

SALE PRICE REDUCED

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- Heavy Power 3 Phase 480 V and 220 V
- Manufacturing Ready
- CNC Capable
- Turnkey Industrial
- Precision Manufacturing
- Warehouse & Distribution
- Climate-Controlled Office
- Owner/User Opportunity
- Industrial Flexibility
- Expandable Operations
- Functional Production Layout
- Move in Ready Industrial Facility

OFFERING SUMMARY FOR SALE

Sale Price: RECENT REDUCTION	\$3,490,000.00
Lot Size:	+/-2.87 Acres
Building Size:	32,896 SF

This versatile industrial facility combines manufacturing, warehouse, and professional office space in one efficient, move-in-ready operation.

The production area is equipped with multiple Haas CNC machining centers, CNC mills, tooling stations, and heavy-duty electrical infrastructure, making it ideal for precision manufacturing, fabrication, and assembly. Complementing the industrial space is a well-appointed office buildout featuring private offices, collaborative work areas, and conference space, providing a seamless connection between operations and administration.

Ample parking, truck circulation, and outdoor storage or expansion potential further enhance the property's flexibility and long-term value.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Property Details & Highlights

Property Type	Industrial
Property Subtype	Manufacturing
APN	25-36-09-00-16
Building Size	32,896 SF
Lot Size	2.87 Acres
Year Built	1983
Year Last Renovated	2000

Freestanding manufacturing and industrial facility featuring a combination of CNC-capable production space, warehouse distribution, and professional office accommodations. Multiple Production Bays, Extensive Racking and Inventory Storage.

The property offers heavy utility infrastructure, established manufacturing systems, extensive storage capabilities, and a functional layout that supports precision manufacturing, assembly, logistics, and engineering operations.

Ideal for automotive, aerospace, industrial technology, fabrication, and advanced manufacturing users seeking a move-in-ready facility with significant operational capacity.

Best fits include:

- CNC machining companies
- Aerospace suppliers
- Defense contractors
- Medical device manufacturers
- Automotive performance companies
- Industrial equipment manufacturers

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1808 - 1826 Baldwin Street
For Sale



Additional Photos



1808 - 1826 Baldwin Street
For Sale



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Additional Photos



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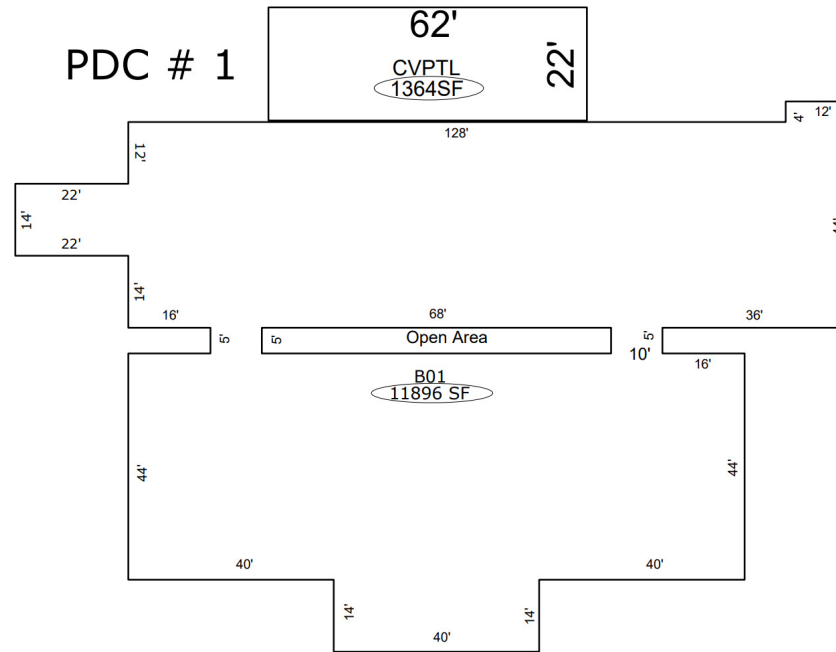
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**LIGHTLE
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ROBISON**
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

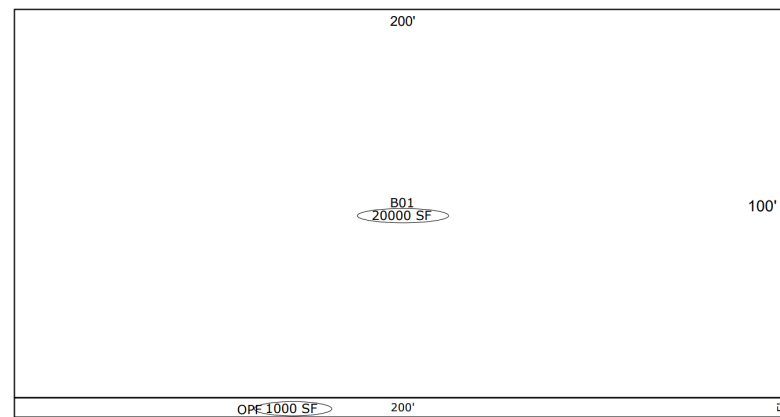
SKETCH



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1
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	

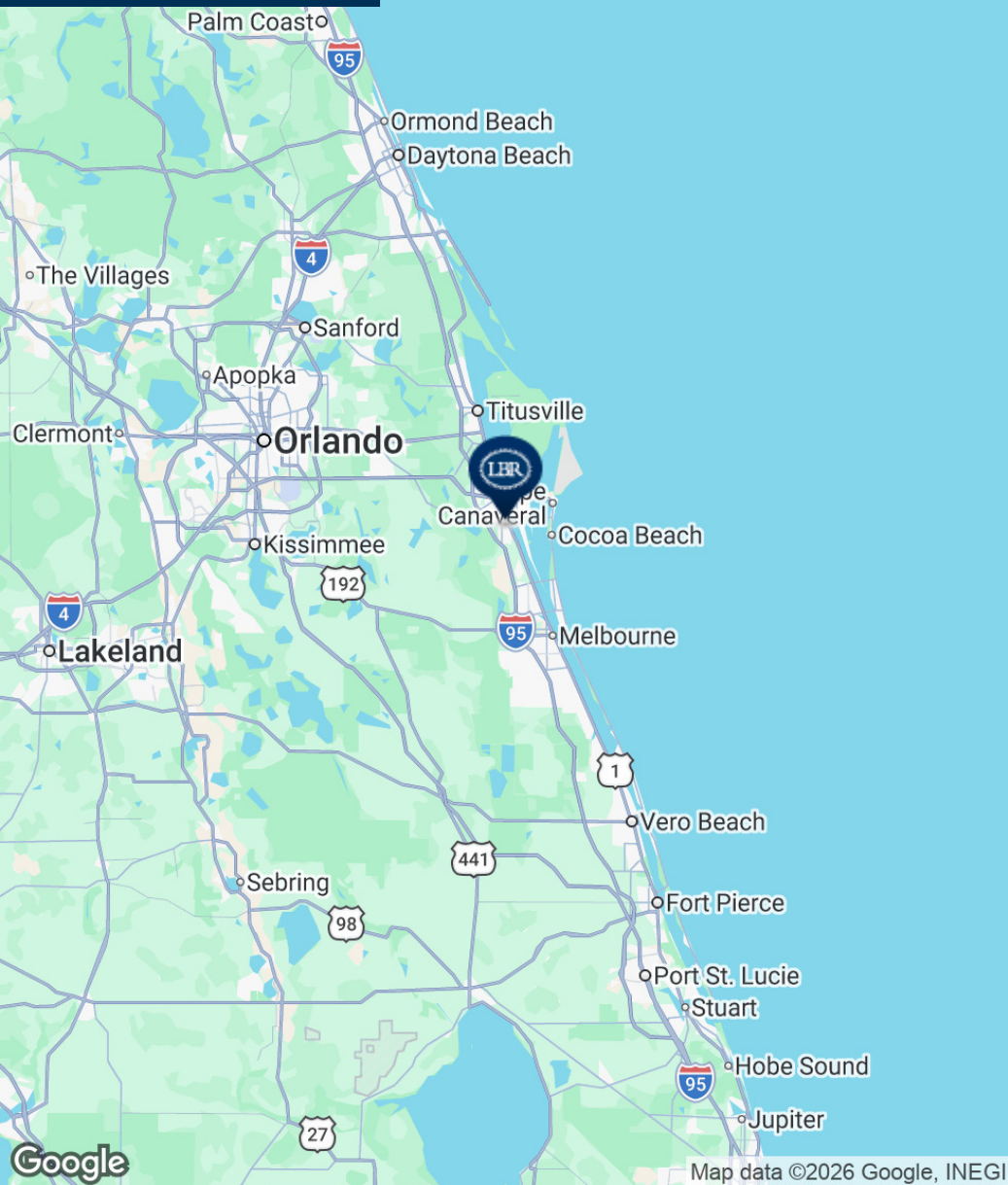
PDC # 2



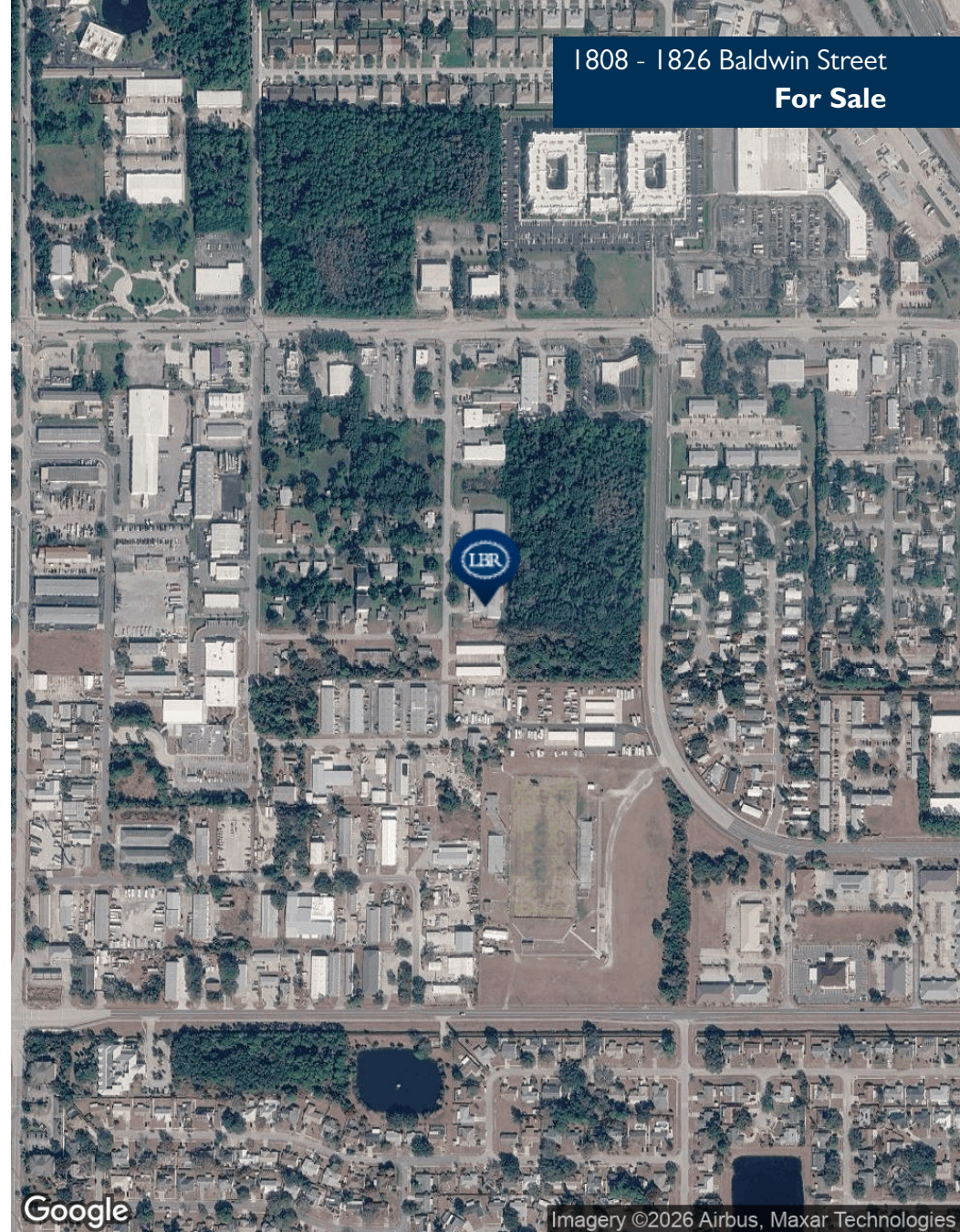
Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY						COMMENT TABLE 1
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	

Location Map



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