

50,000+ SF Industrial Campus | HQ Opportunity

1600-1700 Armstrong Drive, Titusville, FL 32780

FOR SALE



TURN KEY CLASS A INDUSTRIAL CAMPUS

Exceptional Class A Industrial Headquarters facility. Situated on 16.45+/-AC, this property offers a rare opportunity to combine executive offices, laboratories, manufacturing, operations, and distribution in one cohesive turn key campus.

PROPERTY HIGHLIGHTS

- 40,064 SF manufacturing facility | 13,225 SF administrative and laboratory facility
- 16.45+/- AC | fully fenced | automated access control gates
- Zoned PID Planned Industrial Development
- Built in 2016 concrete tilt-wall construction/2022 Renovation
- 17-20' ceiling heights
- Heavy 3-phase, 480-volt power | generator ready site
- Fully climate-controlled manufacturing facility equipped with integrated firesuppression systems
- Loading docks with levelers | Dock high and ground level
- Ample employee, visitor, and fleet parking - 120 spaces
- Located in Foreign Trade Zone: FTZ 136

OFFERING SUMMARY

Sale Price:	\$12,200,000
Lot Size:	16.45 Acres
Building Size:	53,289 SF

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