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DENOV
REALTY

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OFFERING SUMMARY

\$3,900,000
OFFERED AT

\$118.55

PRICE / SF

2.87 AC

SITE AREA

32,896

BLDG SF

M-1

ZONING

HIGHLIGHTS

CENTRAL SPACE COAST LOCATION:

- Rockledge provides direct I-95 access and connects to Melbourne, Cocoa, Port Canaveral, Kennedy Space Center, Patrick Space Force Base and Orlando, at the heart of Florida's aerospace and defense corridor.

FLEXIBLE TWO-BUILDING CONFIGURATION:

- Two connected buildings totaling approximately 32,896 SF support single-user use or multiple occupants.

MULTI-TENANT RECONFIGURATION POTENTIAL:

- A preliminary concept shows the potential to reconfigure the buildings into five industrial suites, creating a multi-tenant income opportunity, subject to verification.

SIX CNC MACHINES:

- Six fully operational CNC machines, including a Haas EC-500 horizontal machining center, can be retooled for aerospace, defense, marine and general industrial manufacturing.

POWER & COMPRESSED AIR:

- Three-phase 220V service in both buildings plus a 2021 upgrade adding 440V industrial compressed air.

75% CLIMATE CONTROLLED:

- Approximately 75% of the combined building area is climate controlled for production and office use.

FLEXIBLE M-1 ZONING:

- Flexible M-1 General Industrial zoning supports precision manufacturing, aerospace and defense suppliers, automotive component production, marine systems and industrial distribution.

EXPANSION & SUITE POTENTIAL:

- A conceptual five-suite plan and expansion study identify up to 24,000 SF of added building area.

MULTIPLE ACQUISITION STRATEGIES:

- Suited for an owner-user headquarters, aerospace/defense facility or multi-tenant conversion.



1808-1826 BALDWIN STREET ROCKLEDGE, FL

This 32,896-square-foot industrial manufacturing campus sits on approximately 2.87 acres in the heart of Central Brevard County's Space Coast business corridor. The two connected buildings, built in 1984 and 2000, house a fully operational precision manufacturing operation centered on six CNC machines, backed by three-phase 220V service in both buildings, a 440V electrical upgrade completed in 2021, and an industrial compressed-air distribution system. Rockledge's central location provides direct access to I-95, Port Canaveral, Kennedy Space Center, Patrick Space Force Base and the greater Orlando market.



Baldwin Street

1808

1826



SCHEMATIC FLOOR PLAN
1808-1826 Baldwin Street, Rockledge, Florida 32955

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(321) 960-2154

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(321) 543-1685

EQUIPMENT INCLUDED

[Explore in 3D](#)

ROCKLEDGE, FL | 05



HAAS VF-3SS

EQUIPMENT PROFILE 04
Model name visible on machine

MACHINE TYPE
Super-Speed CNC vertical mill

PRIMARY FUNCTION
Mills, drills and profiles
clamped workpieces.

HAAS PUBLISHED MODEL SPECS*
3-axis • 12,000 RPM spindle
40 x 20 x 25 in axis travels
1,400 IPM X/Y/Z rapids
30+1 tool capacity

POTENTIAL OUTPUT
Brackets, housings, fixtures
and prototype components†

POTENTIAL MARKETS
Aerospace • Automotive
Tool & Die • Industrial R&D

*Standard model data; verify this unit.
†Dependent on tooling and process.

1808-1826 Baldwin Street
Rockledge, Florida
Photo: cleaned for presentation

- Six CNC Machines (incl. Haas EC-500)
- Welding Equipment
- Sandblasting Equipment
- Paint & Finishing Equipment
- Lathes
- Office Furnishings & Equipment

BIRMINGHAM ENGINE LATHE

Exact model unverified



Manual metal-turning lathe

Rotates metal stock against a cutting tool to turn cylindrical surfaces and features.



Visible machine features

G geared headstock controls • carriage and tool post • tailstock



Potential applications

Shafts • bushings • threaded parts • repair components



Potential markets

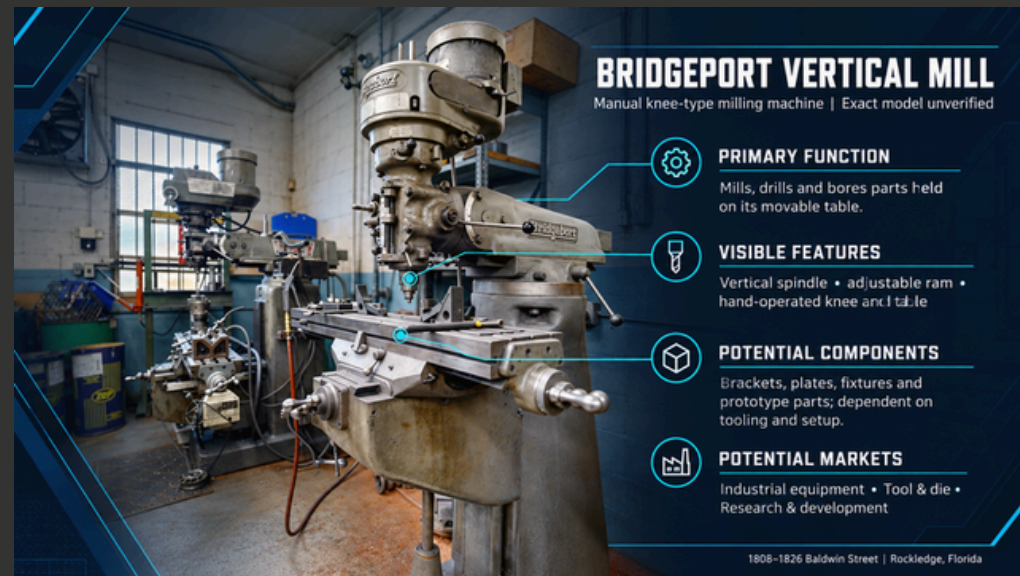
Industrial equipment • Automotive • Marine • Tool and die



Work envelope, spindle speeds, accuracy and condition unverified.

BALDWIN

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BRIDGEPORT VERTICAL MILL

Manual knee-type milling machine | Exact model unverified



PRIMARY FUNCTION

Mills, drills and bores parts held on its movable table.



VISIBLE FEATURES

Vertical spindle • adjustable ram • hand-operated knee and table



POTENTIAL COMPONENTS

Brackets, plates, fixtures and prototype parts; dependent on tooling and setup.



POTENTIAL MARKETS

Industrial equipment • Tool & die • Research & development

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Equipment inventory to be finalized and confirmed prior to closing; buyer to independently verify all items included in the sale.

FADAL CNC MACHINING CENTER

MACHINERY POINT OF INTEREST / EQUIPMENT PROFILE 01

Foreground machine • Model and serial number pending plate verification



MACHINE TYPE

Vertical CNC machining center

PRIMARY FUNCTION

Computer-controlled milling and machining of workpieces.

MODEL-SPECIFIC DATA

Model / serial: not legible here
Travels / speed: unverified

POTENTIAL APPLICATIONS

Machined brackets, housings, fixtures and prototype parts*

POTENTIAL MARKETS

Aerospace • Automotive
Tool & Die • Industrial
R&D / prototype machining

*Subject to model, setup and inspection.

[Explore in 3D](#)

CINCINNATI

HORIZONTAL MILLING MACHINE

Exact model and serial number unverified



PRIMARY FUNCTION

A rotating cutter removes metal to form flat surfaces, slots and machined features.



VISIBLE FEATURES

Horizontal spindle • Long slotted worktable • Manual controls



POTENTIAL APPLICATIONS

Machined parts • Tooling • Fixtures • Repairs



POTENTIAL MARKETS

Industrial equipment • Tool & die • Prototyping

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FELLOWS GEAR SHAPER

Exact model and year unverified



PRIMARY FUNCTION
Cuts gear-tooth profiles on suitable rotating gear blanks using a reciprocating cutter



VISIBLE FEATURES
• Fellows nameplate
• Mechanical controls
• Gear-shaping head



POTENTIAL COMPONENTS
• Spur gears
• Gear blanks
• Gear prototypes



POTENTIAL MARKETS
• Industrial equipment
• Automotive
• Aviation gear hardware

Model-specific capacities, tooling, condition and production suitability require verification.

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PHOTO GALLERY



Step inside 1808-1826 Baldwin Street from anywhere. Our interactive 3D walkthrough tours the manufacturing floor, welding and finishing areas, and the office space so buyers can explore the facility in detail before ever stepping on site.

VIEW 3D VIRTUAL TOUR



Scan to view on phone



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Nick Farinella

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— REALTY —

