

# South Seminole Industrial

Industrial Flex Space Available

975 & 1175 Florida Central Pky  
Longwood, FL 32750

4,864 - 10,000 RSF AVAILABLE FOR LEASE



# Industrial | Flex

1175 Florida Central Pky Longwood, FL 32750

# SUITE 3200

## SUITE 3200: 5,144 SF FOR LEASE

Available NOW!

### Suite Features:

- + 5,144 SF
- + 342 SF Office Area
- + Front Load
- + Clear Height 20'6"
- + One (1) 9' x 10' Drive-In Ramp
- + 2.00/1,000 SF Parking Ratio
- + Power: 3-phase
- + 1 Restrooms
- + \$15.95 PSF NNN
- + \$3.82 Opex



## Industrial | Flex

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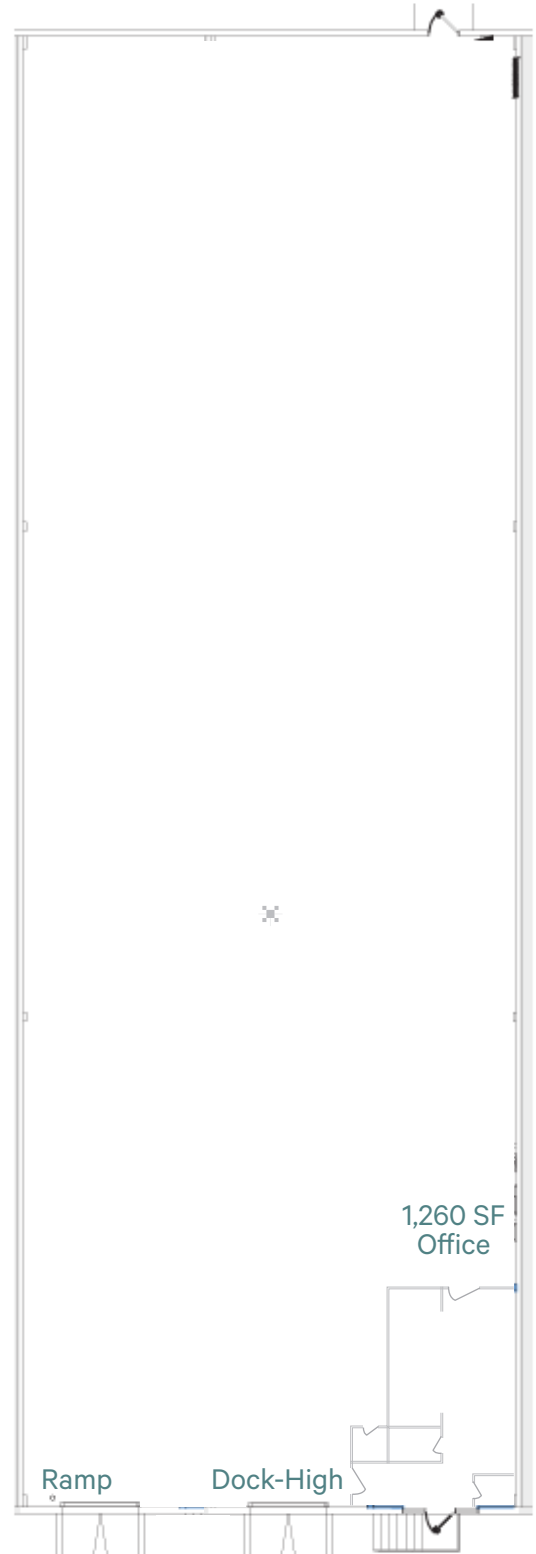
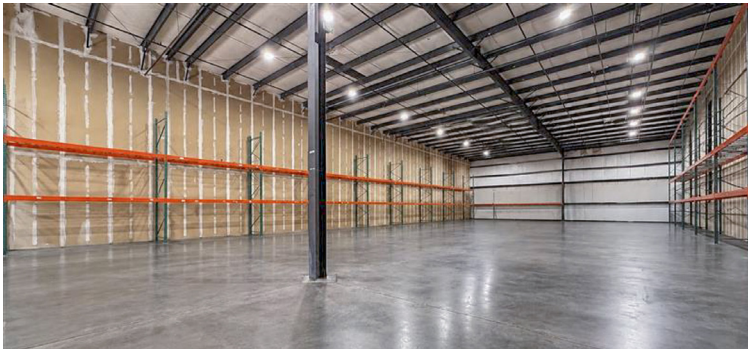
# SUITE 3000

### SUITE 3000: 10,200 SF FOR LEASE

Available NOW!

#### Suite Features:

- + 10,377 SF
- + 2.00/1,000 SF Parking Ratio
- + 1,260 SF Office Area
- + Power: 3-phase
- + Front Load
- + 2 Restrooms
- + Clear Height 20'6"
- + Contact Broker for Pricing
- + One (1) 9' x 10' Dock- Door
- + \$3.82 Opex
- + One (1) 9' x 10' Drive-In Ramp

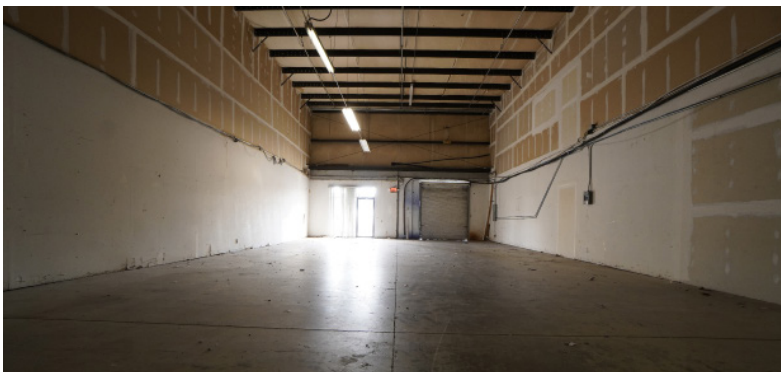


**SUITE 1200 4,864 SF FOR LEASE**

Available NOW!

**Suite Features:**

- + 4,864 SF
- + 933 SF Office
- + 2,045 SF AC Warehouse
- + 2,090 SF Warehouse
- + Rear Load
- + Clear Height 20'6"
- + One (1) 9' x 10' Dock-High
- + 2.00/1,000 SF Parking Ratio
- + Power: 3-phase
- + 1 Restrooms
- + \$15.95 PSF NNN
- + \$3.82 Opex



# Industrial | Flex

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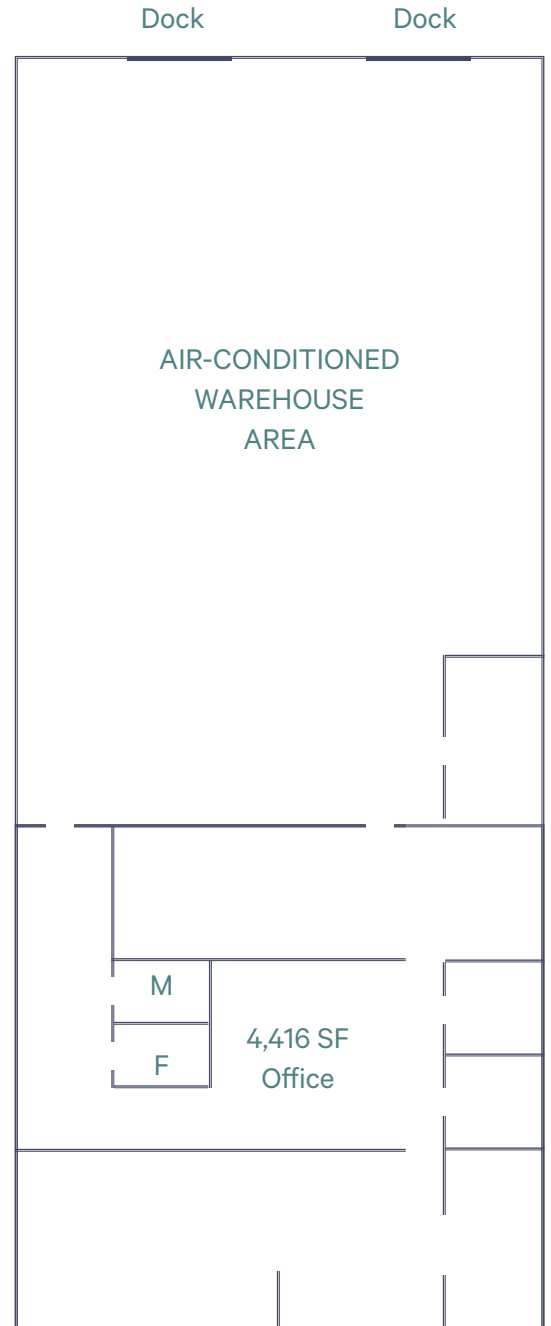
# SUITE 2150

## SUITE 2150: 10,000 SF FOR LEASE

Available NOW!

### Suite Features:

- + ± 11,750 SF
- + ± 4,416 SF Office
- + 5,548 SF Warehouse
- + Rear Load
- + Clear Height 20'6"
- + Two (2) 9' x 10' Dock-High Doors
- + 2.00/1,000 SF Parking Ratio
- + Power: 3-phase
- + 2 Restrooms
- + Price: Withheld
- + \$3.82 Opex

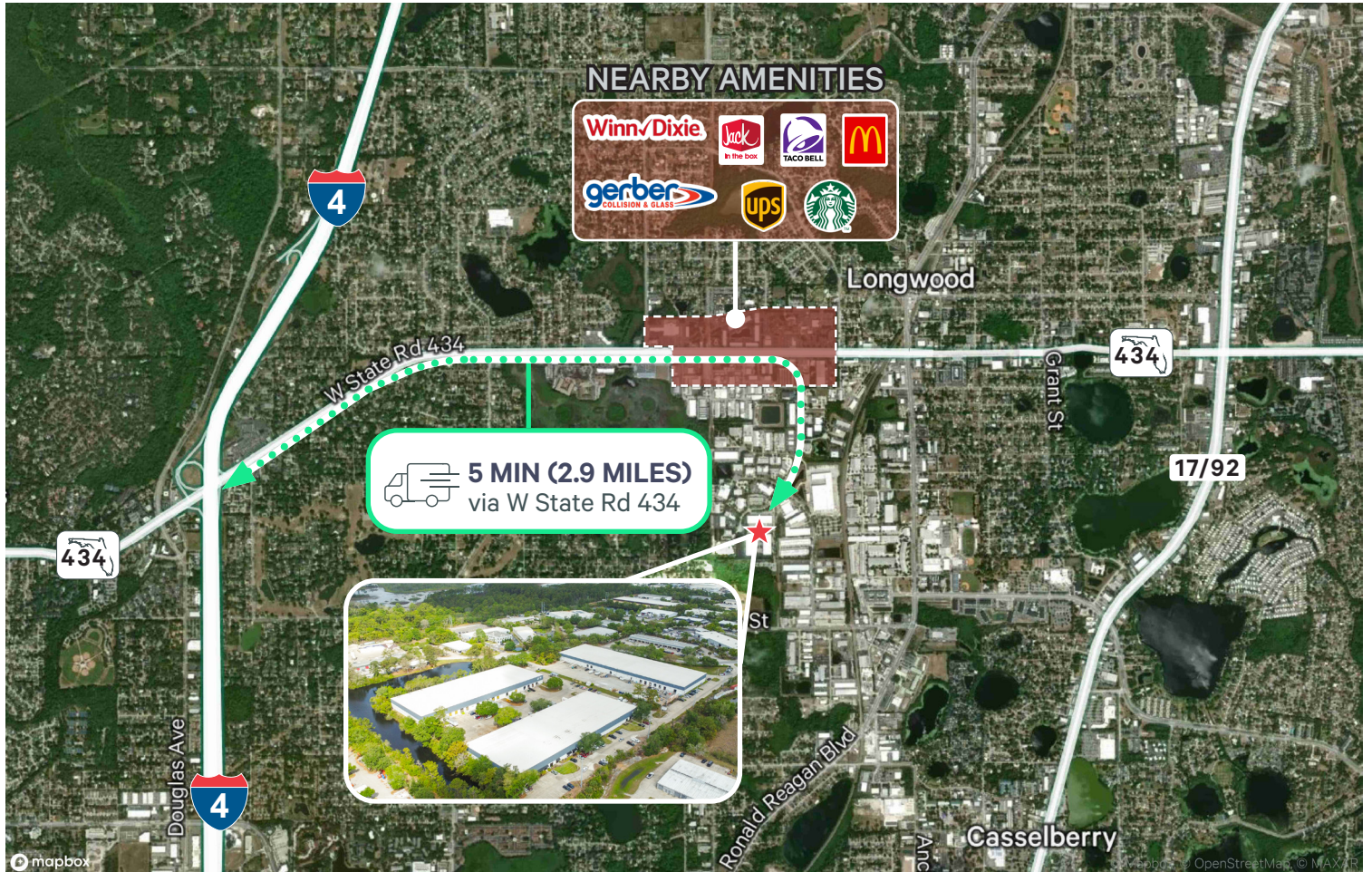


## STRATEGIC LOCATION

### Distance to Key Hubs:

- + Sanford Int'l Airport (SFB): 18 Minutes
- + Port Canaveral: 55 Minutes
- + Orlando Int'l Airport (MCO): 28 Minutes
- + The Villages: 65 Minutes

South Seminole Industrial is an Infill Powerhouse. This location offers a rare 'Goldilocks' zone: the professional image of Longwood paired with the heavy-duty industrial utility of a dock-high facility.



## Contact Us For Leasing

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