

FOR SALE



PROPERTY DESCRIPTION

+/- 33,000 SF of Combined Industrial Warehouse Space, Manufacturing Areas, Machine Shop, Offices, Conference Room, Large Open Cubicle Space, Showroom

Pylon Signage, Fenced Yard Space, Heavy Power, Ample Parking

Currently +/- 70% of the Space is Manufacturing, Warehouse, Machine Shop
Office Areas +/- 30% of the Remainder
Multiple Grade Level Doors

Machinery and Equipment For Sale Separately - Discuss with Seller if Interested

LOCATION DESCRIPTION

Convenient Location between Eyster and just off of Barton Blvd in the Heart of Rockledge. Close to US Highway 1 with Proximity to Major Highways and Transportation Corridors.

Introducing a prime industrial property for the owner- user or investor opportunity in Rockledge, FL. This expansive +/- 40,000 SF of combined buildings and warehouses were constructed in 1983 and in 2000. With exceptional potential for industrial and manufacturing endeavors, its favorable Zoning, M1 , Future Land Use RMV, Redevelopment Mixed Use , the property is strategically positioned in an advantageous location for business operations. The facility currently provides ample space for production, warehousing, and logistical



OFFERING SUMMARY

Sale Price:	\$4,500,000.00
Lot Size:	+/-2.87 Acres
Building Size:	+/- 33,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	761	3,605
Total Population	431	1,837	8,541
Average HH Income	\$110,313	\$97,865	\$92,273

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228

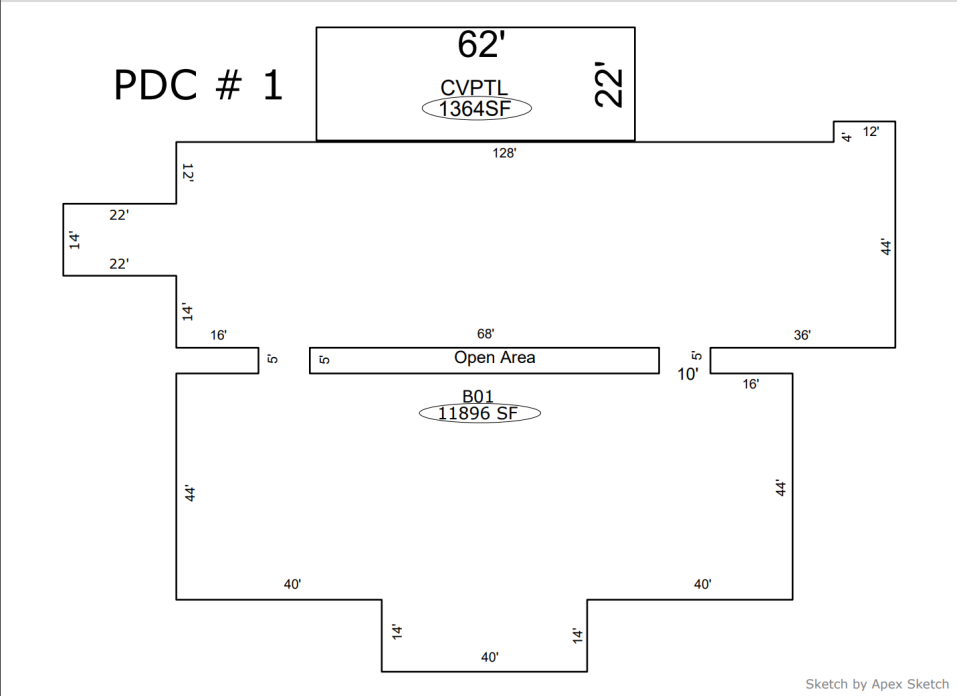
Brian@TeamLBR.com

70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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| 1 808 - 1 826 Baldwin Street, Rockledge, FL 32955

SKETCH



AREA CALCULATIONS SUMMARY	COMMENT TABLE 1
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Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1.0	11896.0	602.0	11896.0
CVPTL	Covered Patio: Lo	1.0	1364.0	168.0	1364.0
OPEN A	Open Area	1.0	340.0	146.0	340.0

PDC # 2

200'

B01
20000 SF

100'

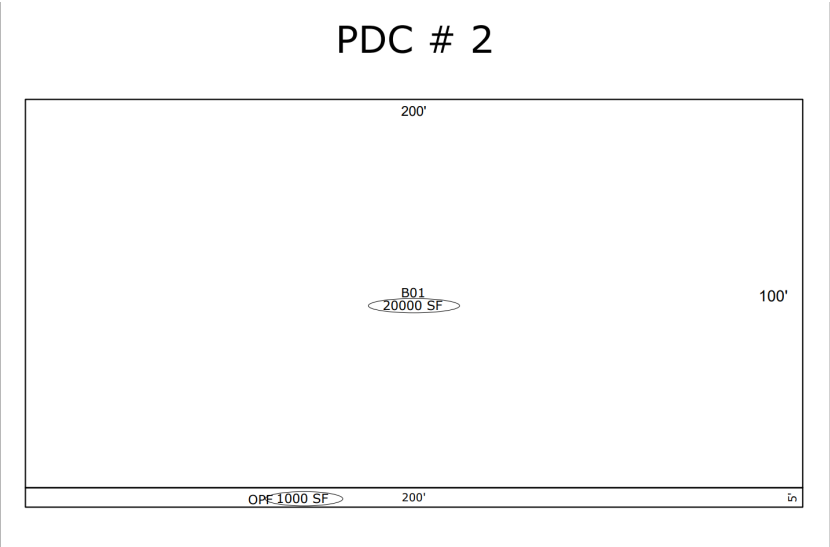
OPF 1000 SF

200'

5'

Sketch by Apex Sketch

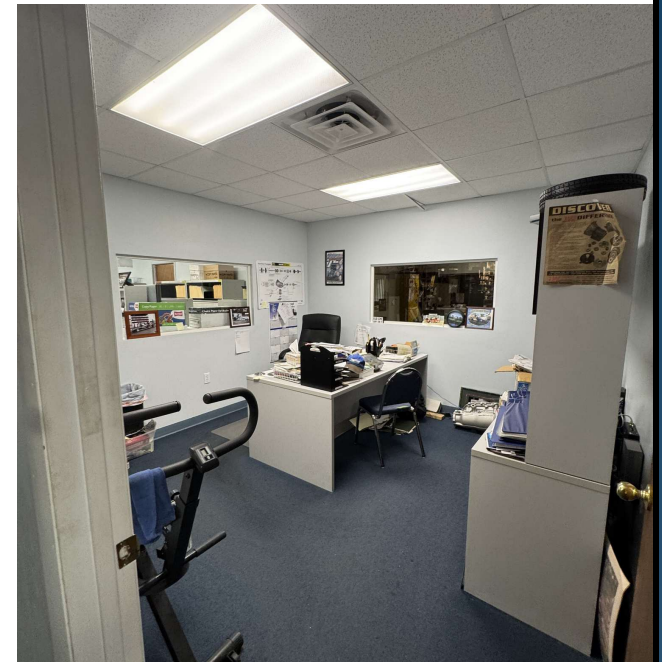
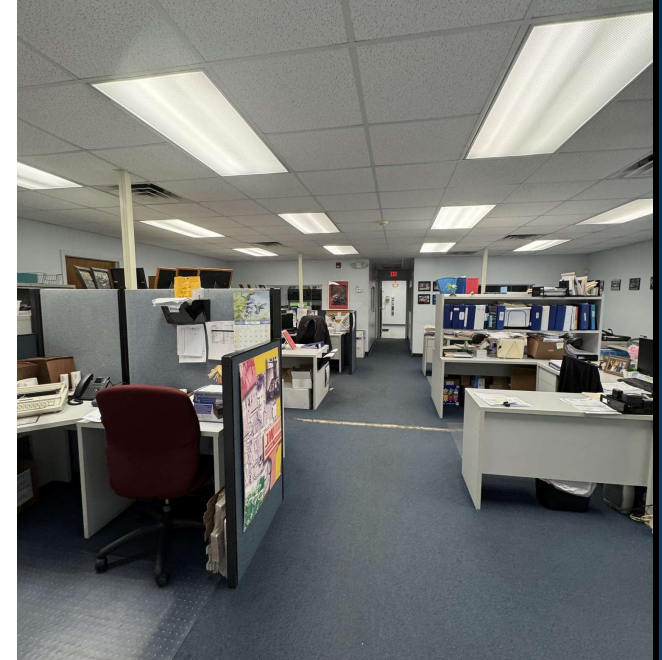
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OPF	Open Porch Finish	1.0	1000.0	410.0	1000.0



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Additional Photos



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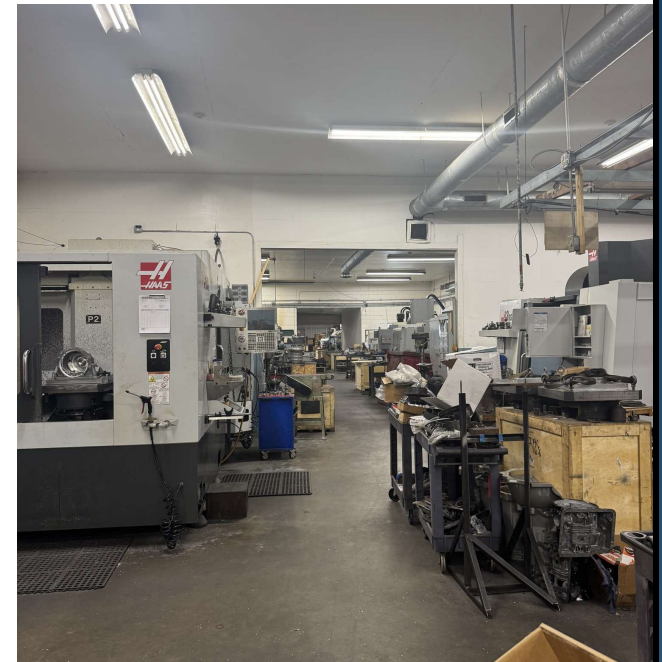
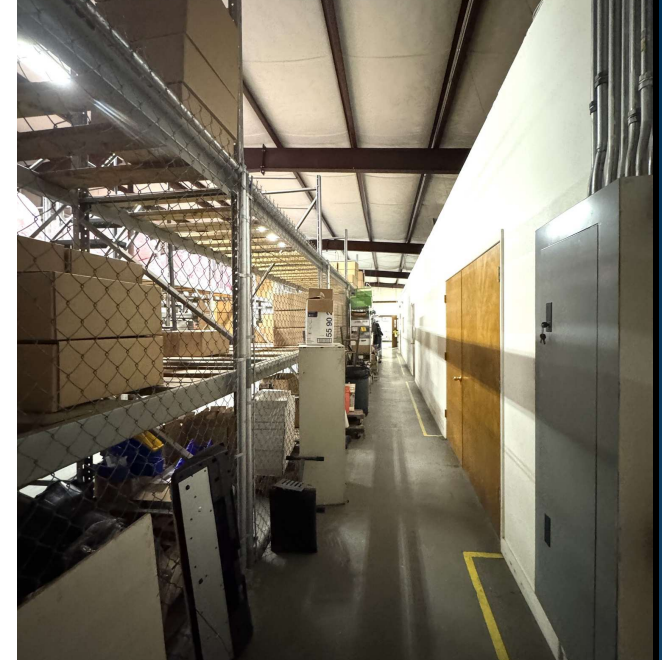
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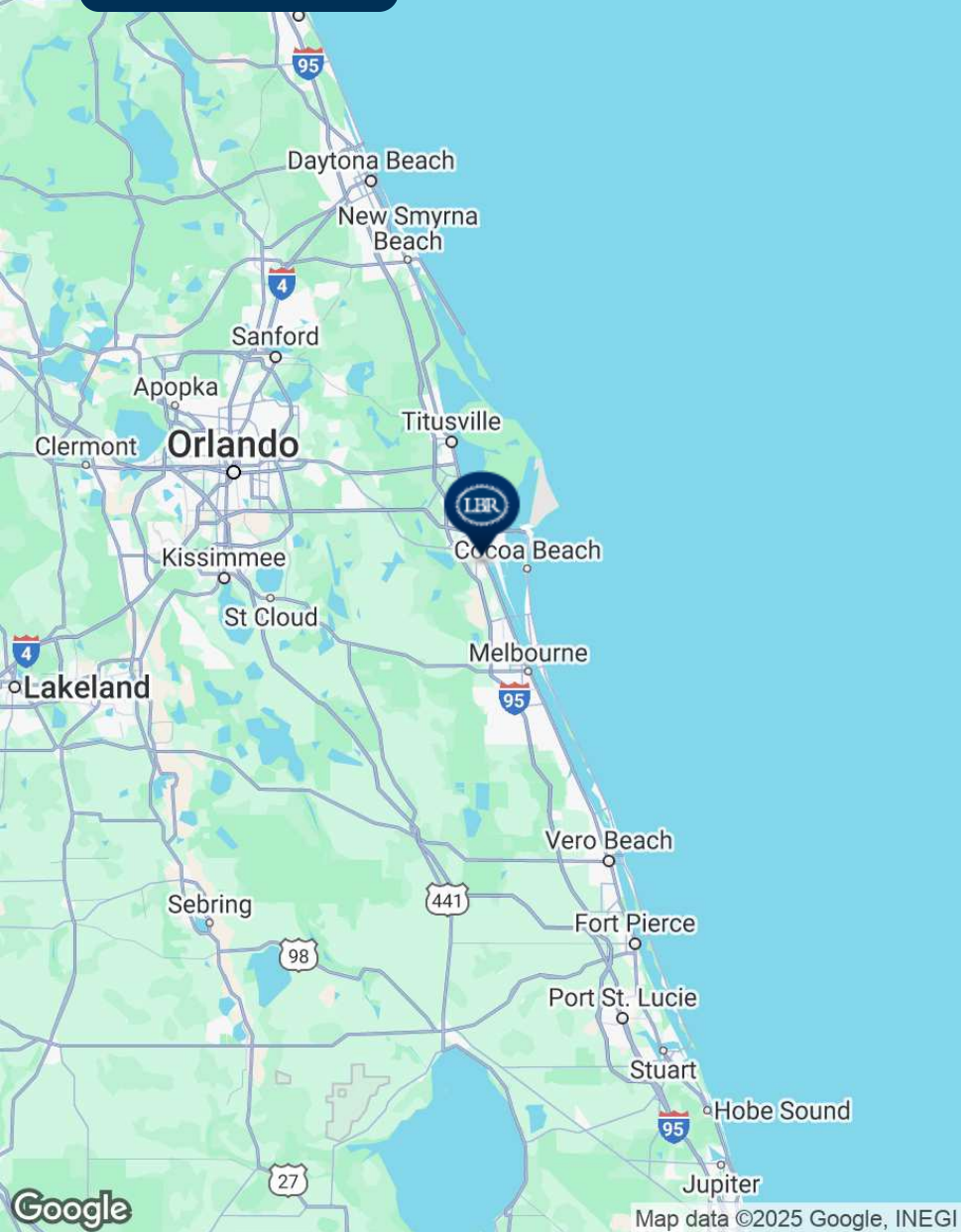
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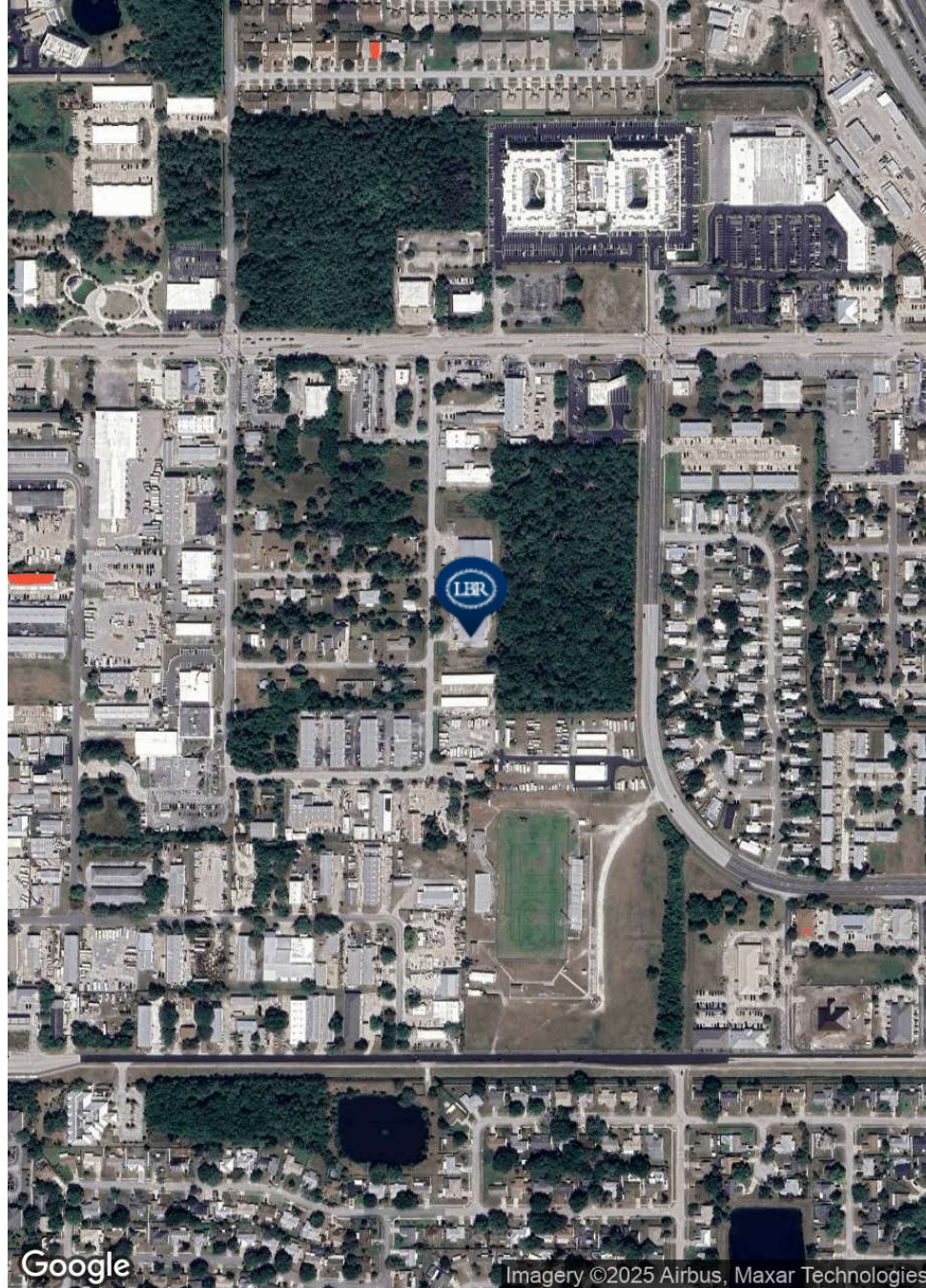
Location Map



Map data ©2025 Google, INEGI



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