

FOR LEASE

AMERICAN INDUSTRIAL CENTER

1260 AMERICAN WAY | LONGWOOD, FL 32750



SUBLEASE RATE: \$14.65/SF NNN | EFFECTIVE AUGUST 1, 2026

6,214 SF OF SUBLEASE SPACE AVAILABLE WITHIN ±30 DAYS

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.

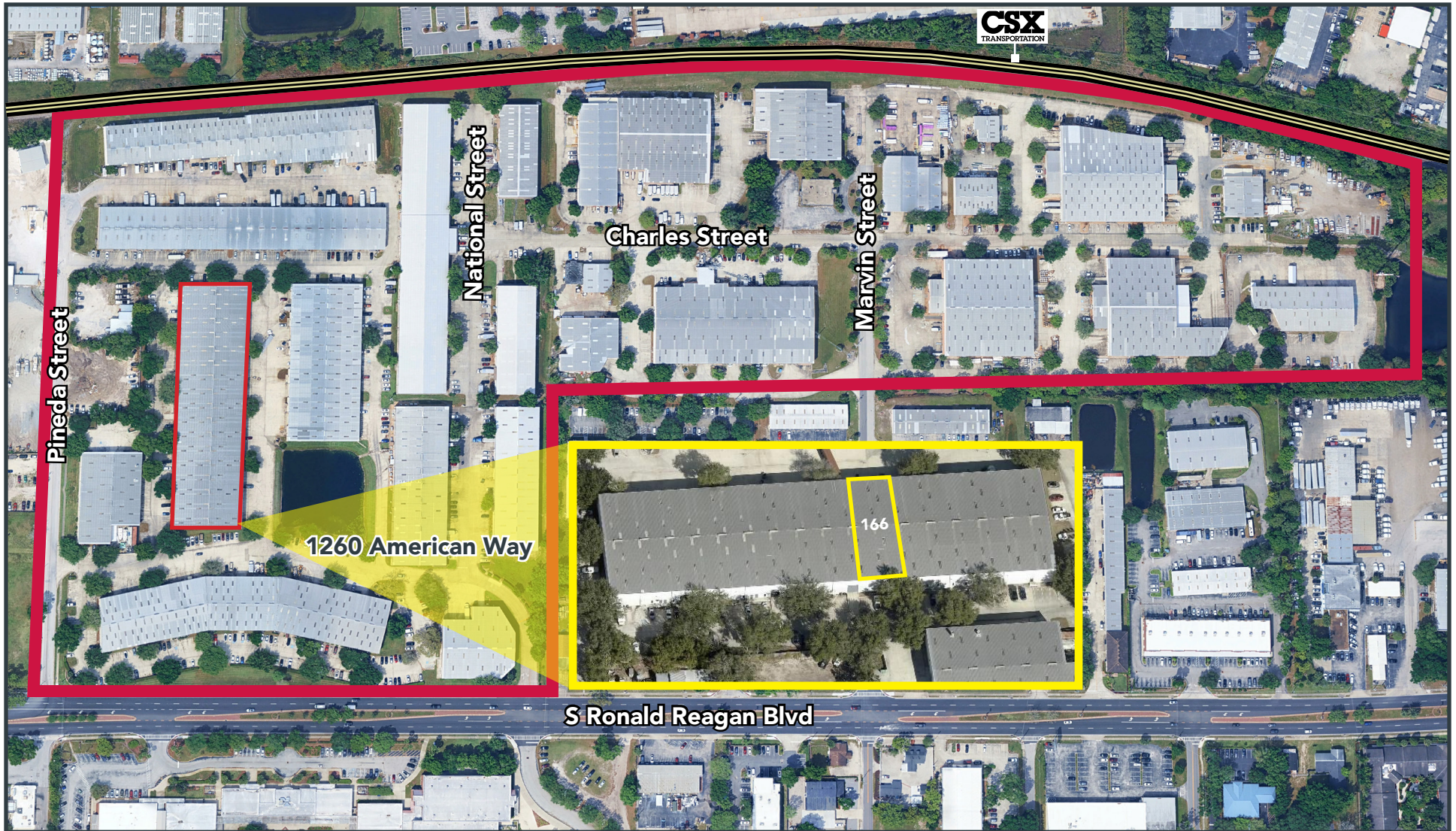
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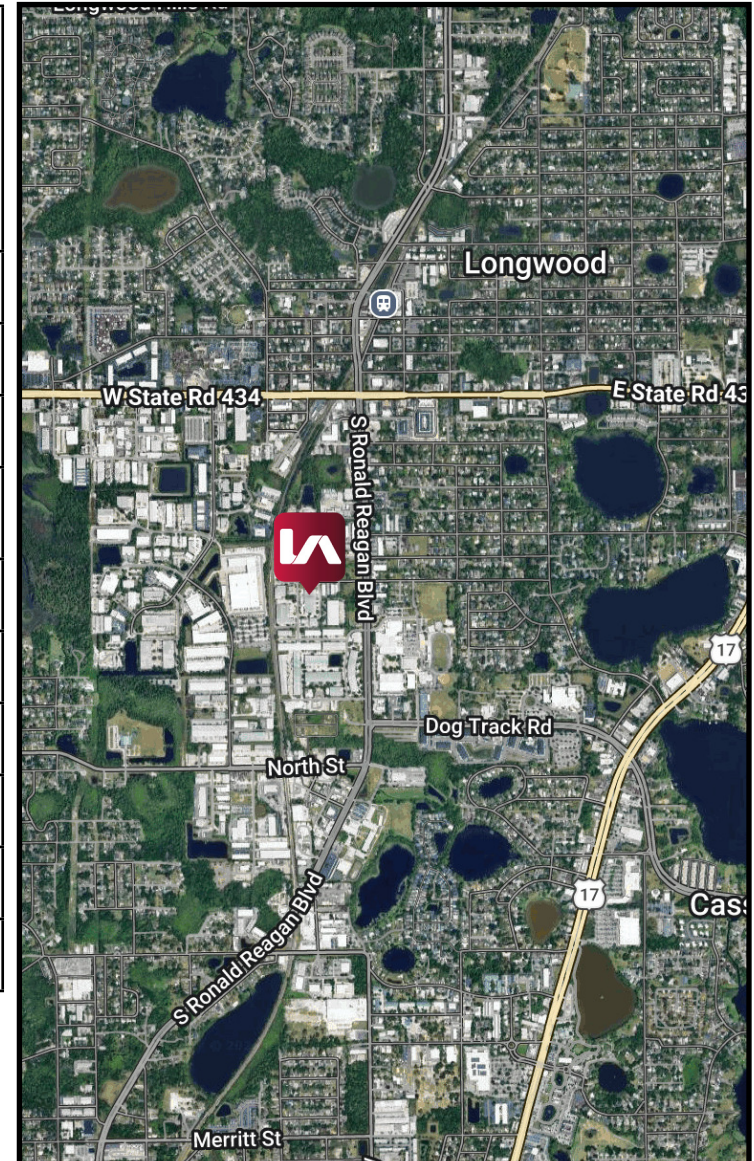
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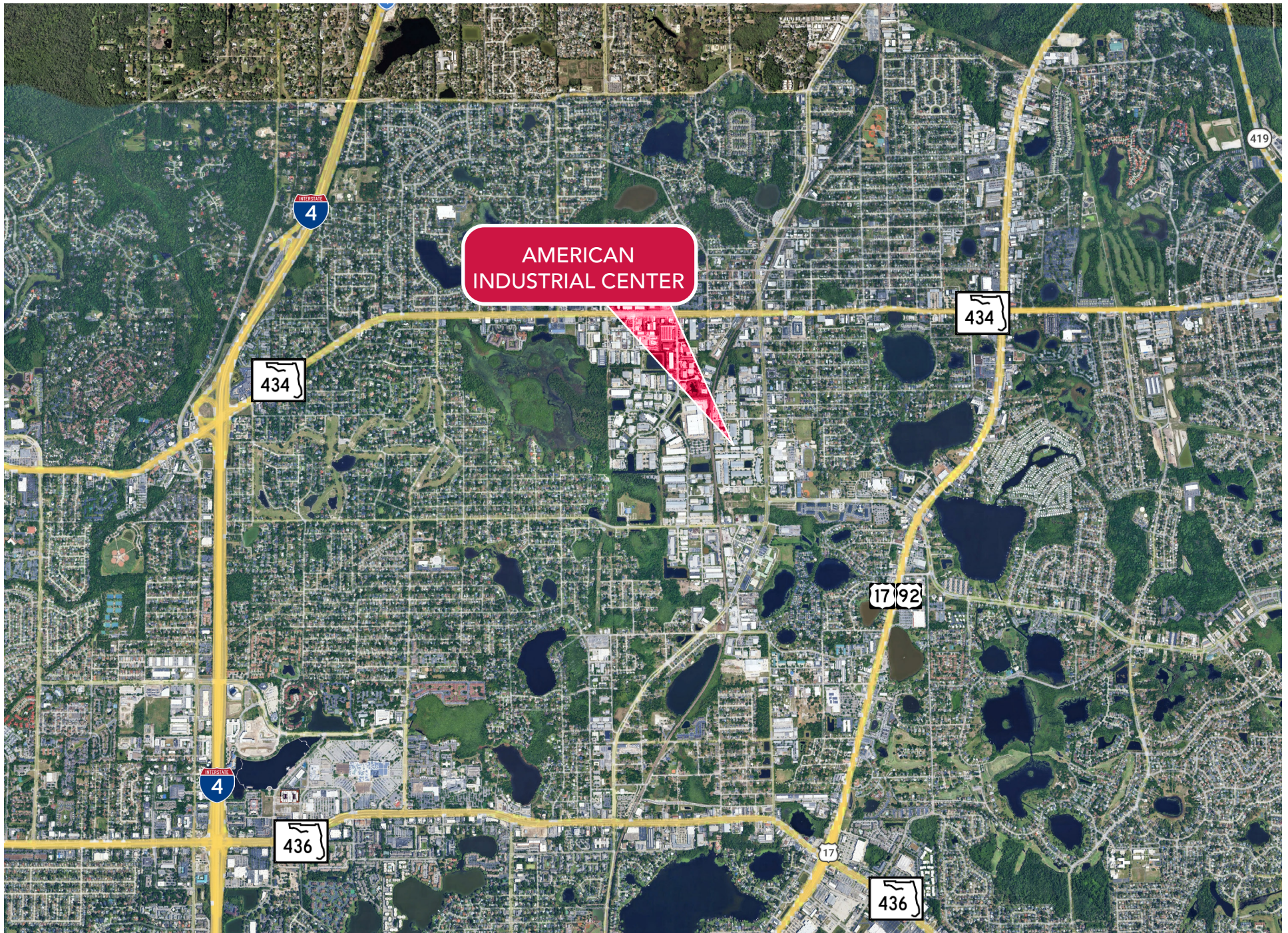
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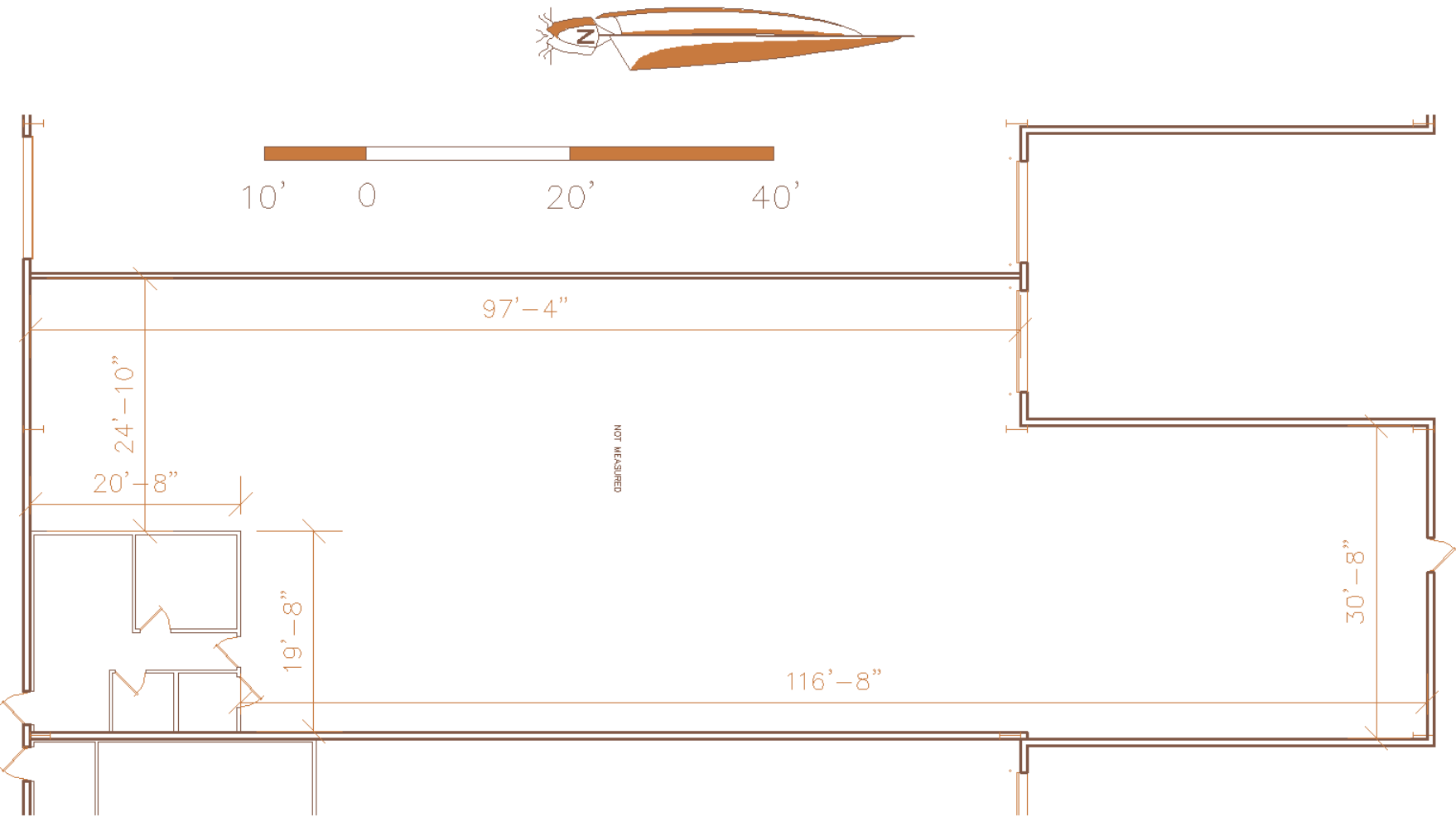
ACCESS:	American Way to Ronald Reagan Boulevard (SR 427) American Way to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
BUILDING TYPE:	Rear Load Dock
SUITE SIZE:	±6,214 SF SUITE 166
OFFICE SF:	±400 SF
CLEAR HEIGHT:	23'6" Peaks at 28'6"
BUILDING DEPTH:	117'
CONSTRUCTION:	Precast Concrete and Metal
CAR PARKING SPACES:	1.01/1,000 SF
DOORS:	1 Dock Door
FIRE PROTECTION:	Wet Sprinklers
ZONING:	High Industrial







6,214 SF



1260/166



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