

TURNKEY PRECISION MACHINE SHOP

2709 Northeast 20th Way | Gainesville, FL 32609



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TURNKEY PRECISION MACHINE SHOP

2709 Northeast 20th Way | Gainesville, FL 32609



OFFERING SUMMARY

Sale Price:	\$1,295,000
Total Building Sizes:	10,440 SF
Total Lot Sizes:	0.89 Acres
Number of lots:	2
Price / SF:	\$124.04
Zoning:	I-2
Parcel Numbers	08199-118-000 08199-119-000
10' Roll-up Doors	2
Max Ceiling Height	12' on Center

PROPERTY OVERVIEW

Turn-key metal fabrication shop with all FF&E included in the sale, featuring an extensive lineup of machinery and equipment. The property consists of two parcels totaling approximately 0.92 acres, including a 9,480 SF primary industrial building built in 1974 with temperature-controlled warehouse and office space, along with a secondary 960 SF warehouse built in 1960. The combined land area provides excellent yard functionality, operational flexibility, and future expansion potential, with the additional parcel well-suited for development or use as laydown yard space. Zoned I-2, the property is equipped with three-phase power, two 10-foot roll-up doors, and is fully fenced for security, making it ideal for a wide range of industrial users. Ask the listing agent for the 3D tour and see everything included in this turn-key operation.

PROPERTY HIGHLIGHTS

- All FF&E Included
- Three-Phase-Power
- Full Equipment List (Page 14-17)

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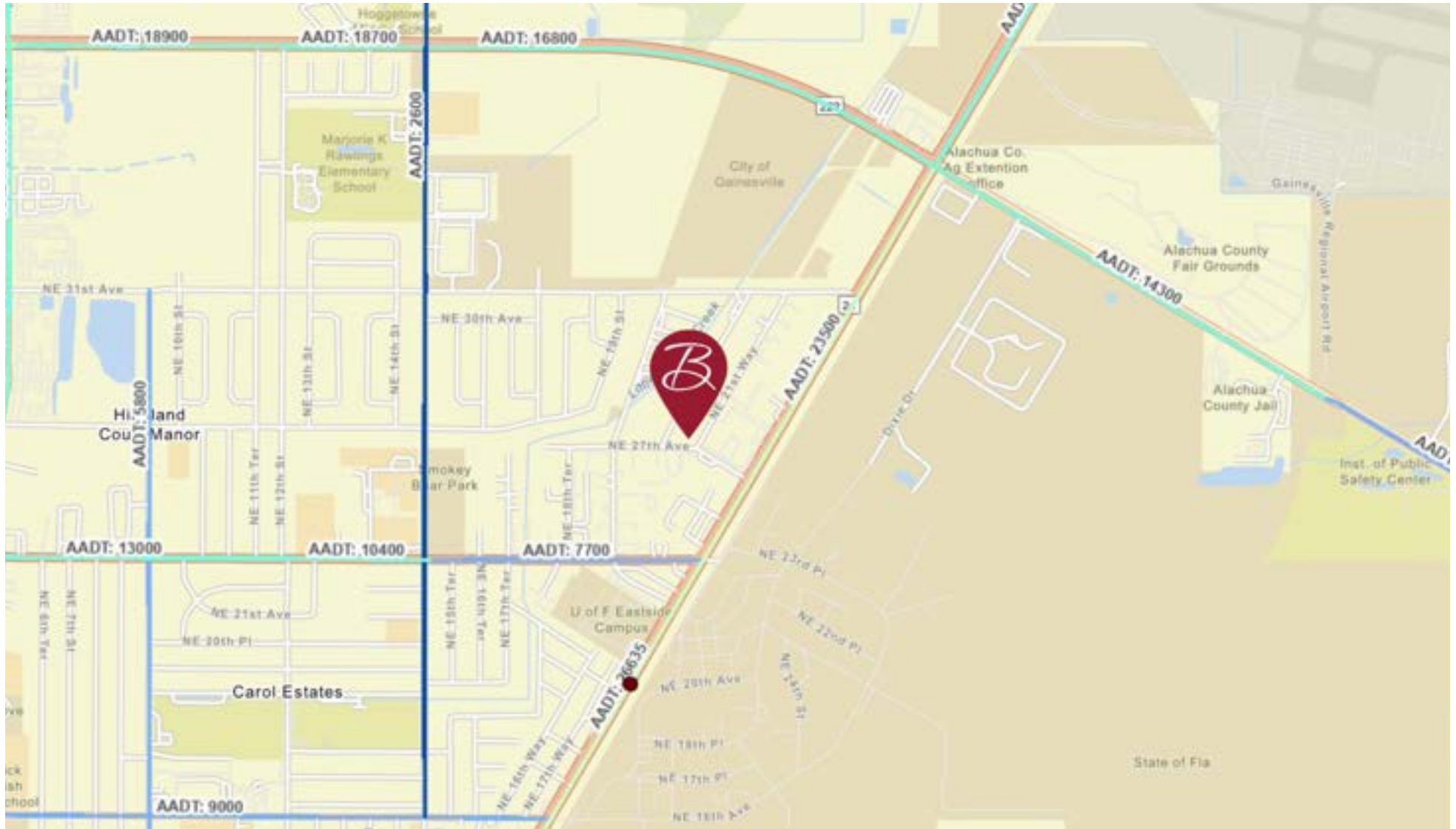
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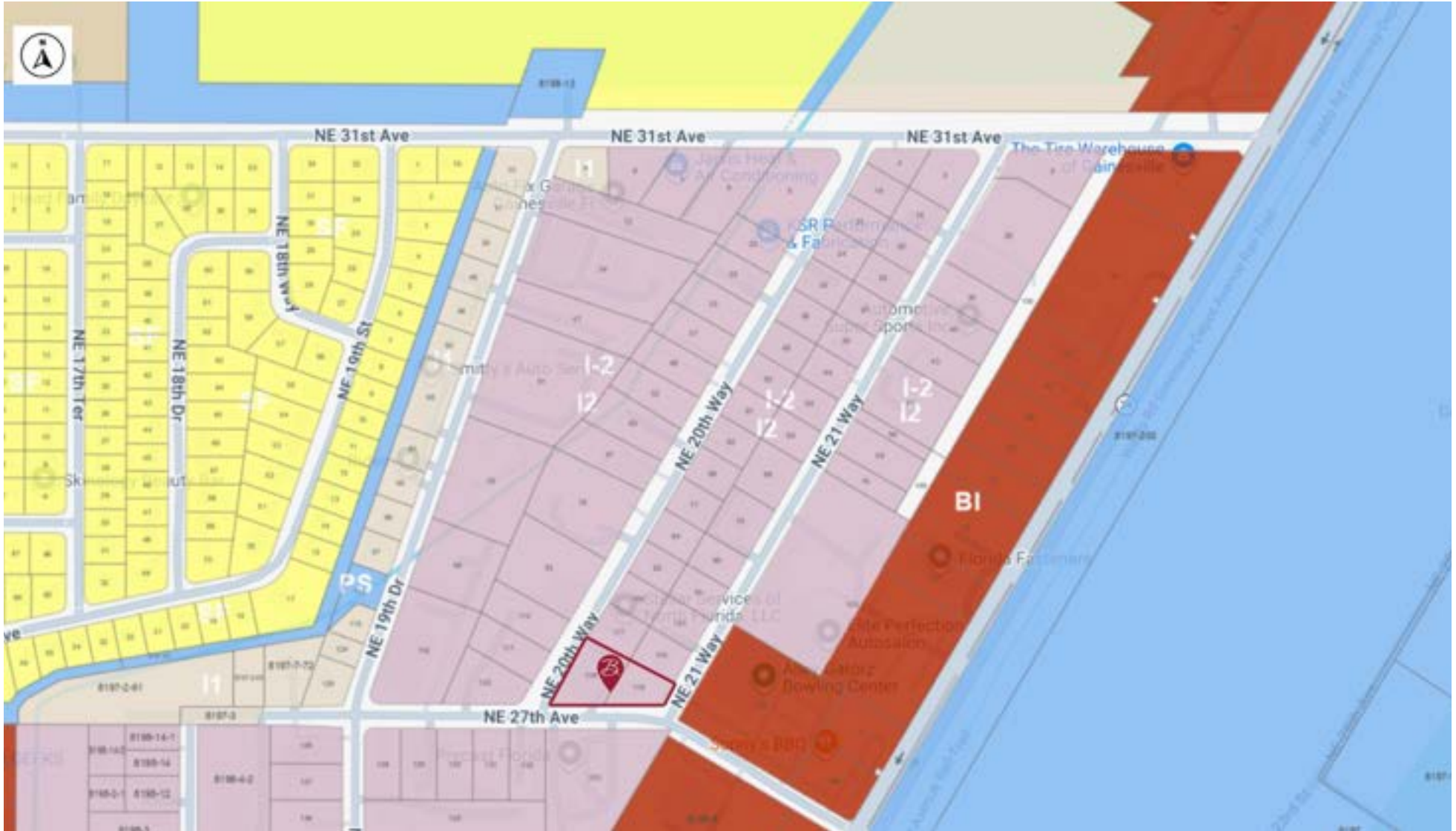
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I-2 ZONING

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ADDITIONAL PHOTOS

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FULL INVENTORY – PRECISION TOOL & ENGINEERING

Qty 1 – Lansing Gap Bed Lathe, Mdl G20, S/N 18271-A, 20" swing x 60" cc, 12" gap, 4-3/8" H.I.S., 32" swing in gap, coolant system, tailstock

Qty 1 – Leblond Makino Engine Lathe, 16" x 60" cc, S/N 14C-324, tailstock, taper attachment, coolant, Anilam 2-axis read-out, misc tooling

Qty 1 – Lansing "T" Gap Bed Lathe, 16" x 60" cc, S/N CMT4710, 12" gap, 2" H.I.S., taper attachment, coolant, misc tools

Qty 1 – Themac Mdl J-7 Toolpost Grinder, with case

Qty 1 – Rototec Metallizing Gun, Mdl I, with case and accessories

Qty 1 – Hardinge Lathe, Mdl HLV-H, S/N not readable, 1.5hp motor, power feed to carriage, coolant, tooling, etc.

Qty 1 – Hardinge Lathe, Mdl HC, S/N HC-3706-T, 1.5hp, turret tool post, collet set, misc tooling

Qty 1 – Nardini Engine Lathe, Mdl MS1440E, 14" x 40" cc, S/N 1456408516, tailstock, misc tooling

Qty 1 – Boyar Schultz Surface Grinder, Mdl H612, S/N 22453, 6" x 12" permanent magnetic chuck, hand feed, with GT centerless grinding attachment, coolant

Qty 1 – Acer Supra-618 Surface Grinder, Mdl AGS-618, S/N 9422-312, Mfg'd 1994, Mitutoyo linear scale counter, 2 axis, coolant

Qty 1 – Hardinge Surface Grinder, 6" x 12" permanent magnetic chuck, S/N not readable, hand feed, Bausch and Lomb Acu-Rite II read-out

Qty 1 – Boyar Schultz Surface Grinder, Mdl H612, S/N 30028, coolant, Acu-Rite II read-out, Acra size unit, coolant

Qty 1 – Sunnen Hone, Mdl MB1290D, S/N 17920, with tooling and base

Qty 1 – Thompson Surface Grinder, 8" x 24" electromagnetic chuck, power down feed, wheel dresser, coolant, S/N 064-2F-773067-100960

Qty 1 – Moore Jig Borer, Mdl 1-1/2, S/N J133, T-slotted table 10" x 28", rotary tool, misc tooling

Qty 1 – Ray-Con Electrical Discharge Machine, approx 20 amp cap, 18" x 24" x 12" deep pan, Mdl R20A power supply, rotary tool fixture

Qty 1 – Do-All Drill Sharpener with Darex fixtures and stand

Qty 1 – Craftsman ½ hp grinder with stand, 6" wheels

Qty 1 – Miller Falls ¾ hp grinder with stand, 8" wheels

Qty 1 – Baldor Mdl 502 carbide tool grinder, ½ hp motor, with stand

Qty 1 – Kalamazoo 1/3 hp belt grinder, 1" wide belt

Qty 1 – Dayton ½ hp bench grinder
Qty 1 – Tennsmith finger brake, manual
Qty 1 – Pallet jack, approx 5000 lb cap
Qty 1 – Magnetic drill, Milwaukee Cat #1556, ¾” cap
Qty 1 – TCM forklift, 4000 lb cap, Mdl 20N6, S/N 48400151, ROPS, LPG
Qty 1 – Airco 300 amp heliwelder with leads
Qty 1 – Miller 200 MIG welder, S/N JF 960250, Spoolmatic I gun
Qty 1 – Powermatic vertical bandsaw, Mdl 87, S/N 487479, 20” throat
Qty 1 – Comet OBI press, 30 ton cap, S/N 4751, 3-1/2” stroke, 22-3/4” x 15” bed, air actuated mech clutch
Qty 1 – Miller spot welder, Mdl MSW41T, S/N JH-42, 1.5KVA, with stand
Qty 1 – Tennsmith foot shear, Mdl T52, S/N D285, 16 gauge x 52”, backgauge
Qty 1 – 36” manual bending roll
Qty 6 – Bridgeport vertical milling machine, Series I, 2hp, variable speed, S/N’s 206321, 160828, 160868, 203675, 178311, 206674, power feed to table, 42” table, Acu-Rite II read-out
Qty 1 – Bridgeport vertical milling machine, 1-1/2hp, S/N 206407, variable speed, 2 axis read-out, shaper head attachment
Qty 11 – Alliant vertical milling machines, 2hp, variable speed, 48” tables, power feed, S/N’s 73053856, 74045791, Anilam 2-axis read-outs
Qty 4 – Acer vertical milling machines, Mdl 3VS, power feed to 42” table, S/N’s 9402344-1994, 9404349-1994, 9503141-1995, 9503139-1995, variable speed, 2 axis read-out
Qty 1 – Arboga floor-type drill press, Mdl EBF102S, S/N 177966, 1hp, 3400 RPM
Qty 1 – Ikeda radial arm drill, Mdl RMS-9, S/N 85082, Mfg’d 1985, box table, 3’ arm, 9” column
Qty 5 – Bridgeport vertical milling machines, cannibalized – considered for parts only (\$650 ea)
Qty 1 – Myford cylindrical grinder, 5” x 10” cap, S/N S1864, coolant
Qty 1 – Darex tool sharpener, Mdl E-90, S/N 91200, with stand
Qty 1 – Dumore tool post grinder, Cat #44-011
Qty 1 – Taft Pierce surface grinder, 6” x 12” electromagnetic chuck, Torit Mdl VS550 dust collector
Qty 1 – Hardinge lathe, Mdl 59, S/N 59-19563-1, with base
Qty 1 – Dahlih horizontal milling machine with vertical ram head, Mdl DL-GH2200, S/N 81242, Mfg’d 1985, knee-type, coolant
Qty 1 – Marvel vertical band saw, possible Mdl 8, old
Qty 1 – Dake hydraulic shop press, Mdl 50H, S/N 154811, 50 ton

Qty 1 – Deburring machine, vibrating, older Mdl
Qty 1 – Acetylene and oxygen cart with torch
Qty 1 – Shot blast cabinet, 36" wide, old
Qty 1 – Blue M heat treat oven, Mdl 8650F-3, S/N FU2-2233, 14-1/2" x 14-1/2" opening, 2000 degree F
Qty 1 – Blue M heat treat oven, Mdl M36A-1C, S/N HE1400, 9" x 9" opening, 1832 degree F
Qty 1 – Empire bead blaster, Mdl MH26365, S/N 08861, with dust collector
Qty 1 – Air compressor, mfg unknown, 15 hp, 2-stage, reciprocating, with air tank, S/N 904543
Qty 1 – Air compressor, Saylor-Beall, Mdl GU-7580-V3, S/N 5-88-04, 5hp
Qty 1 – Air compressor, Ingersoll-Rand "Century II", 7.5hp, 2-stage reciprocating, S/N 483040
Qty 1 – CNC vertical miller, Hartford, Mdl Protomatic 10, S/N 08503517, Fanuc GN10 series control, 15" x 42" table
Qty 1 – CNC vertical machining center, Kiwa, Mdl Excelcenter 4, S/N E-30595, Mfg'd 1985, 16 position tool changer, misc tools, Fanuc 10MA control (presently in need of electrical work)
Qty 1 – Lassy tapper, hand type
Qty 1 – Delta drill press, bench type, Mdl 11-100, S/N CV423
Qty 1 – CNC lathe, Mazak Quick-Turn 15, Mdl QT-15-K, S/N 84884, Mfg'd 1989, CAM T-2 CNC control, chip conveyor, coolant, with tailstock
Qty 1 – Rigid 500 pipe threader, with attachments
Qty 1 – Central hydraulic 10 ton pipe bender with dies
Qty 2 – Die lift units, foot pump (150 ea)
Qty 1 – Airborne 6000 lb boom hoist
Qty 1 – Oliver die filer (old)
Qty 1 – Scotchman cold saw (BEWO), Mdl CPO 315LT, S/N 051274, direct drive
Qty 1 – Kalamazoo chop saw, K10, 10" blade, table base
Qty 2 – Rockwell combination 6" belt and 12" disc grinders
Qty 1 – Peerless horizontal bandsaw, Mdl 1100, S/N 769-73, coolant
Qty 1 – Big Joe lift, Mdl 1056, S/N 47041, 1500 lb, electric
Qty 1 – Keller hack saw, approx 6" cap
Qty 1 – Powermatic vertical band saw, Mdl 87, 20" throat (not in service)
Qty 1 – American engine lathe, 20" x 72" cc, taper, tailstock (not in service)

Qty 1 – Boyar Schultz 6" x 12" surface grinder (not in service)

Qty 1 – K.O. Lee 6" x 12" surface grinder (not in service)

Qty 2 – Wells Index vertical milling machines, Bandit III CNC controls (not in service – 2200 ea)

Qty 1 – Blade welder and grinder (not in service)

Qty 1 – HAAS vertical machining center, model VF-5/40, HRT-210 CNC servo rotary table, S/N 17220, includes all accessories

Qty 1 – Mitutoyo coordinate measuring machine, Mdl B-504B, S/N 1010009, with Epson computer and printer

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DEMOGRAPHICS MAP & REPORT 2709 Northeast 20th Way | Gainesville, FL 32609

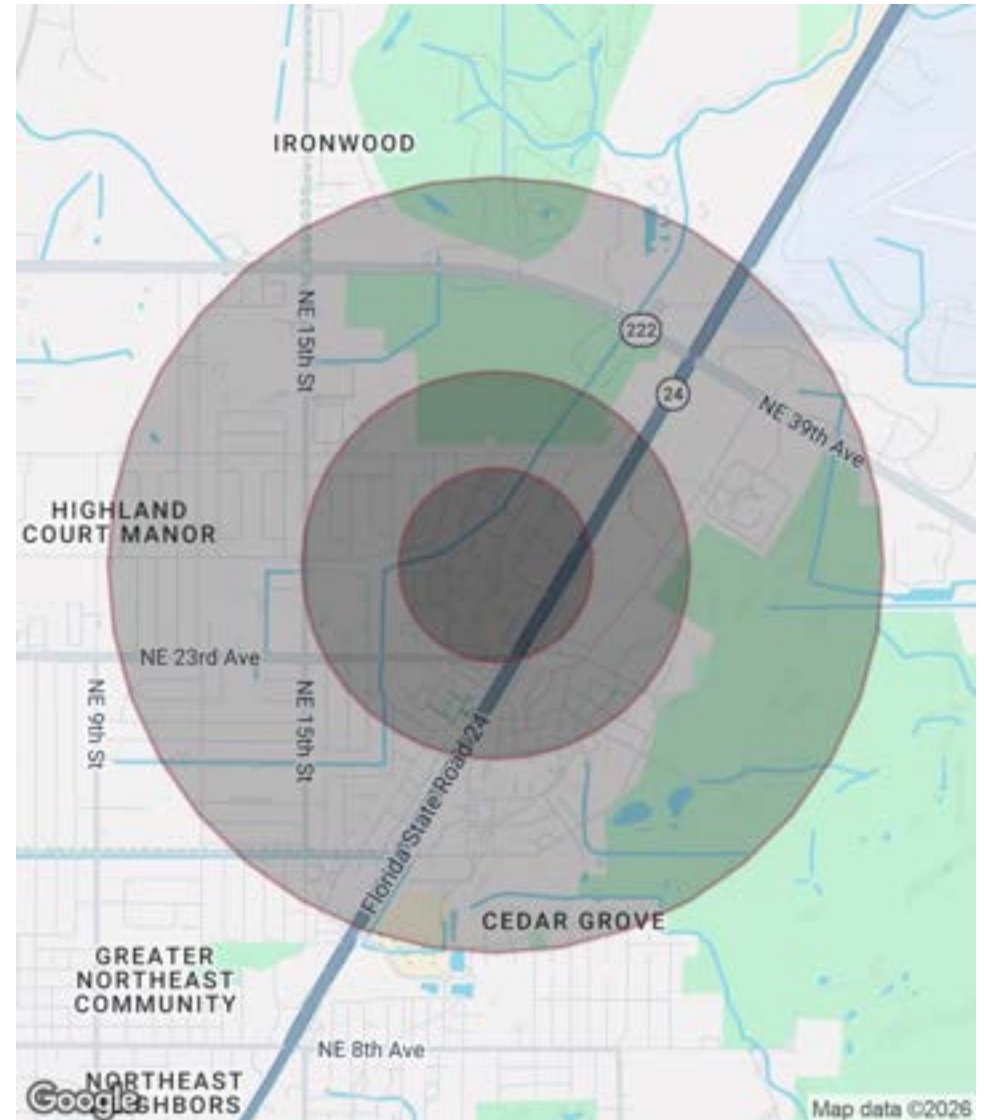
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	451	1,473	4,826
Average Age	25.7	27.2	31.6
Average Age (Male)	28.5	28.9	31.2
Average Age (Female)	16.2	21.0	31.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	147	480	1,746
# of Persons per HH	3.1	3.1	2.8
Average HH Income	\$39,734	\$43,867	\$60,342
Average House Value	\$228,792	\$201,130	\$165,876

2023 American Community Survey (ACS)



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ADVISOR

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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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