

**FOR LEASE**

## **AMERICAN INDUSTRIAL CENTER**

215 PINEDA STREET | LONGWOOD, FL 32750



## **UP TO 9,000 SF OF CONTIGUOUS SPACE AVAILABLE**

### **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:**

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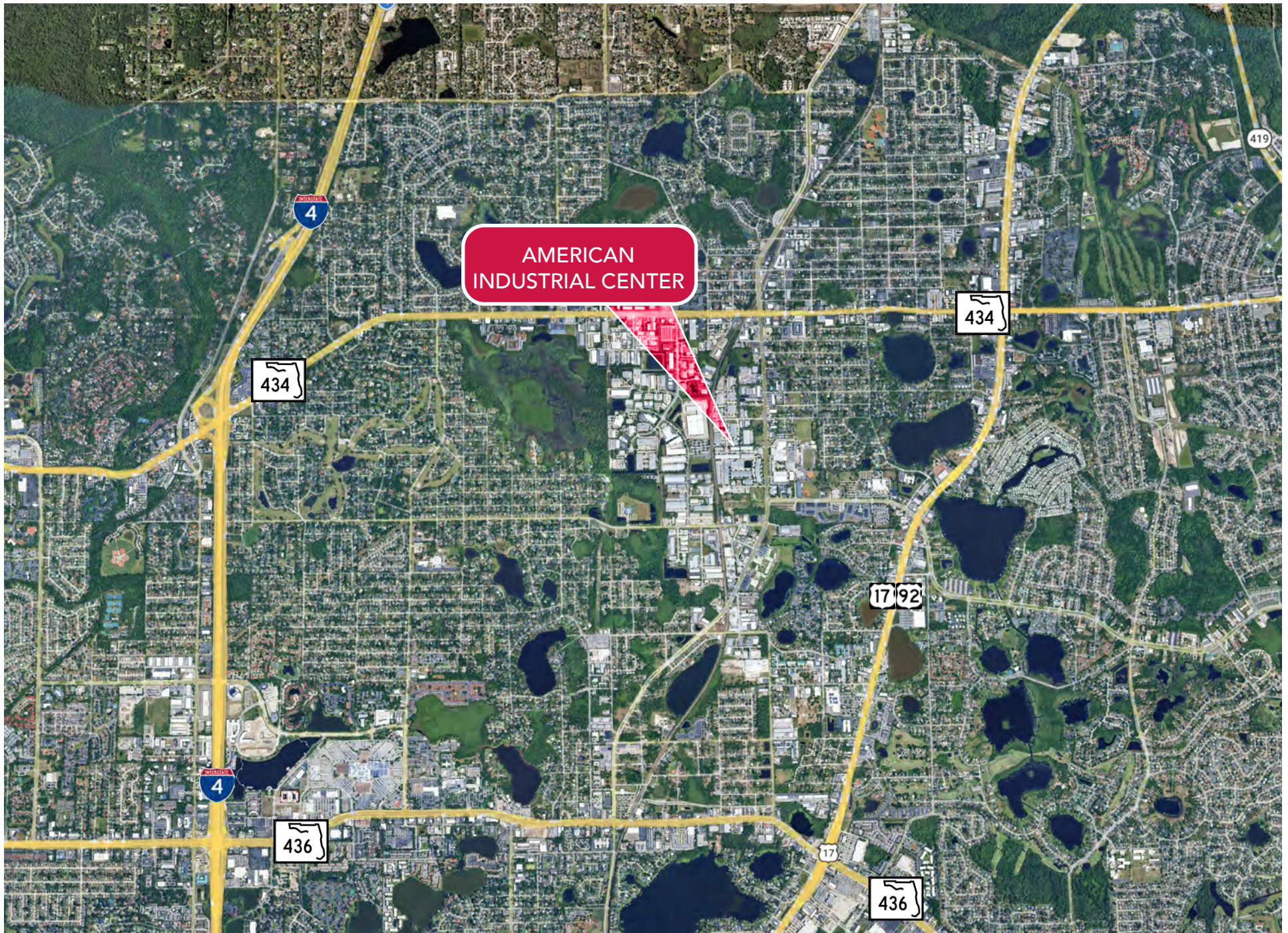
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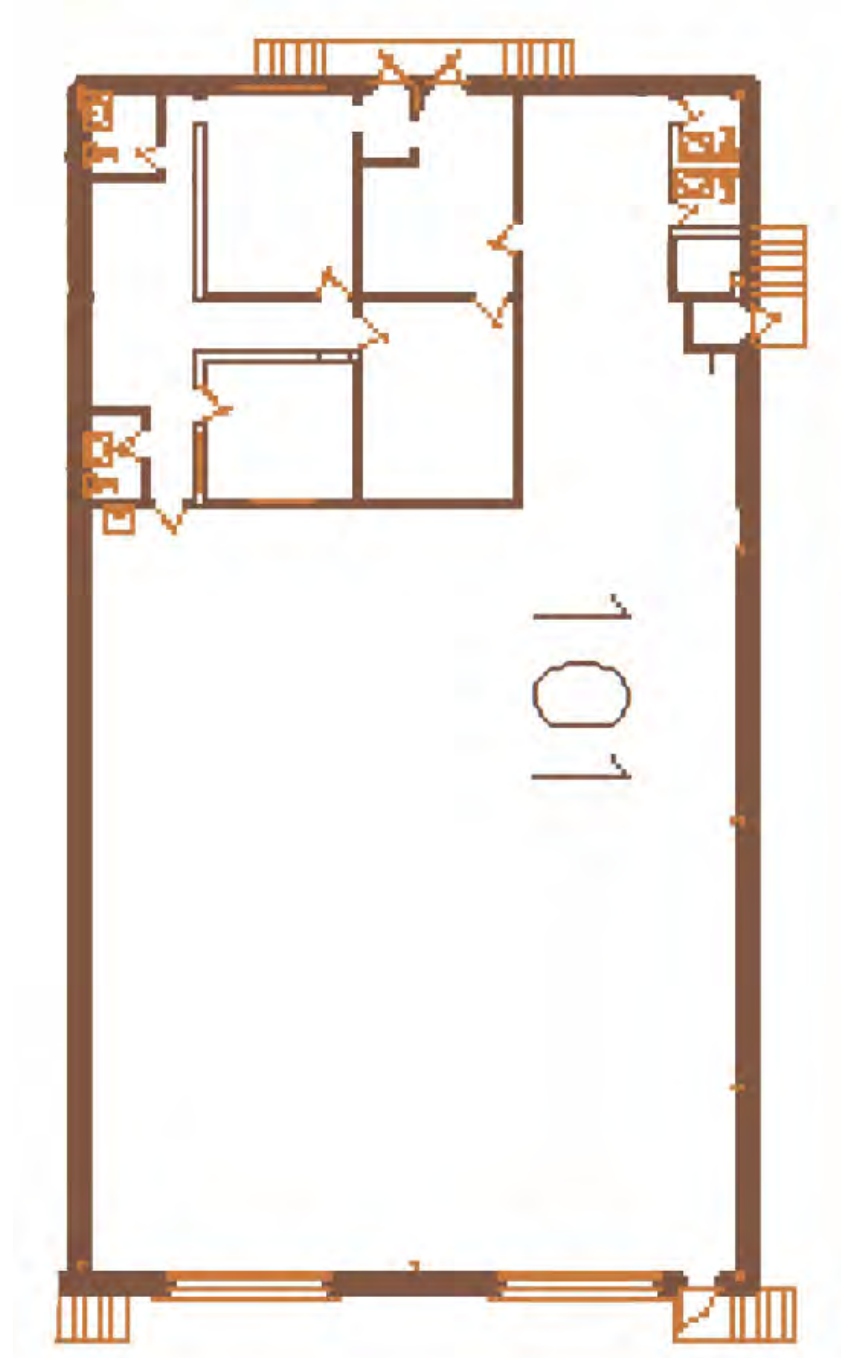
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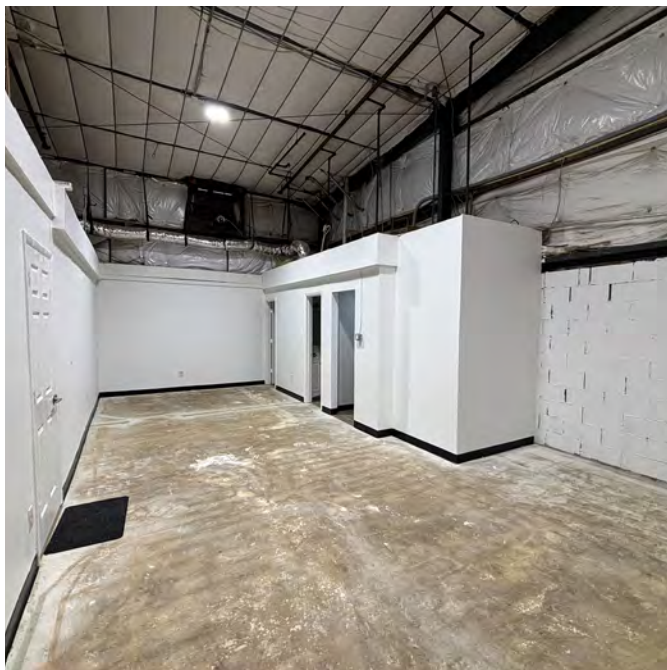
# SITE PLAN | AVAILABILITIES

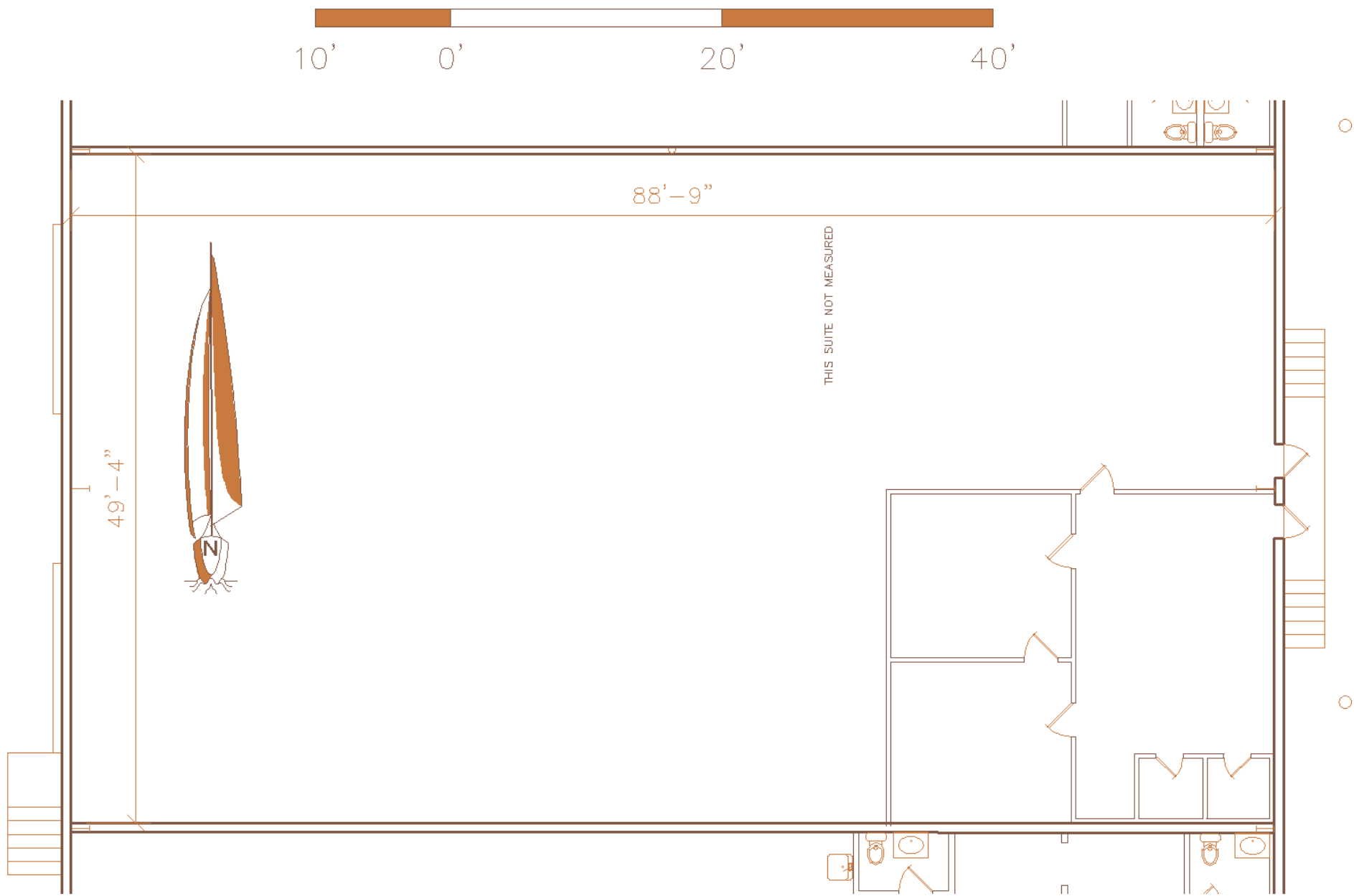


| SUITE   | AVAILABLE | SIZE (SF) | CLEAR HEIGHT | PEAK HEIGHT | LEASE TYPE | LEASE RATE*   | DESCRIPTION                                  |
|---------|-----------|-----------|--------------|-------------|------------|---------------|----------------------------------------------|
| 101     | Now       | 4,500 SF  | 16'          | 19'         | NNN        | Call for Info | 1,250 SF Office with 1 Dock Door and 1 Ramp  |
| 113     | 11/1/2026 | 4,500 SF  | 16'          | 19'         | NNN        | Call for Info | Air conditioned warehouse with 2 Dock Doors  |
| 117     | 1/1/2027  | 2,250 SF  | 16'          | 19'         | NNN        | Call for Info | 370 SF office with 1 Dock Door               |
| 185-189 | 30 Days   | 4,500 SF  | 16'          | 19'         | NNN        | Call for Info | 750 SF Office with 1 Dock Door & Ramped Door |





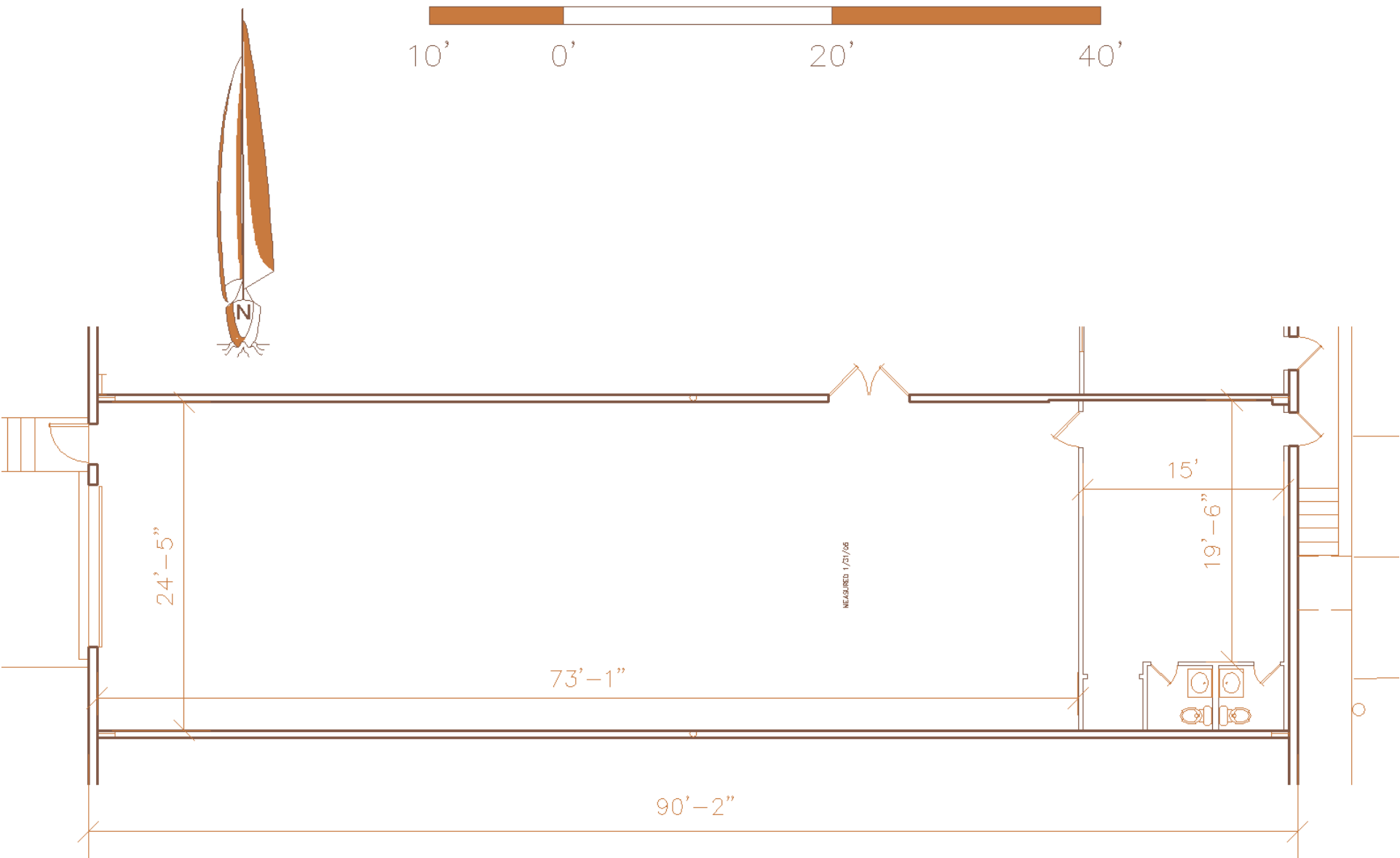


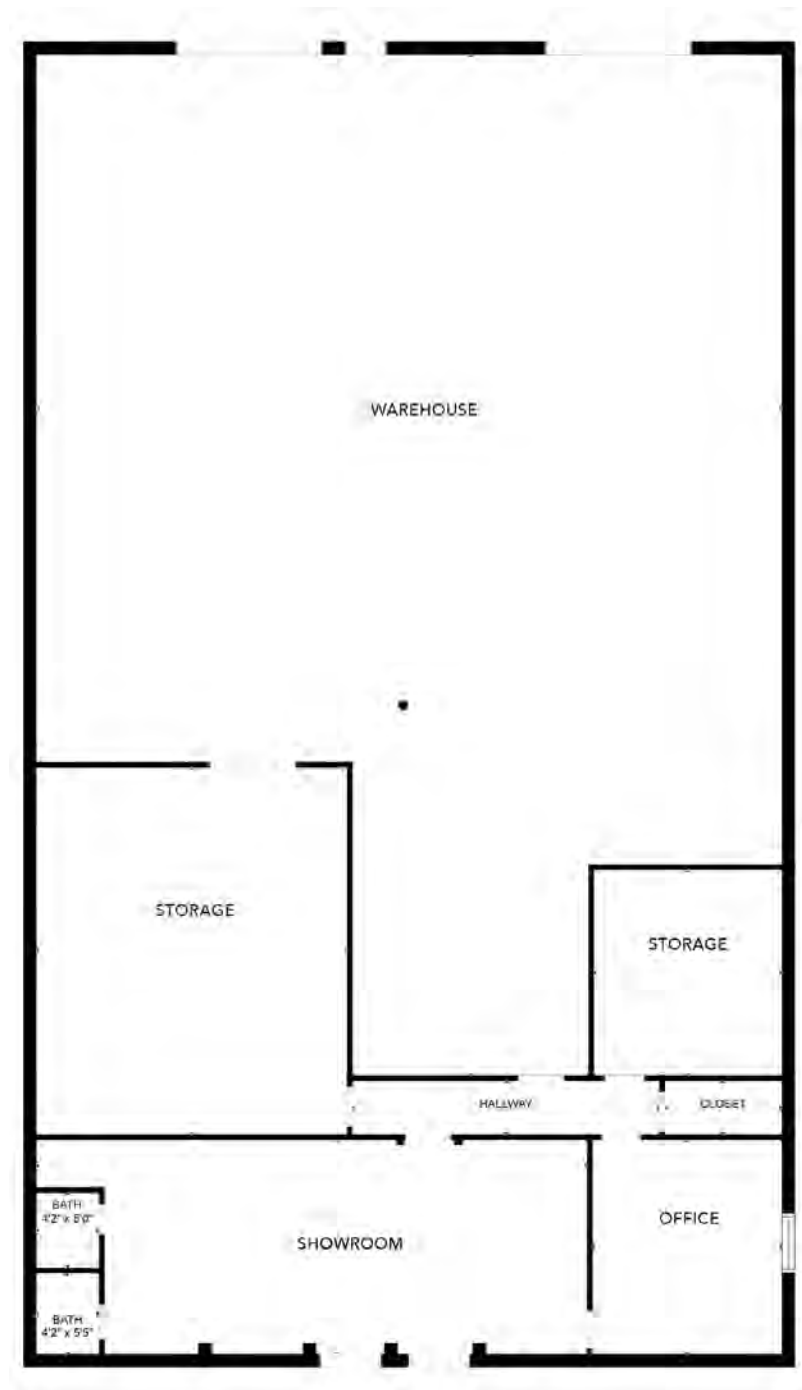


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