



# For sale or lease

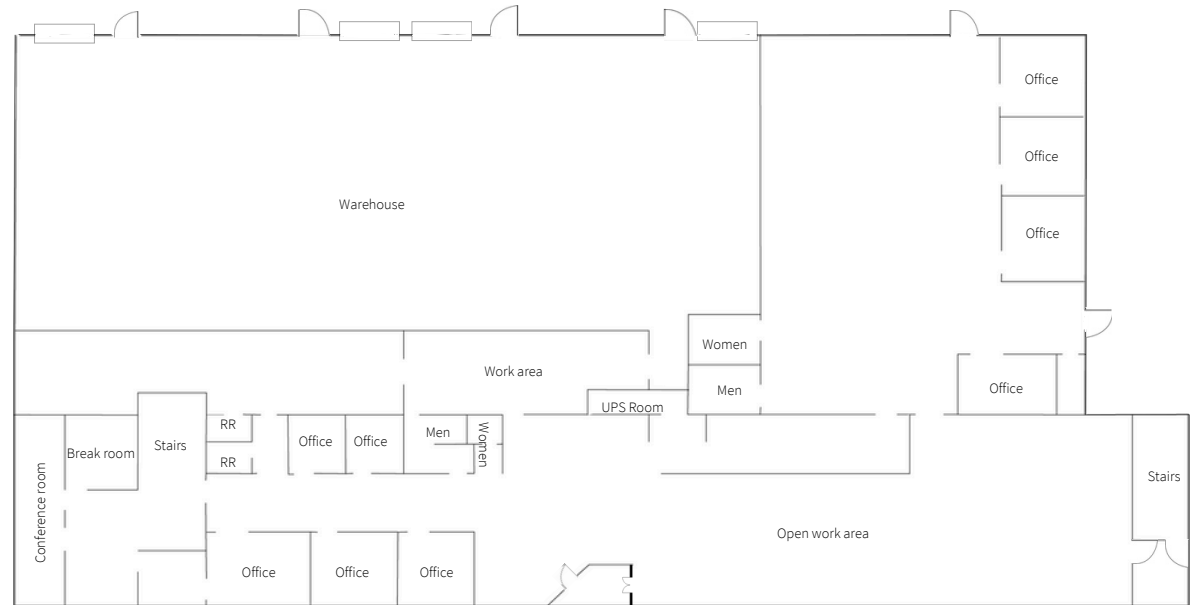
Florida Central Commerce Park  
1086 Florida Central Pkwy, Longwood, Florida 32750  
19,750 SF available

# 19,750 SF Industrial flex building for sale

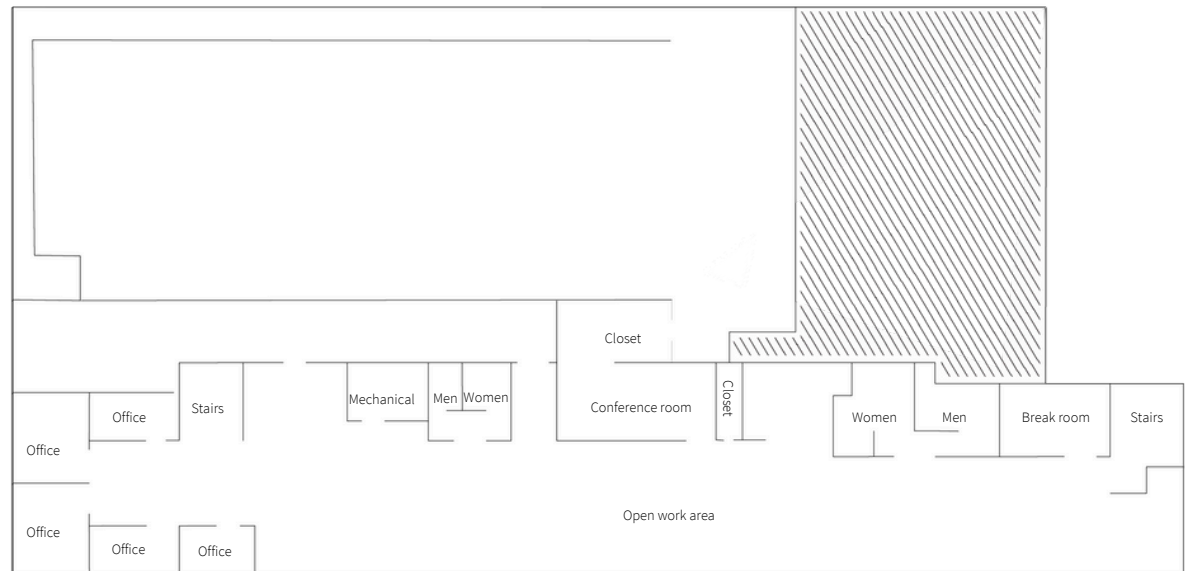
## Property specifications

- 19,750 SF office/flex building
- 15' - 18' clear height
- 4 - 12'x 12' grade level doors
- Zoned IND, light manufacturing
- Up to 1.85 acres with personal property including material handling systems, racking and other misc. equipment
- Available February 1, 2025
- Call for pricing

First floor plan



Second floor plan



# Building photos

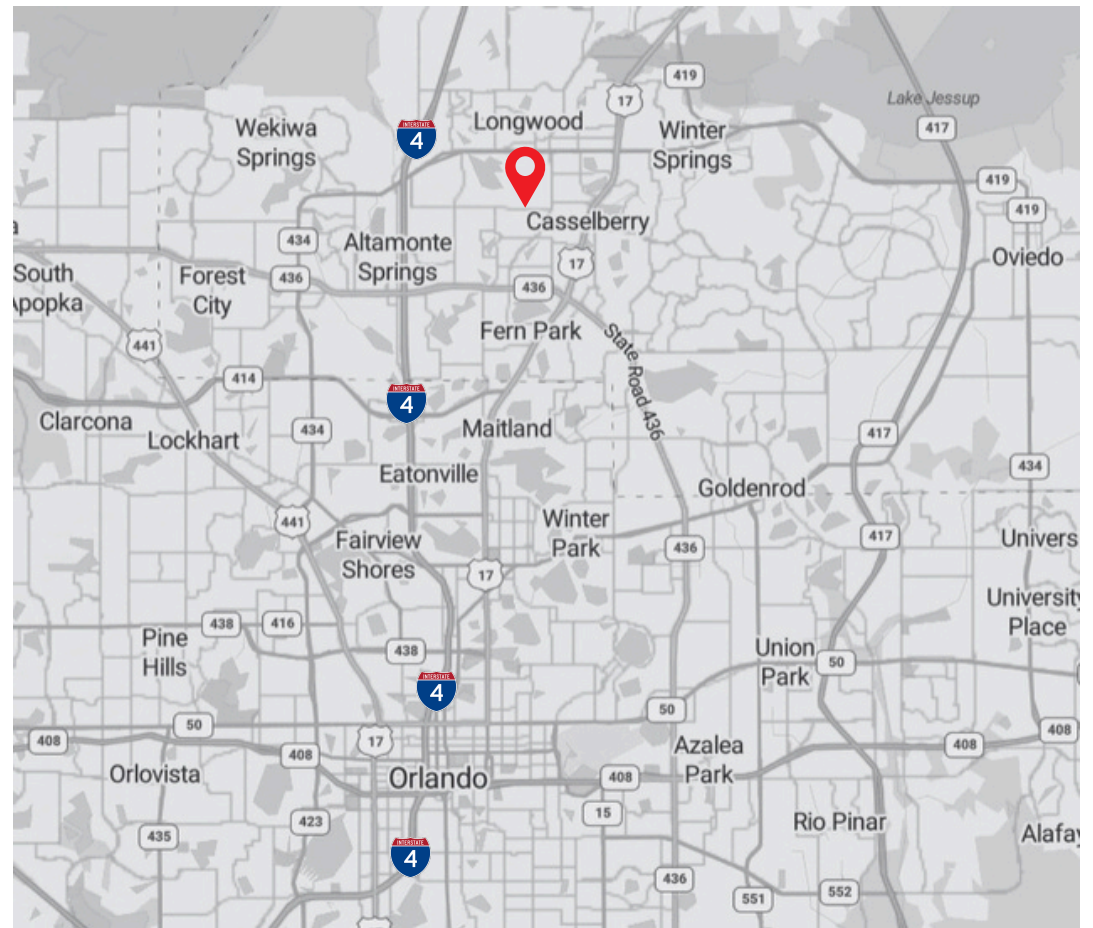


# Location

## Key Distances

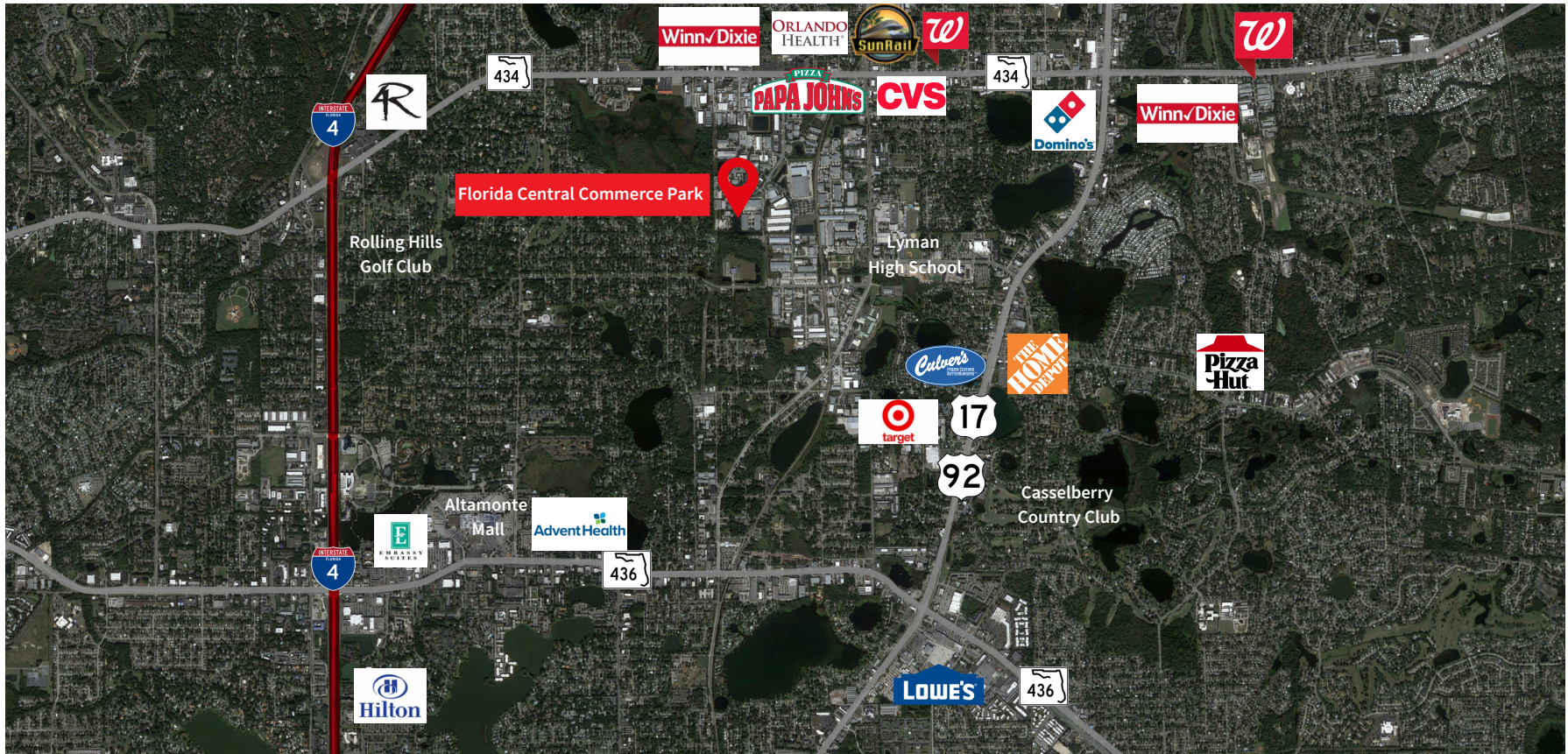
This property benefits from excellent highway connectivity. It's conveniently located near Interstate 4, State Road 417, U.S. Route 17-92, State Road 434, and State Road 436.

This strategic location provides businesses with efficient connectivity to Orlando and the broader Central Florida region, making it an ideal spot for companies requiring easy transportation access.



	60 min	120 min	240 min
<b>Total population</b>	3,215,775	8,028,980	20,014,888
<b>Total households</b>	1,213,019	3,143,639	8,021,551
<b>Avg households</b>	\$105,078	\$101,874	\$104,103
<b>Total businesses</b>	142,673	319,121	916,457
<b>Total employees</b>	1,498,742	3,334,855	8,553,540

# Area amenities



## Advantages and amenities

Area amenities include Altamonte Mall, Longwood Sunrail Station, Advent Health Altamonte Springs, Lyman High School, and Casselberry Golf Club, as well as numerous big box retailers and quick service restaurants

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