

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 +/- 34,000 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 operations for the needs of industrial users.

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

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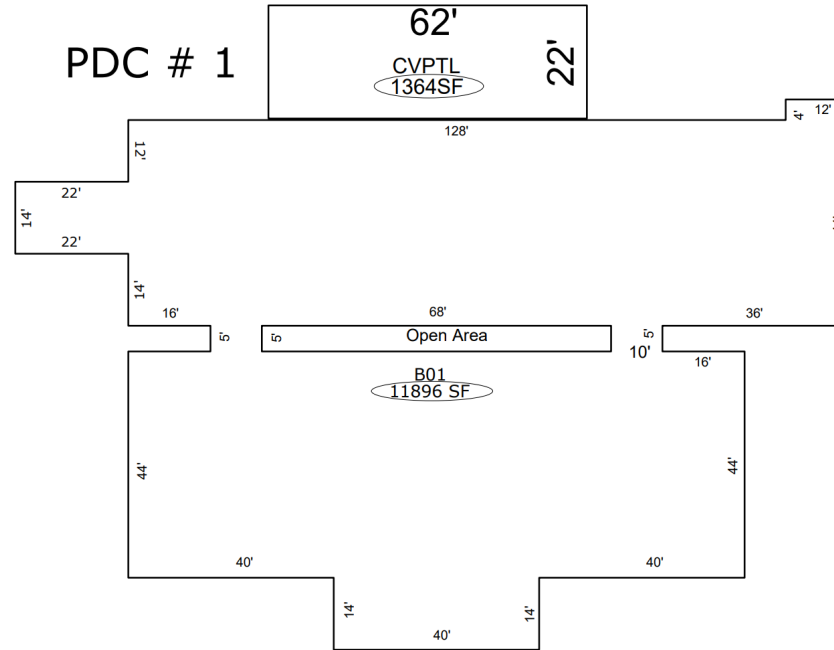
70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • teamlbr.com

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

SKETCH

PDC # 1



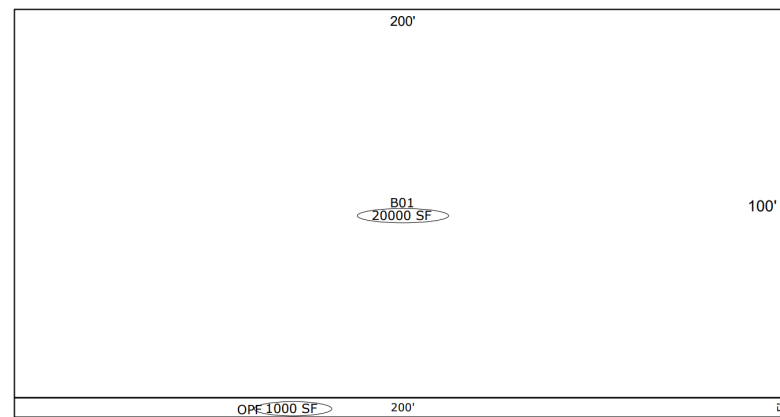
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

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

COMMENT TABLE 1

PDC # 2



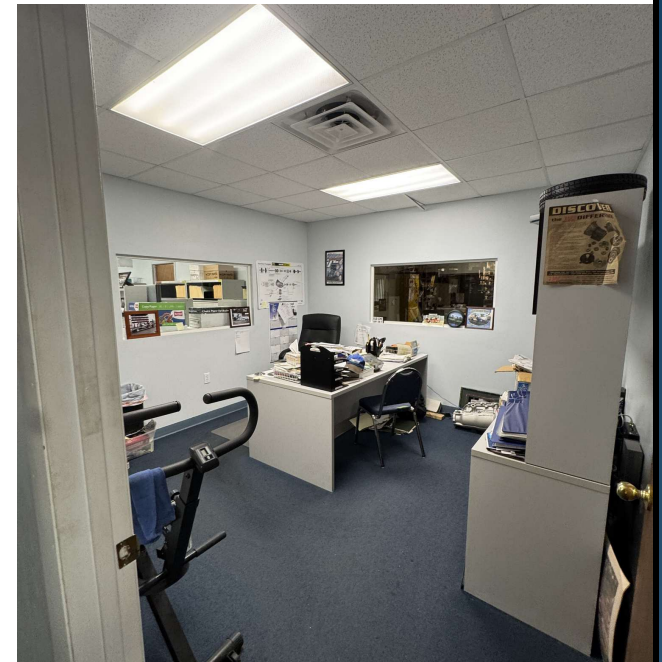
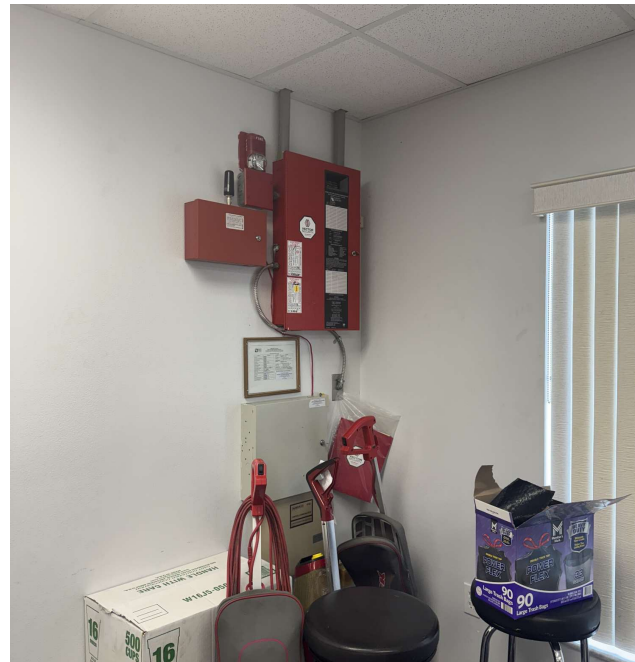
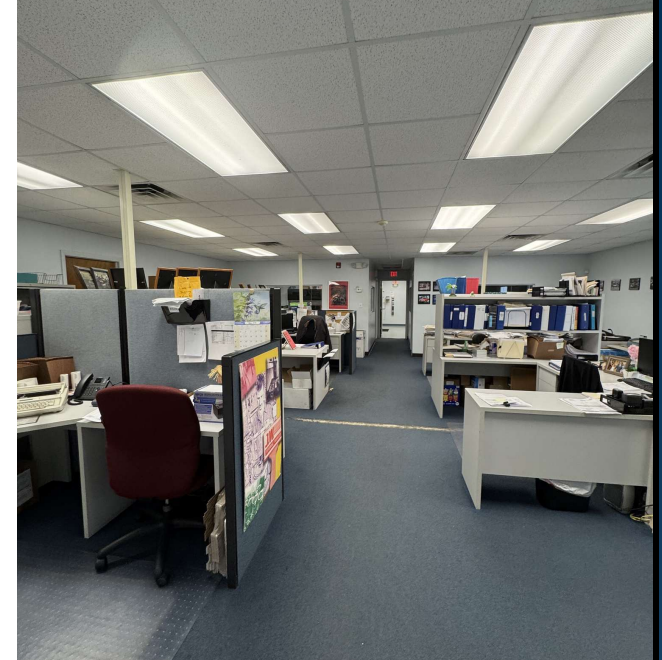
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
B01	Base Area 1ST FL	1.0	20000.0	600.0	20000.0
OPF	Open Porch Finish	1.0	1000.0	410.0	1000.0

COMMENT TABLE 1

Additional Photos



**LIGHTLE
BECKNER
ROBISON**
INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

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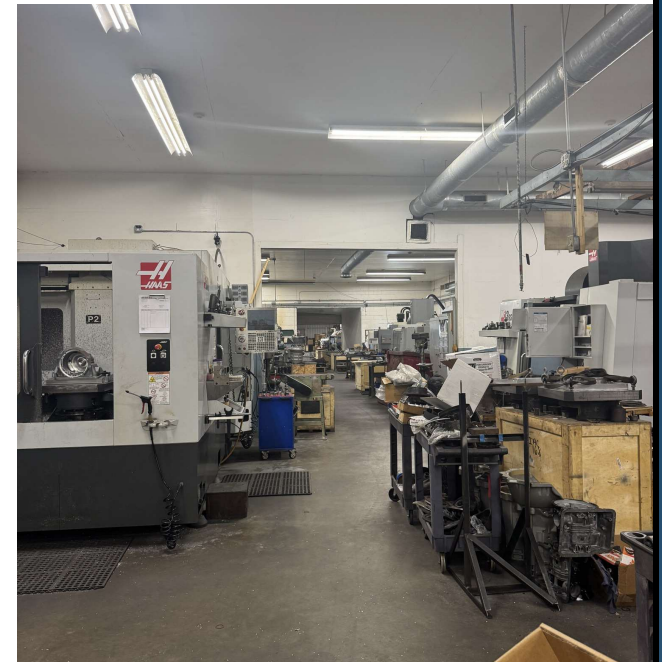
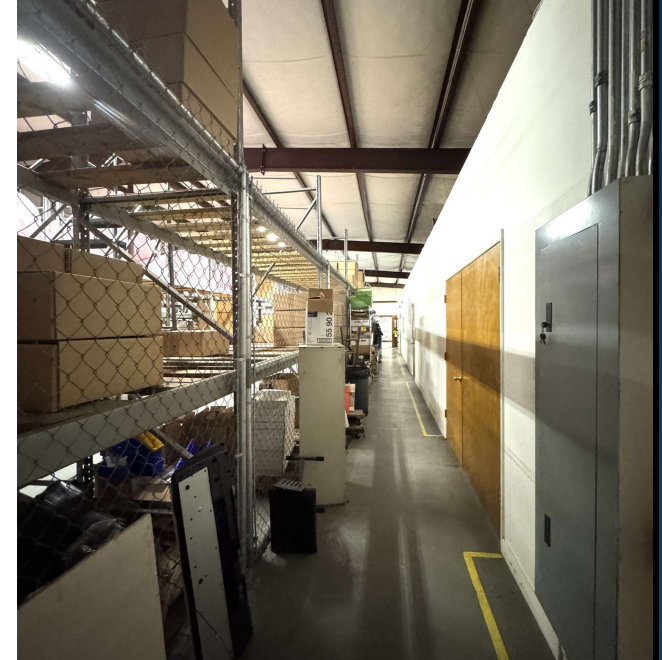
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Additional Photos



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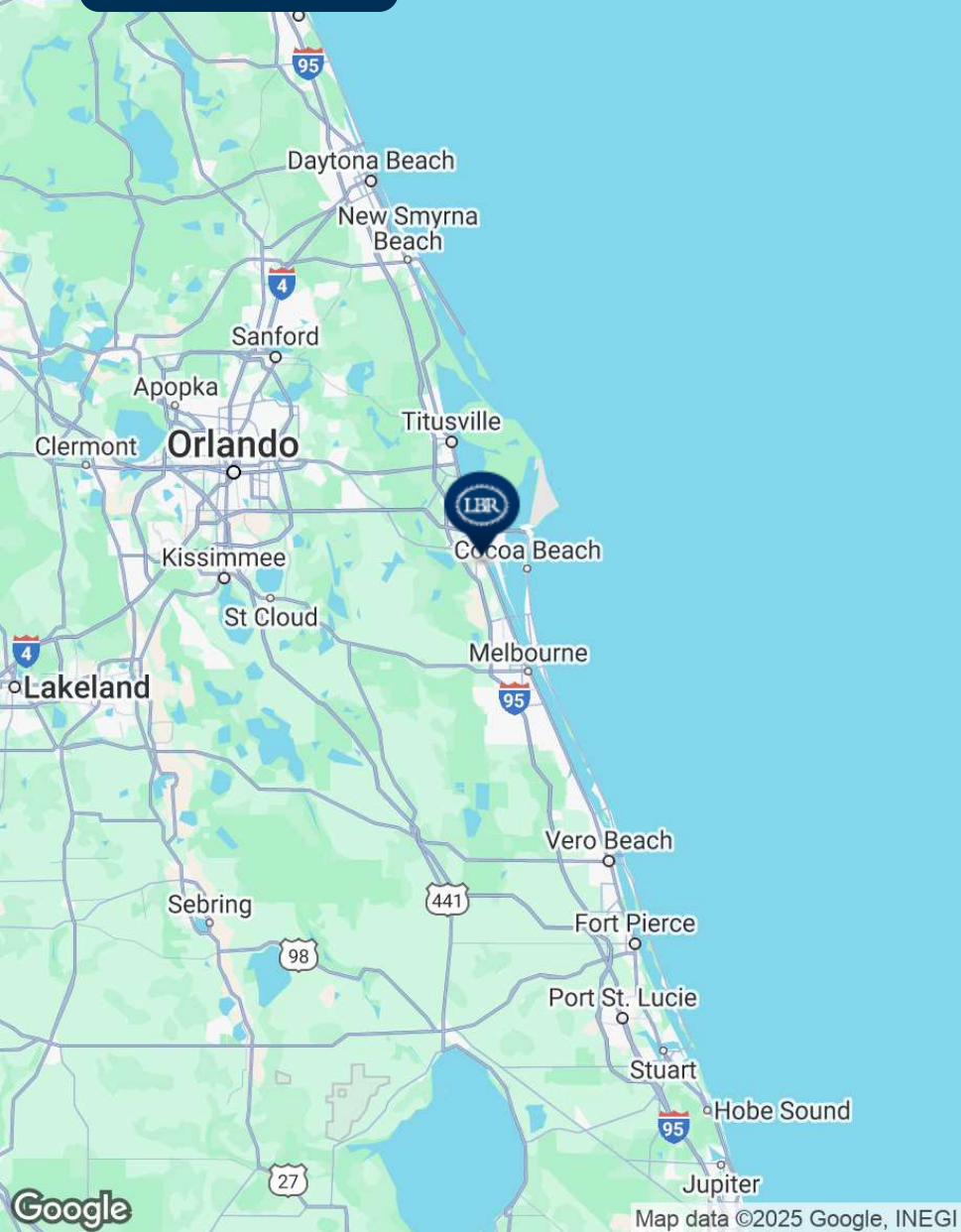
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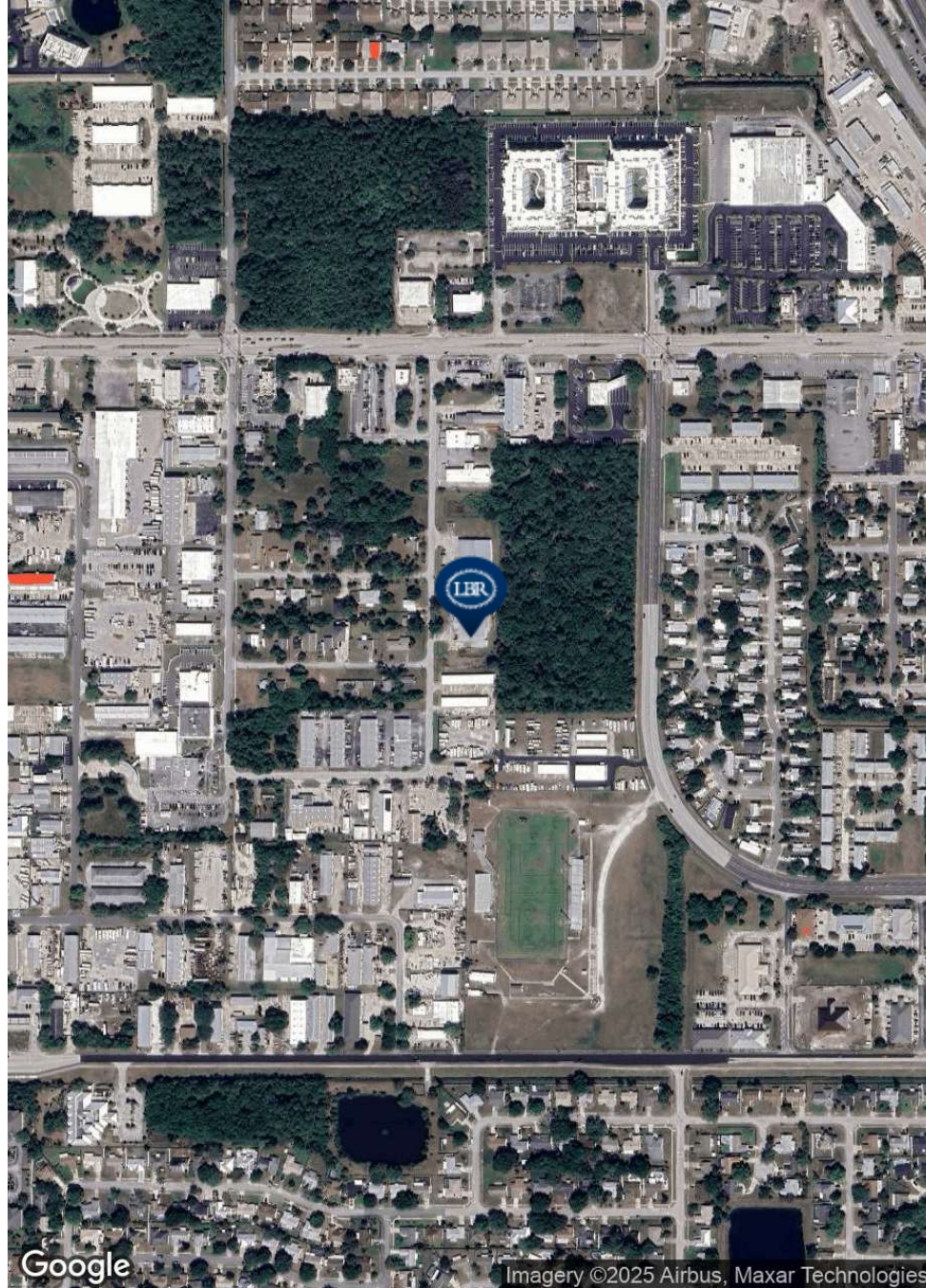
Location Map



Map data ©2025 Google, INEGI



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