

FOR LEASE

AMERICAN INDUSTRIAL CENTER

1155 CHARLES STREET | LONGWOOD, FL 32750



CROSS-LOAD BUILDING - UNITS HAVE GRADE LEVEL DOORS IN THE FRONT, DOCK HIGH DOORS IN THE REAR

25,893 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.

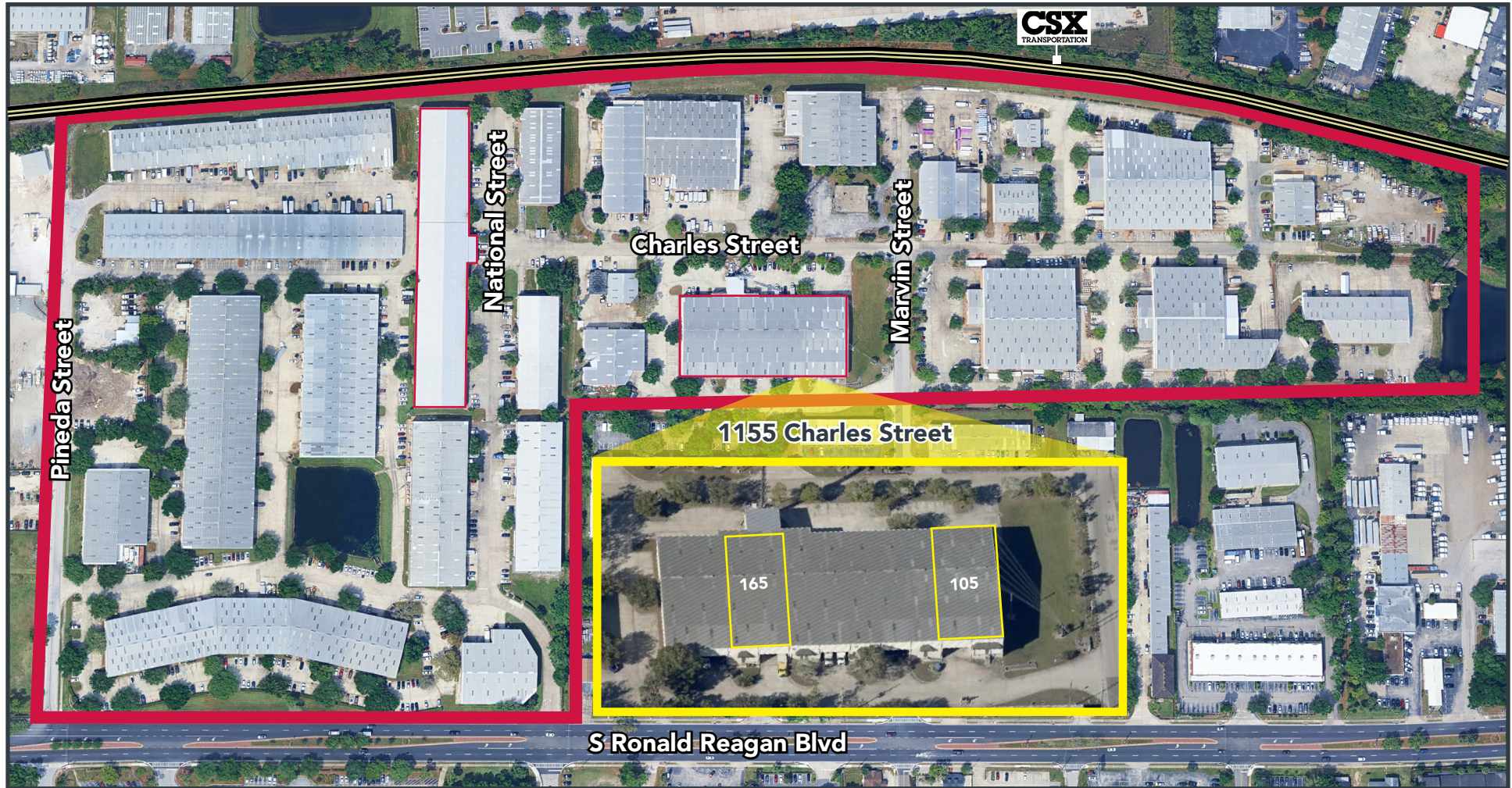
CONTACT:

Derek Rigglesman, SIOR
Senior Vice President/Principal
drigglesman@lee-associates.com
D 407.456.3463

Aaron Torres
Associate
atorres@lee-associates.com
D 407.922.7632

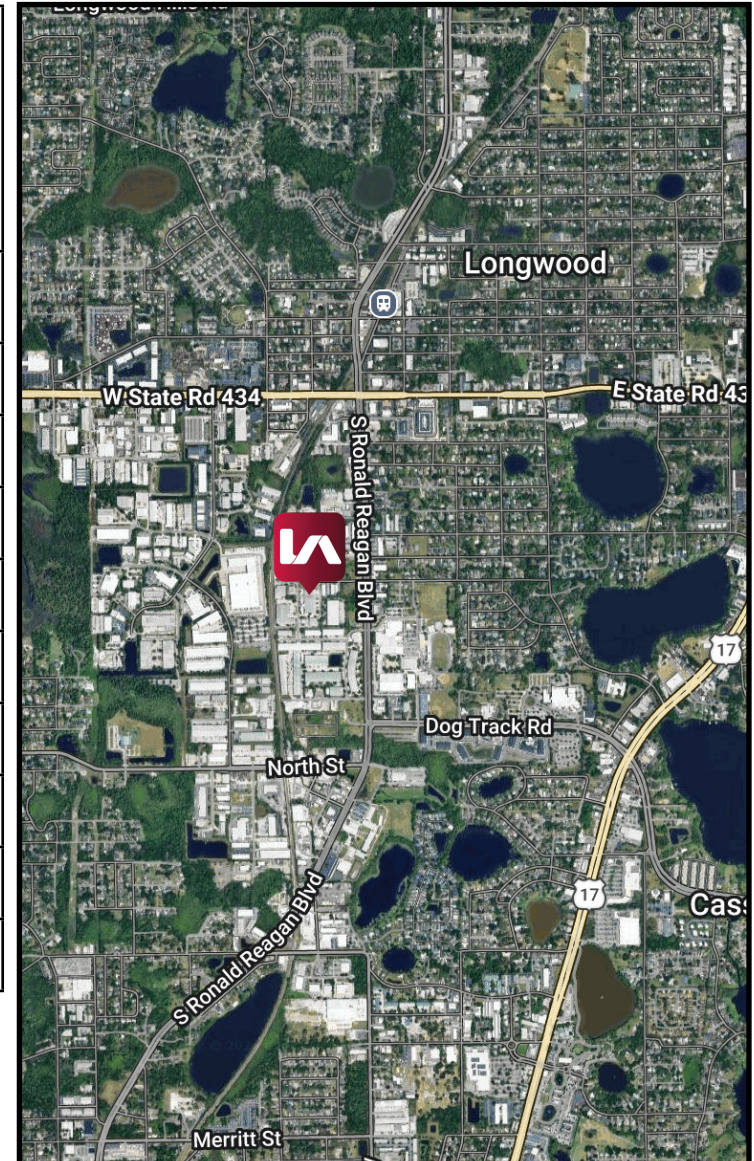
Brady Benton
Associate
bbenton@lee-associates.com
D 863.624.1936

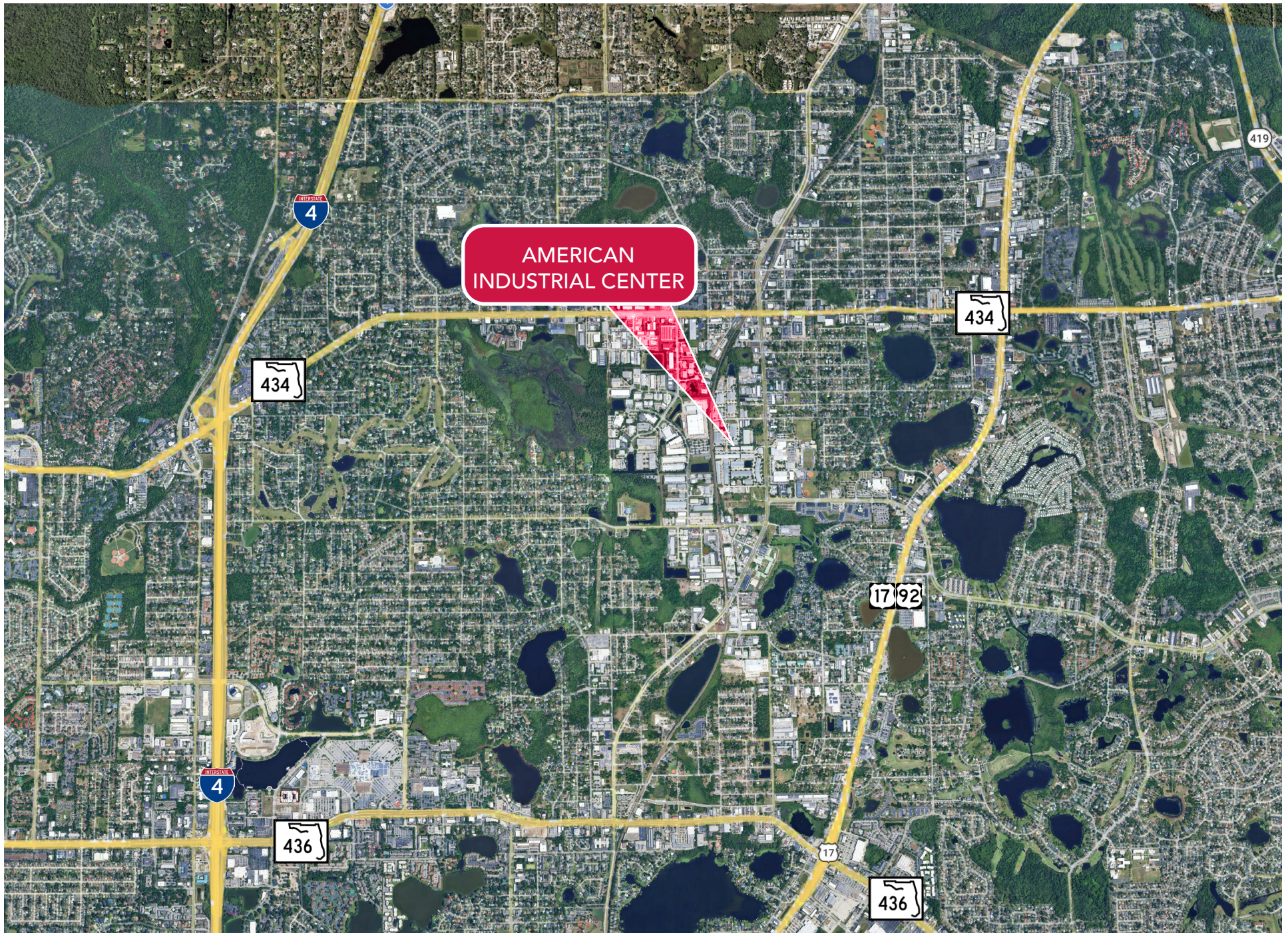
Ryan Griffith
Senior Vice President/Principal
rgriffith@lee-associates.com
D 908.208.4774



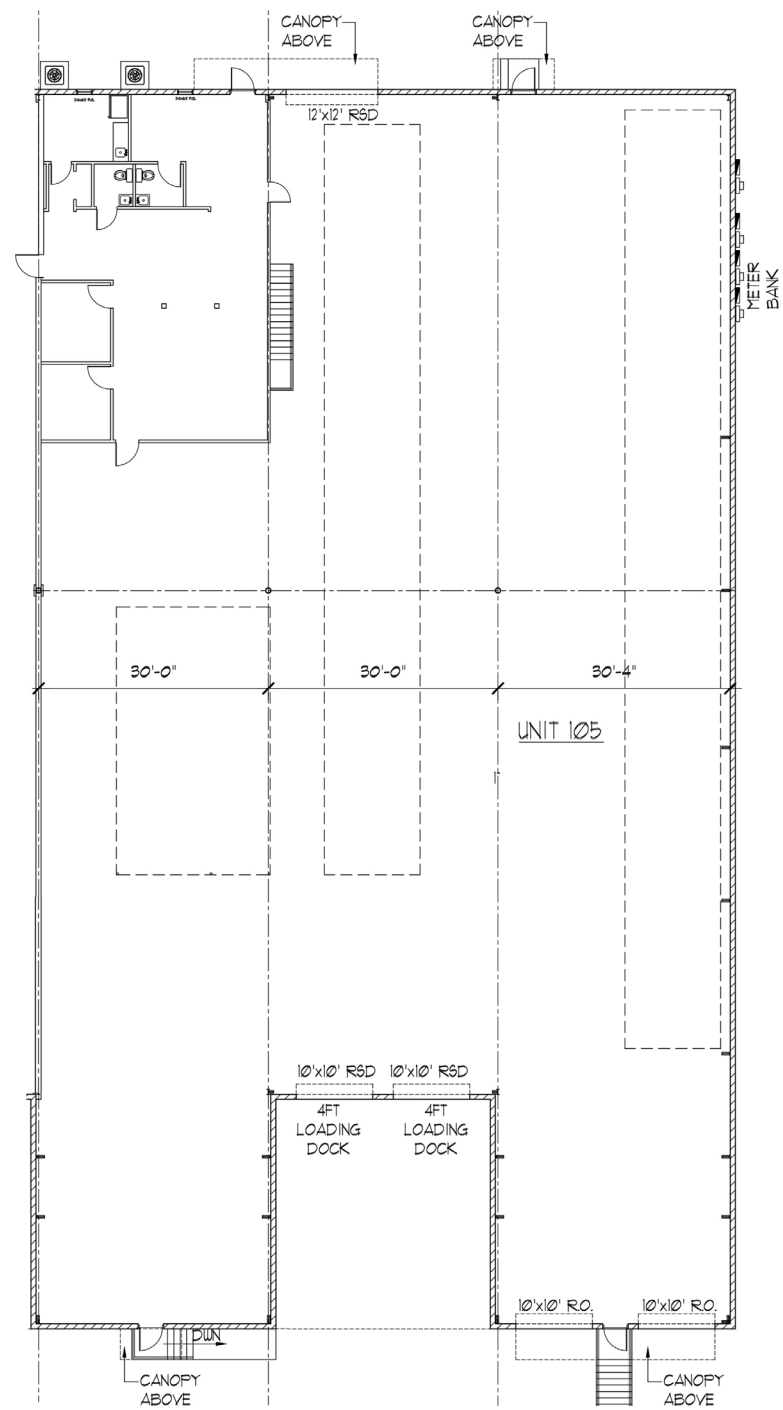
SUITE	AVAILABLE	SIZE (SF)	CLEAR HEIGHT	LEASE TYPE	LEASE RATE*	DESCRIPTION
105	3/1/2027	15,547 SF	24'	NNN	Call for Info	Four (4) dock high doors (10'x10') One (1) grade level door (12'x12')
165	1/1/2027	10,346 SF	24'	NNN	Call for Info	Two (2) dock high doors One (1) grade level door

ACCESS:	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
BUILDING TYPE:	Rear Load Dock Front Grade
CLEAR HEIGHT:	24'
PEAK HEIGHT:	29'
BUILDING DEPTH:	162'
COLUMN SPACING:	30' x 66'
CONSTRUCTION:	Precast Concrete and Metal
CAR PARKING SPACES:	1.01/1,000 SF
FIRE PROTECTION:	Wet Sprinklers
ELECTRICAL SERVICE:	3-Phase, Heavy Power
ZONING:	High Industrial

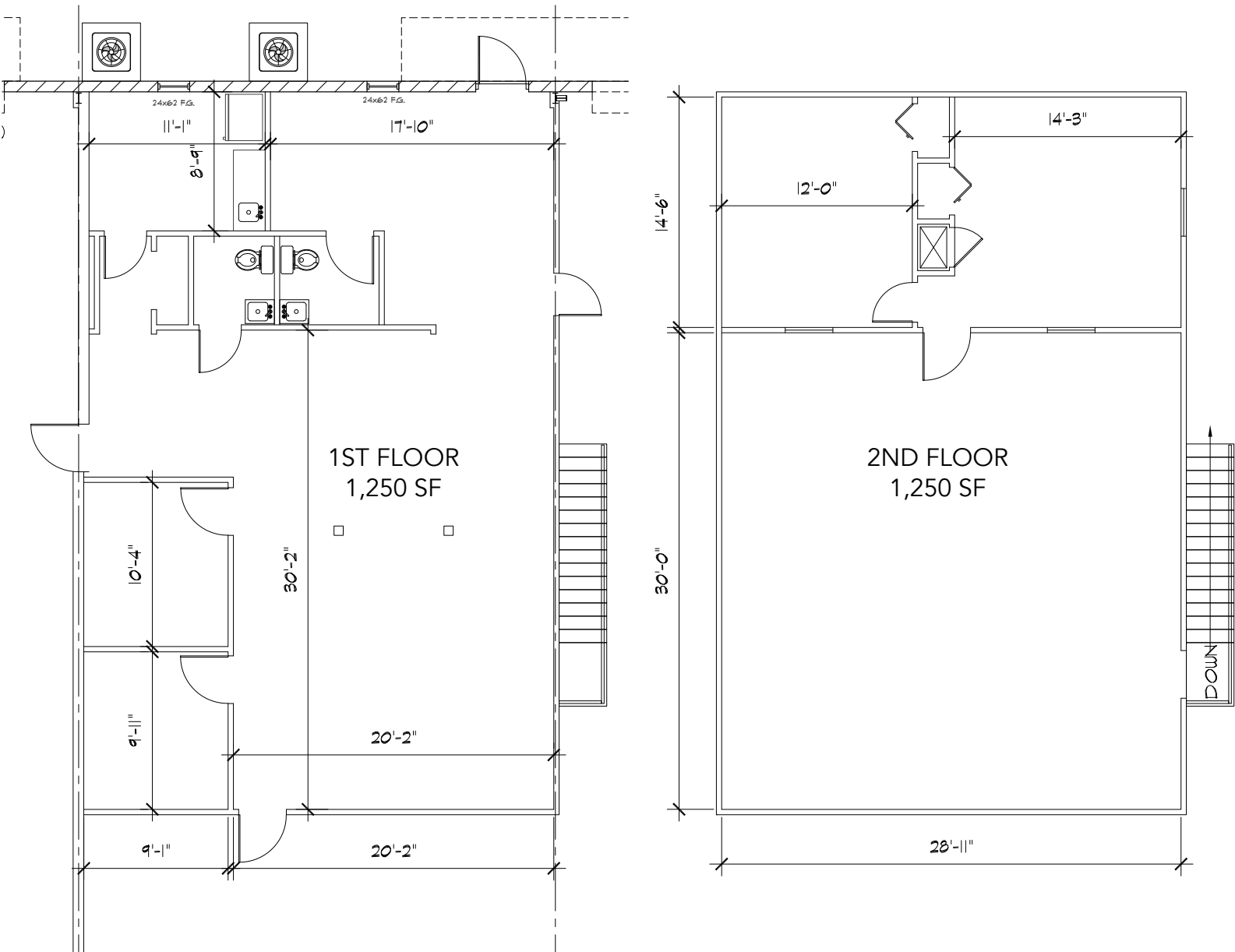




WAREHOUSE PLAN
14,297 SF

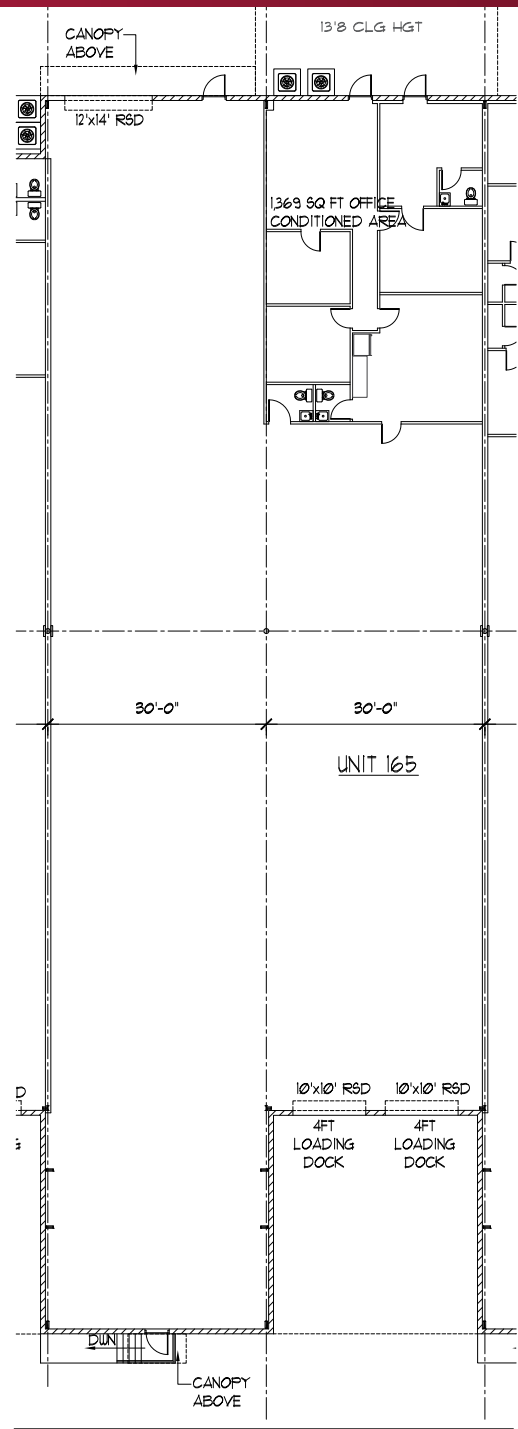


OFFICE PLAN
2,500 SF





WAREHOUSE PLAN
10,346 SF





CONTACT:

Derek Riggleman, SIOR
Senior Vice President/Principal
driggleman@lee-associates.com
D 407.456.3463

Aaron Torres
Associate
atorres@lee-associates.com
D 407.922.7632

Brady Benton
Associate
bbenton@lee-associates.com
D 863.624.1936

Ryan Griffith
Senior Vice President/Principal
rgriffith@lee-associates.com
D 908.208.4774

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.