



## Island Lake Bldg

1000-1026 Savage Ct, Longwood, FL 32750

### Canal Management, Inc.



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## Island Lake Bldg

\$11.00 - \$12.00 /SF/YR

Positioned in the heart of Seminole County's thriving industrial corridor, this well-located flex space offers a strategic opportunity for manufacturers, distributors, or hybrid users seeking functionality and access. The building sits within a quiet cul-de-sac just minutes from Ronald Reagan Blvd and SR-434, with seamless connectivity to I-4 and SR-417. Its central location provides direct access to the Orlando metro, Orlando-Sanford International Airport, and key logistics hubs across Central Florida.

The...

- Flexible layout accommodates manufacturing, distribution, or a hybrid operational model.
- The expansive grounds provide ample space for parking, outdoor storage, or potential future development opportunities.
- This location offers immediate connectivity to I-4, SR-417, and Orlando-Sanford International Airport, ensuring seamless regional and national access.
- Located just minutes from Longwood's vibrant retail, dining, and essential service amenities, the property offers convenient access to everyday needs



Rental Rate: \$11.00 - \$12.00 /SF/YR

Property Type: Flex

Property Subtype: Showroom

Building Class: C

Rentable Building Area: 42,000 SF

Year Built: 1984

Rental Rate Mo: \$1.00 /SF/MO

## 1st Floor Ste 102

Space Available	200 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	1 - 5 Years

Positioned in the core of Seminole County's thriving industrial corridor, this 200 SF professionals office unit offers the perfect balance of efficiency and office versatility. Nestled in a quiet cul-de-sac just off Ronald Reagan Boulevard, the location provides both privacy and convenience—ideal for small businesses, startups, or satellite operations seeking a strategic footprint in a high-demand area

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## 1st Floor Ste 1026

Space Available	6,000 SF
Rental Rate	\$11.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 Years

Positioned in the core of Seminole County's thriving industrial corridor, this 6,000 SF flex unit offers the perfect balance of warehouse efficiency and office versatility. Nestled in a quiet cul-de-sac just off Ronald Reagan Boulevard, the location provides both privacy and convenience—ideal for small businesses, startups, or satellite operations seeking a strategic footprint in a high-demand area.

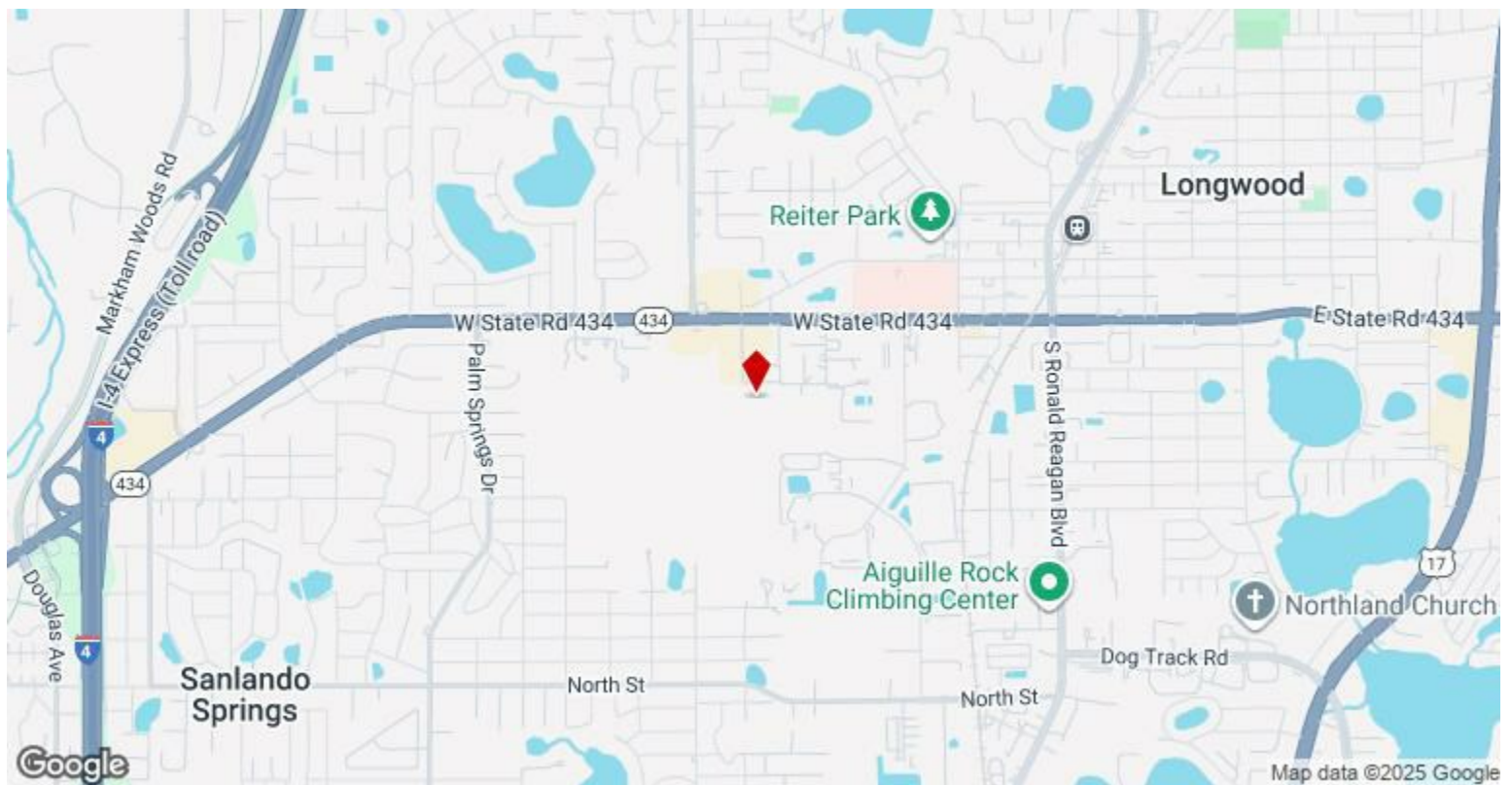
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Angels Of Tlc Home Care Inc	-	
Budget Blinds	-	
Carlsson Construction Estimators	-	
Central FL Roofing Pro LLC	-	
Criminal Taskforce	-	
Fox Paper Supply LLC	-	
Legal Shield	-	
Scower LLC	-	
Show Homes Of America	-	
Turnkey Roofing Of Florida-orlando	-	



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The space is designed for adaptability, with open warehouse areas, potential for office buildout, and ample exterior land to support parking, outdoor storage, or future expansion. Zoned for light industrial use, the property is ideal for businesses requiring a mix of operational flexibility and regional reach. The surrounding Longwood submarket is known for its pro-business environment, strong labor pool, and proximity to residential communities, making it a compelling location for growing enterprises.

Whether you're scaling operations or relocating to a more efficient footprint, 1026 Savage Ct delivers the infrastructure and location to support long-term success.

# Property Photos



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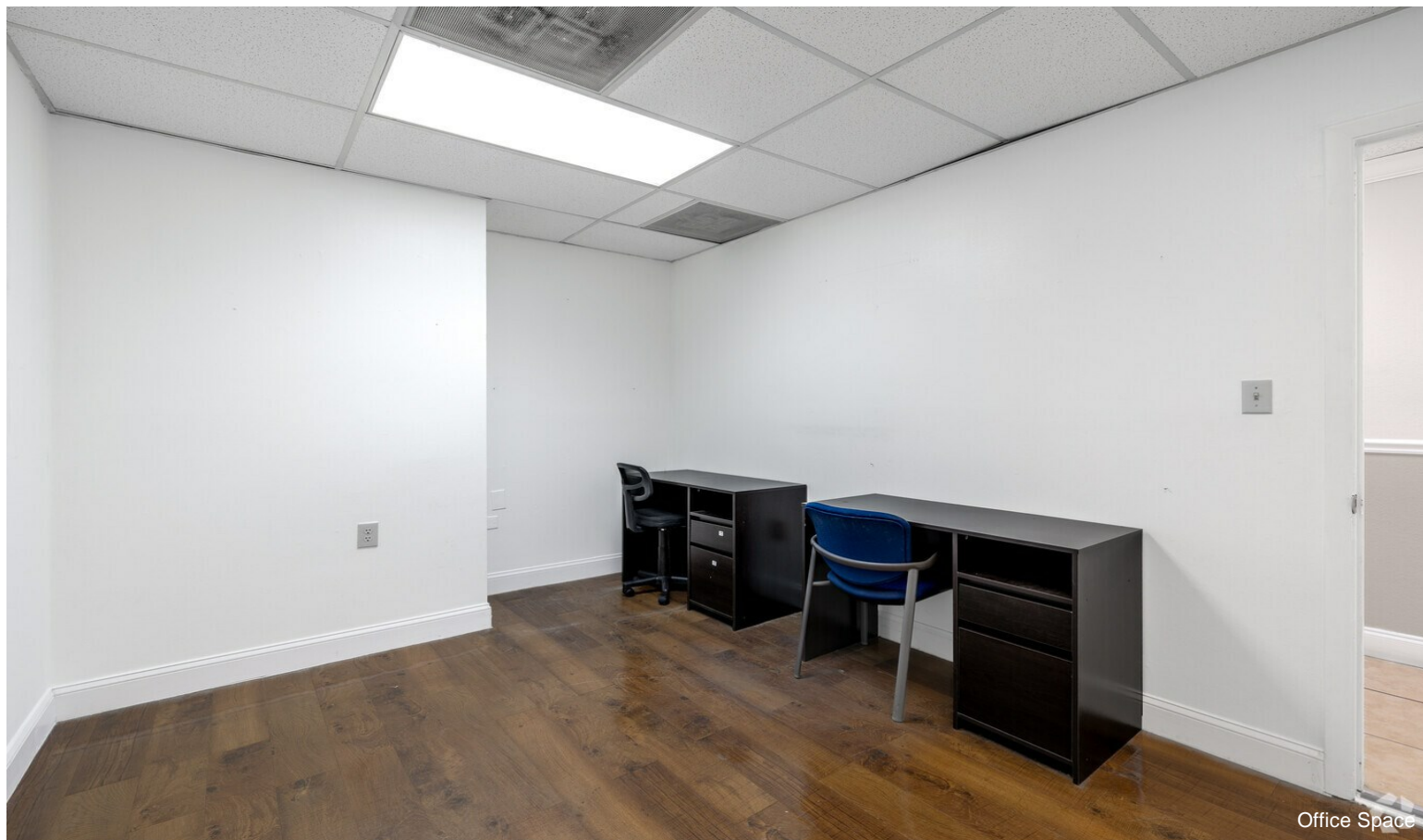
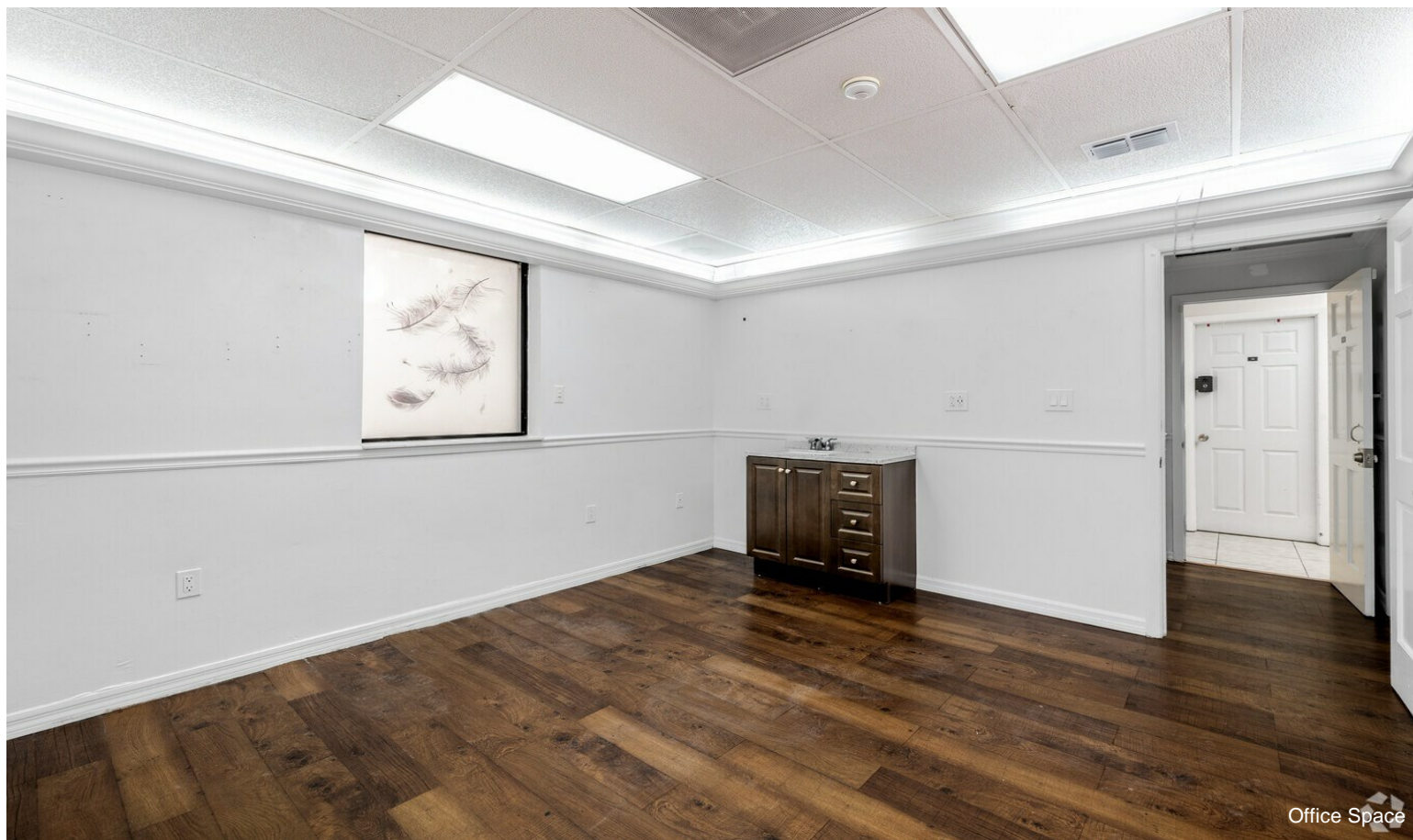




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