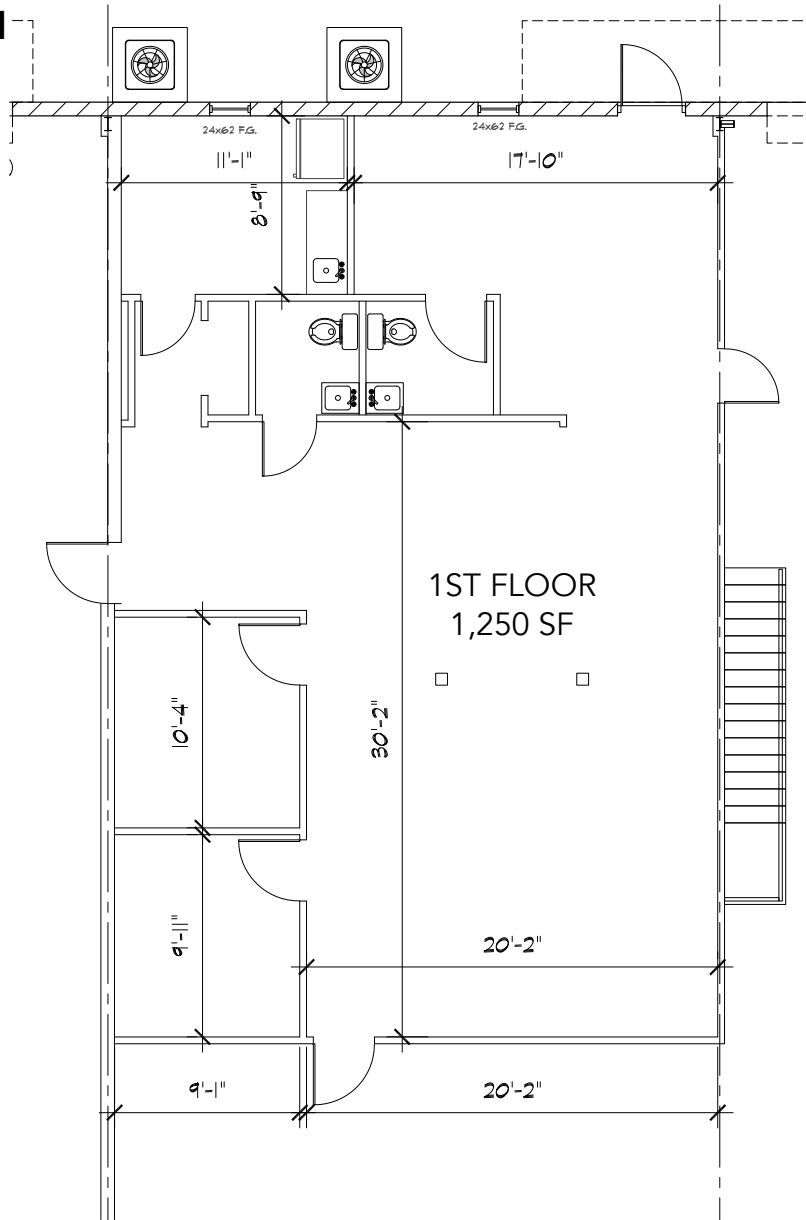




**WAREHOUSE PLAN**  
**14,297 SF**



**OFFICE PLAN**  
**2,500 SF**





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