

**CORPORATE HQ  
ENGINEERING AND WAREHOUSE**

**\$10,500,000**



**5120,5130,5200, 5202  
S WASHINGTON AVE  
TITUSVILLE, FL 32780  
+/-10.74 ACRES**



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Office Main Building +/-34,852  
Typical Floor +/-17,426

Warehouse +/-29,540

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**\$10,500,000**

## LOCATION OVERVIEW

This campus property on the "Space Coast" is located in Titusville situated directly on US-1 (S Washington Ave) between Hwy 50 and SR 405. Situated approximately 10 miles from Kennedy Space Center and 20 miles from deep water Port Canaveral and its Foreign Trade Zone, 3 miles from Florida East Coast freight Rail terminal. Prime launch facilities views from the second floor offices.

A choice site selection strategically located with advantageous logistics and accessibility with nearby major road, seaport, rail and freight networks. Potential rail spur and possible surplus land previously approved for future expansion new construction of +/-45,000sf building



## PHOTOS

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# Office HQ and Flex Engineering Space - 5200 S Washington Ave. Titusville Florida 32780

Year Built: 1983 Renovated : 2024.

Zoning: M2, Titusville - General Industrial

Sq. footage of the entire building Floor space: +/-34,852 SF

Typical Floor Size: +/-17,426 SF

Construction type: Concrete

Building Class: B

Current Parking: 186 Spaces + 6 Handicap Spaces

FIRST FLOOR amenities include +/- 3,500 sf glass showroom space, 1,000 lbs freight elevator, +/- 6,600 sf center flex space, two conference rooms, newly renovated restrooms, twelve 12X14' offices on perimeter, full kitchen break room, 3 large training rooms.

SECOND FLOOR has six large executive offices including +/- 576 sf open flex common area, full kitchen break room, additional ten offices, three conference rooms, IT room, fire suppressed server room, newly renovated restrooms, and additional +/- 7,912 sf central flex space

Sprinklered and current on all services and inspections

New membrane installed by previous owners in 2017

Electrical: Updated and completed 2024 with replaced transformers and wiring 480V panels, multiple 240V 3 Phase P

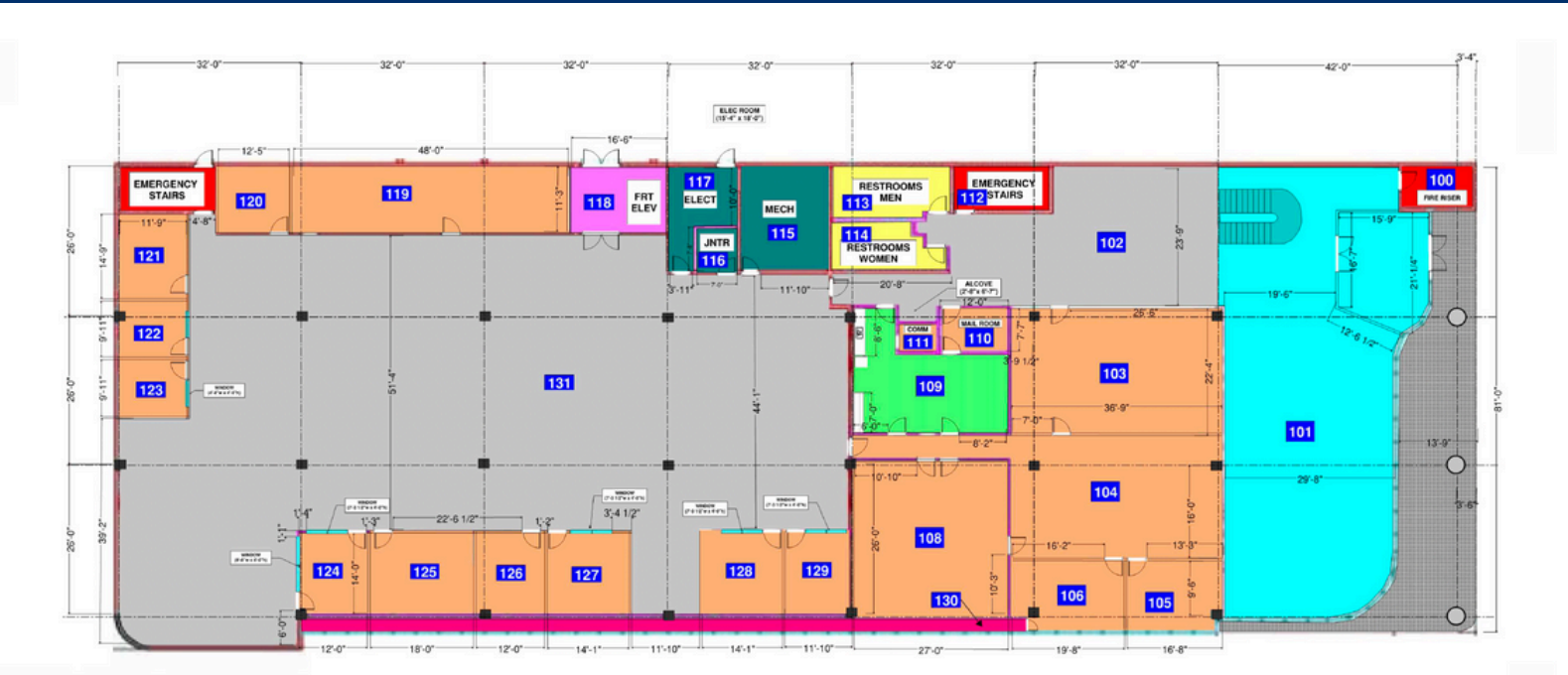
Plumbing: Fully Replaced with PVC completed 2023

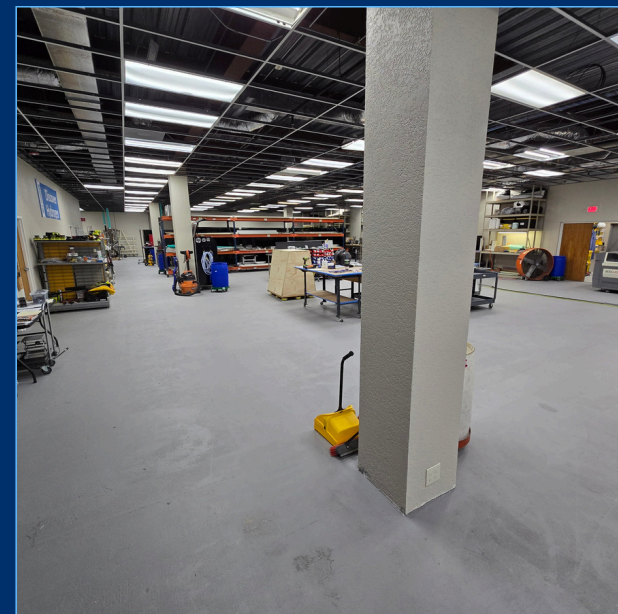
Lighting: Fully replaced LEED certified LED lighting

HVAC: New high efficiency compressor units installed 2023



Floor Plans





## Warehouse - 5130 S Washingto Ave. Titusville Florida 32780

Complete reconstruction by Rush Construction, 2023

Warehouse has never been occupied

Total Sq. Footage +/-29,540

Electrical: 750 KVA switch gear, 480V panel, 240V 3phase panel, expansion ready and ready for final runs.

Access: 20ft x 16ft power rollup, 10ft x 16ft manual roll up, 4 personnel doors/ emergency exits 20ft ceilings at the eaves.

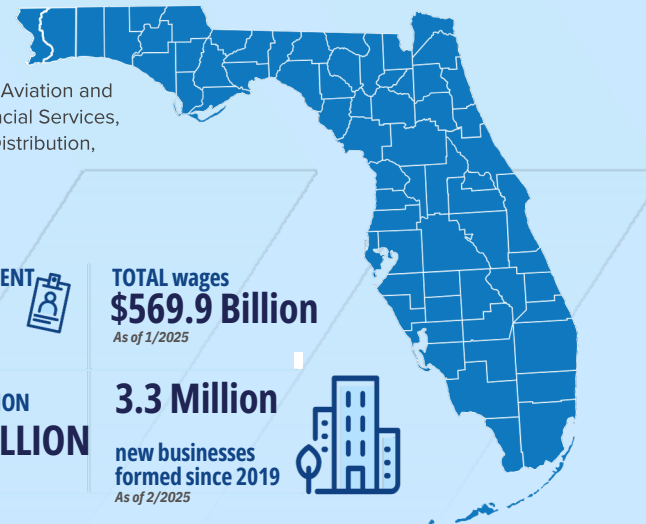
Fully automated LEED certified LED overhead lights with zone control and smart switches at the doors. Fully automated led exterior perimeter lights for safety and nighttime security



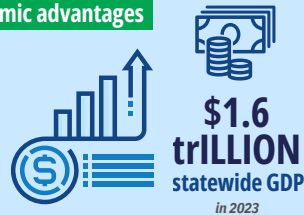
# The future is bright

## In the sunshine state

Florida has a diverse economy with industries such as Aviation and Aerospace, Military and Defense, Manufacturing, Financial Services, Information Technology, Life Sciences, Logistics and Distribution, CleanTech and Professional Services.



### Economic advantages



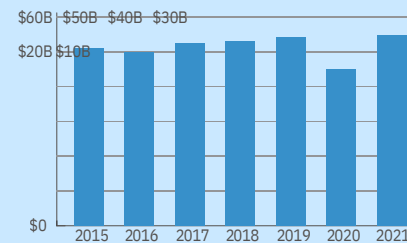
**TOTAL EMPLOYMENT**  
**10 Million**  
As of 12/2024

**POPULATION**  
**23 MILLION**  
in 2024

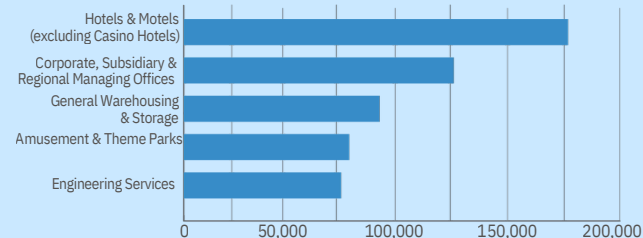
**TOTAL wages**  
**\$569.9 Billion**  
As of 1/2025

**3.3 Million**  
new businesses  
formed since 2019  
As of 2/2025

### Regional exports from 2015 - 2021



### top traded industries by employment in 2023



### Logistics & Accessibility advantages



### SPOTLIGHT ON the economic impact of the defense industry

In 2022, the \$65.3 billion in direct defense-related spending flowing into the state of Florida supported more than 865,937 jobs and generated \$102.6 billion in value-added economic impacts across the state.

#### Total statewide impact in 2022

Statewide Economic Impact	\$102.6 Billion
Percent of Economy	7.3%
Employment	865,937 Jobs

#### Direct defense spending in 2022

Procurement	\$21.93 Billion
Salaries	\$15.16 Billion
Pensions & Transfers	\$28.23 Billion
Total Defense Spending	\$65.32 Billion



ON THE MOVE  
PARTNERING FOR OUR FUTURE

21<sup>ST</sup> CENTURY  
Titusville

### Our Community Excels

**It's time to take a close look at Titusville and North Brevard.**

Significant **concentrated advanced manufacturing growth** and continued **business evolution and innovation in space and aerospace** are driving positive outlooks long term for this area, with local, regional and global impacts.

**LAUNCH FROM HERE** or **expand to launch something bigger from here.**

Our **partners** in economic development are **listed on this page**. **Take advantage of their expertise.**

**Be part of the 21st Century Titusville climb to new heights.**

**#2 FASTEST GROWING TECH SECTOR**  
in the U.S.  
Bureau of Labor Statistics, 2022

**SPACE EXPLORATION**  
**100+ LAUNCHES**  
**Predicted for 2024**  
**72 Successful Launches in 2023**  
U.S. Space Force

**#7 BEST JOB GROWTH**  
in the U.S.  
Milken Institute, 2022

If you are interested in more information about our economy or if we can connect you to some of our regional economic development partners, we are happy to help. Contact Erin Atkins ([erinatkins@titusville.org](mailto:erinatkins@titusville.org)) so we can learn a little more about your goals and help you make the most beneficial connections.

ON THE MOVE  
PARTNERING FOR OUR FUTURE

ERIN ATKINS  
Economic Development

