

FOR LEASE

AMERICAN INDUSTRIAL CENTER

1200 CHARLES STREET | LONGWOOD, FL 32750



32,714 SF OF 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.

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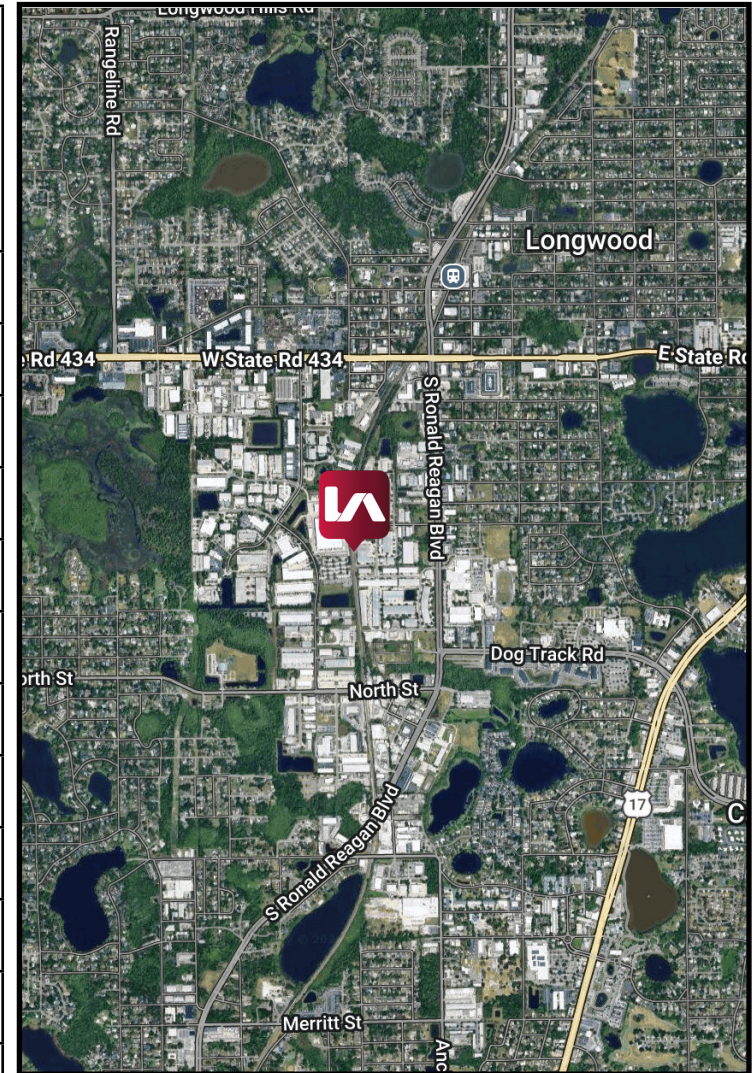
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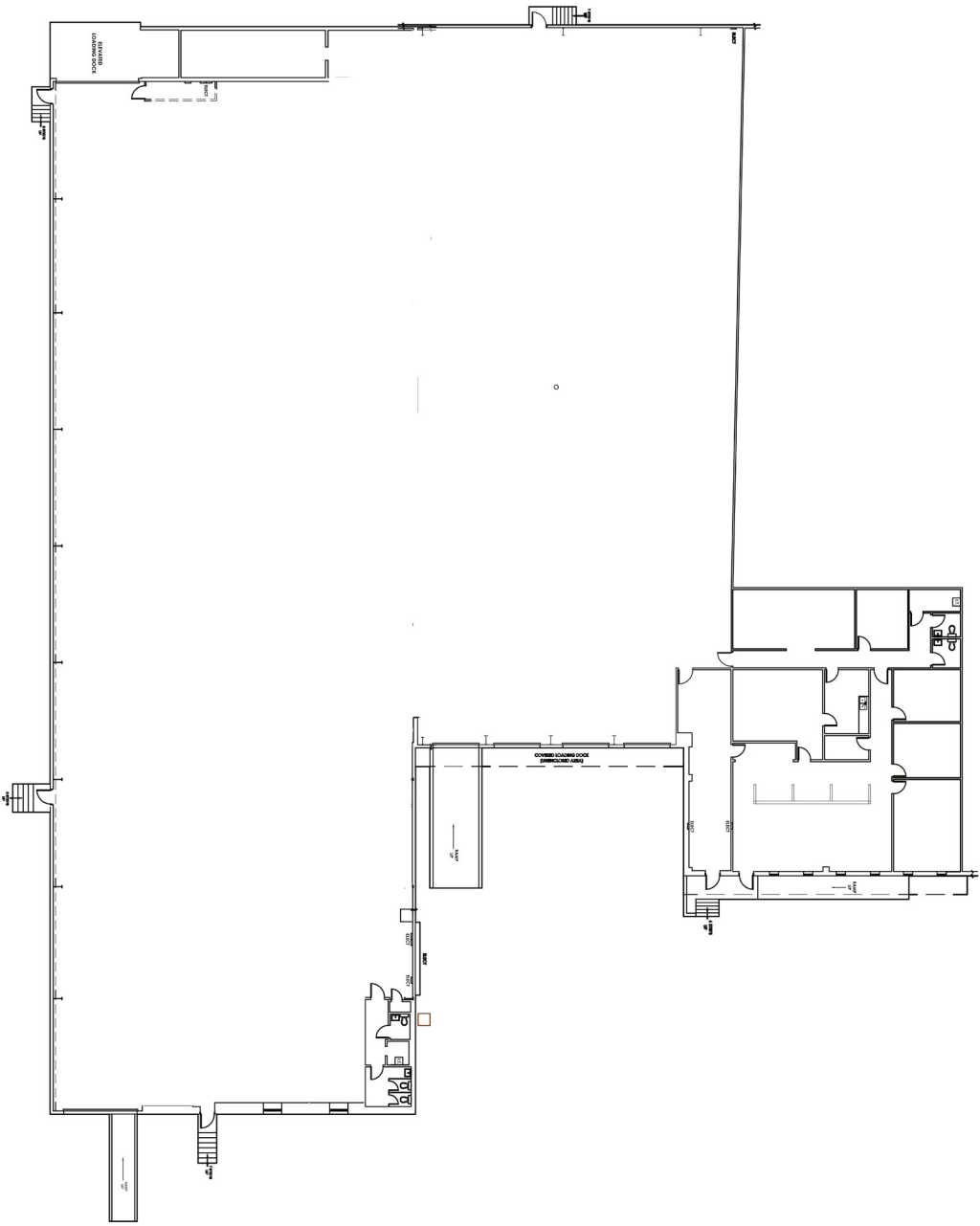


ACCESS:	Charles Street to Ronald Reagan Boulevard (SR 427) Charles Street to US Highway 17-92 Direct access to Ronald Reagan Blvd Immediate access to SR 434 Convenient access to I-4
BUILDING TYPE:	Front Load
SUITE SIZE:	±32,714 SF
OFFICE SF:	±3,480 SF
CLEAR HEIGHT:	22' Average
PEAK HEIGHT:	29'
BUILDING DEPTH:	220'
CONSTRUCTION:	Precast Metal and Concrete
CAR PARKING SPACES:	0.86/1,000 SF
DOORS:	4 Dock High Doors and 2 Ramped Doors
FIRE PROTECTION:	Wet Sprinklers
ELECTRICAL SERVICE:	Heavy Power - 3 Phase
ZONING:	High Industrial



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