

JM REAL ESTATE LANGSTON COMMERCIAL
Property Management · Sales · Leasing

PROPERTY BROCHURE · 2026

OFFICE · RETAIL · FLEX

MIXED-USE COMMERCIAL

3500 N US Highway 1
Cocoa, FL 32926

FOR LEASE

WAREHOUSE UNITS	15 Units | 864 SF Each
LEASE RATE	$12.00/SF Gross
TOTAL CAMPUS	45,520 SF



MIXED-USE COMMERCIAL

Cocoa, FL 32926

COMMERCIAL REAL ESTATE

Cocoa, FL 32926

SCAN

$12.00/SF Gross
LEASE RATE

15 Units
WAREHOUSE UNITS

The Opportunity

The Ideal Business Center offers 45,520 SF of new mixed-use commercial space in Cocoa, FL, with prime frontage on U.S. Highway 1. Estimated completion is Fall 2026. Ideal for retail, office, and flex users, with divisible shell spaces available at $12.00/SF Gross and no CAM charges. Features include 3-phase power, city utilities, and excellent visibility and access.

Offering Summary

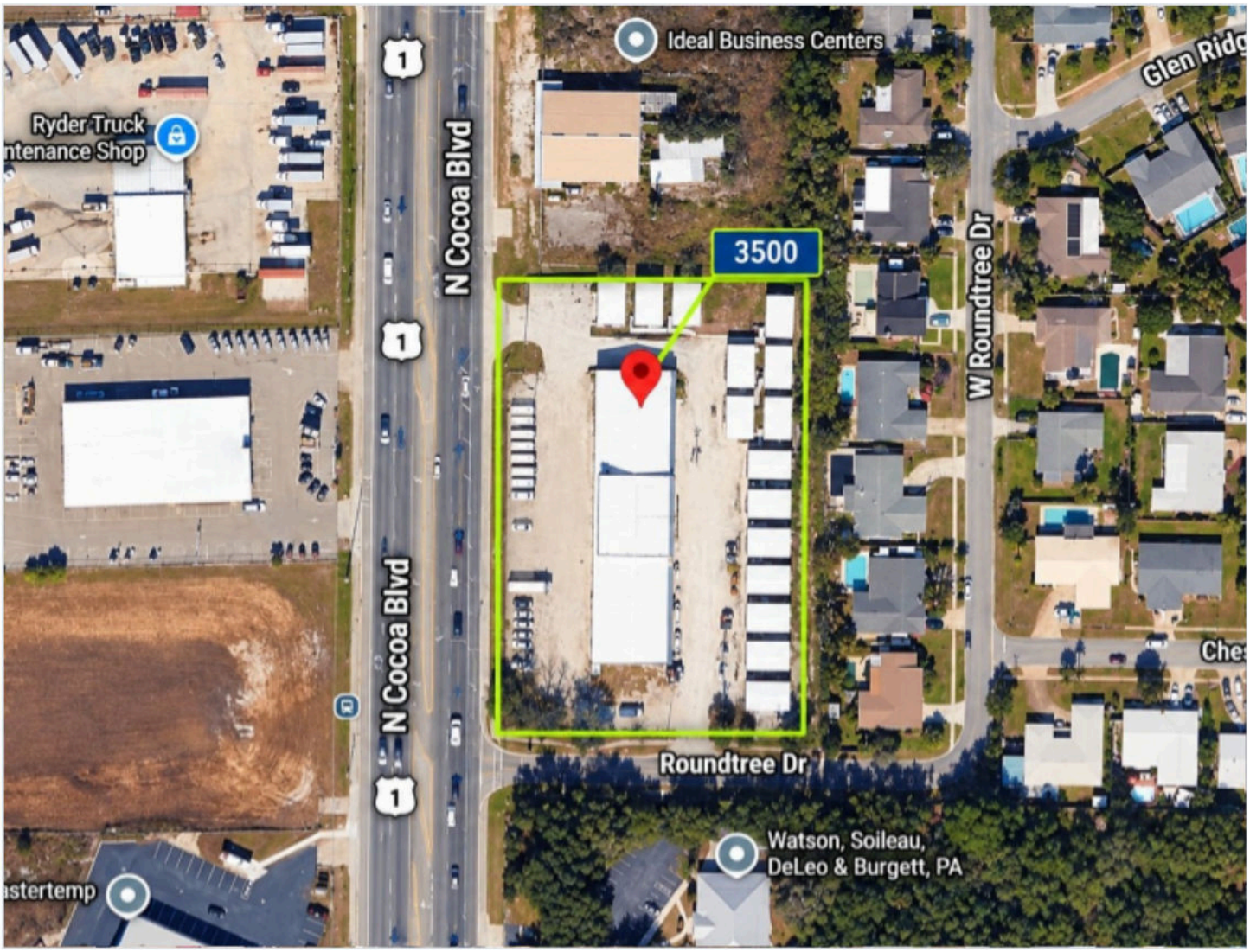
WAREHOUSE UNITS	15 Units | 864 SF Each
PROPERTY TYPE	Mixed-Use Commercial
TOTAL CAMPUS	45,520 SF
FRONT BUILDING	32,560 SF
FIRST FLOOR	15,180 SF
SECOND FLOOR	17,380 SF
CONDITION	Shell Condition – Build to Suit
ESTIMATED COMPLETION	Fall 2026

SCHEDULE A PROPERTY TOUR

Property Highlights

- New Construction – Fall 2026 Completion
- Divisible Spaces Available
- Prime US Highway 1 Frontage
- 32,560 SF Front Building (Two-Story)
- 15 Overhead Doors
- No Sprinkler System – No Elevators
- 9-Foot Roll-Up Doors – No Dock-High
- $12.00/SF Gross – No CAM Charges
- Shell Condition – Build to Suit
- 3-Phase Power – City Water & Sewer
- 15 Warehouse Units (864 SF Each)
- 10-Foot Ceilings – Roll-Up Doors
- SR 528, I-95 & Port Canaveral Access
- New Modular Construction – Private Restrooms – Flexible Business Uses

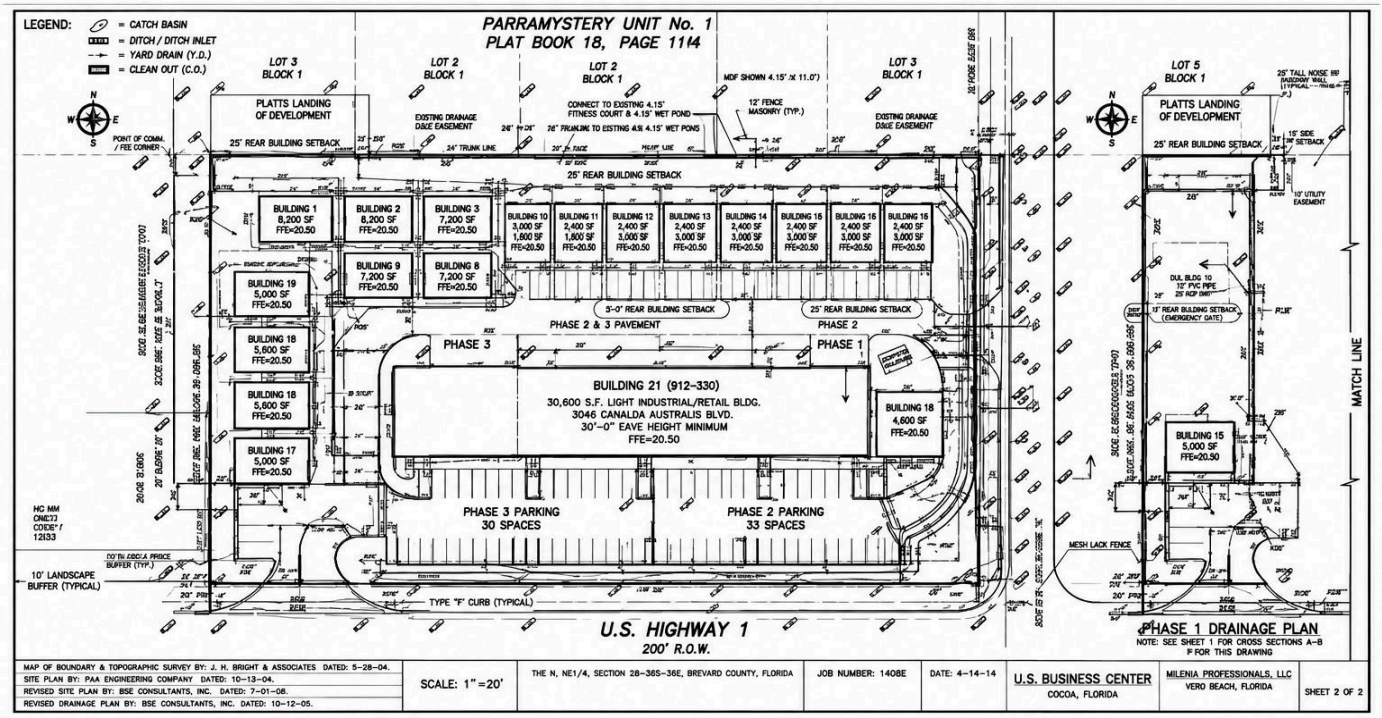
Location



3500 N US HIGHWAY 1 | COCOA, FL 32926

Commercial Site Drainage Plan and Vicinity Table

3500 N US Highway 1, Cocoa, FL 32926



I-95	4.4 miles
528 Bee Line	1 mile
Cape Canaveral Space Center	8.9 miles
Kennedy Space Center	8.9 miles
Cape Canaveral Space Force Station	10.2 miles
Patrick Space Force Base	21.4 miles
Port Canaveral	9.7 miles

CONTACT

Connect With Our Commercial Team.

For leasing details, tours and pricing on 3500 N US Highway 1, reach out directly. Strategic commercial real estate guidance across Florida's Space Coast.



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3500 N US HIGHWAY 1 · COCOA, FL 32926

WAREHOUSE UNITS	15 Units | 864 SF Each	LEASE RATE	$12.00/SF Gross
TOTAL CAMPUS	45,520 SF		

SCAN FOR PROPERTY DETAILS

JM Real Estate, Inc.
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