



IDEAL BUSINESS CENTER

3500 N US Highway 1 | Cocoa, FL

45,520 SF Mixed-Use Campus | For Lease | \$12.00/SF Gross

NEW CONSTRUCTION

FOR LEASE

PROPERTY HIGHLIGHTS

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

PROPERTY DESCRIPTION

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.

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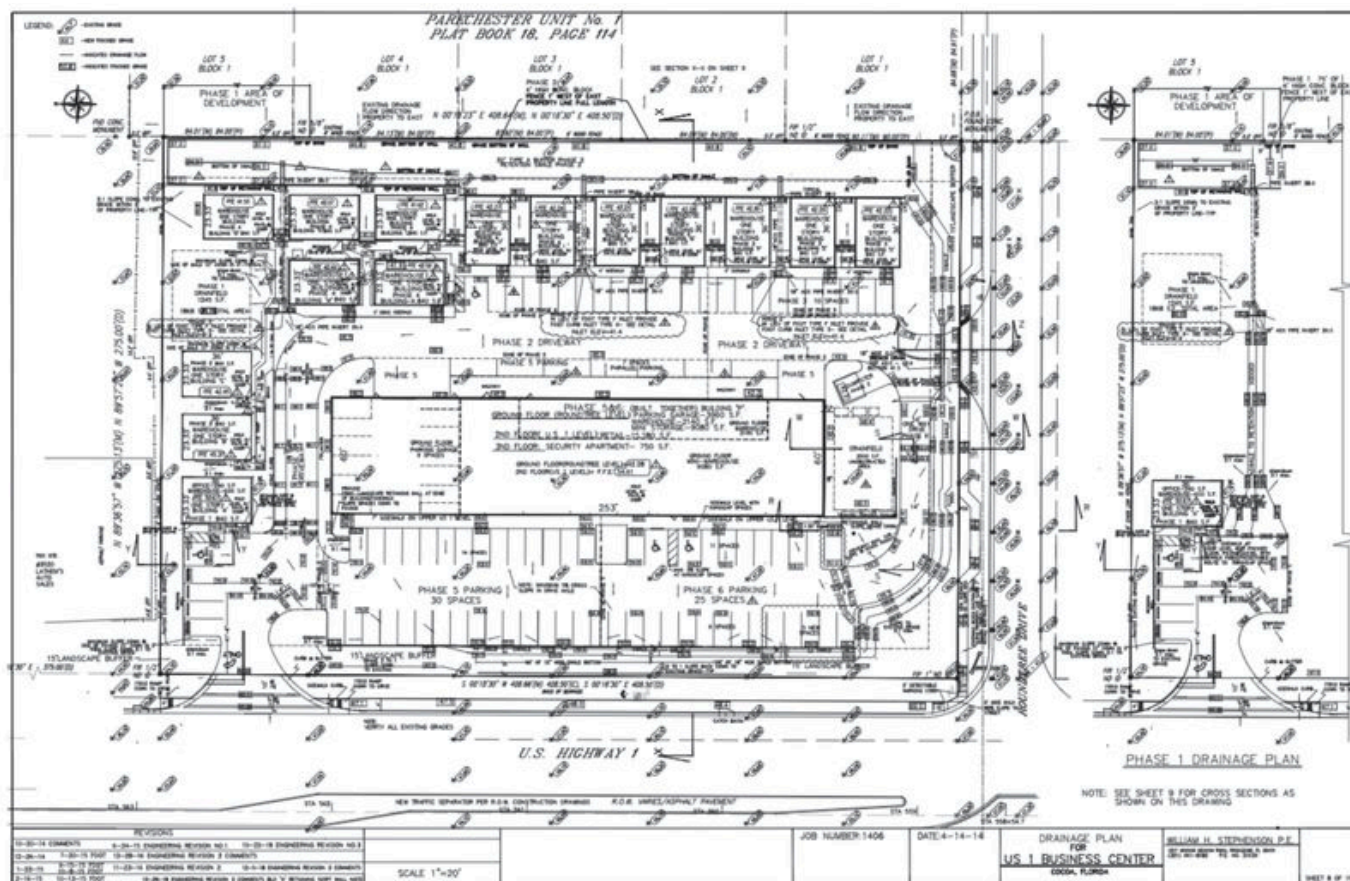
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IDEAL BUSINESS CENTER | COCOA, FL



FRONT BUILDING DETAILS

- 32,560 SF Two-Story Construction
- First Floor: 15,180 SF
- Second Floor: 17,380 SF
- 10-Foot Ceilings
- 9-Foot Roll-Up Doors
- Shell Condition – Build to Suit
- 15 Overhead Doors – No Dock-High

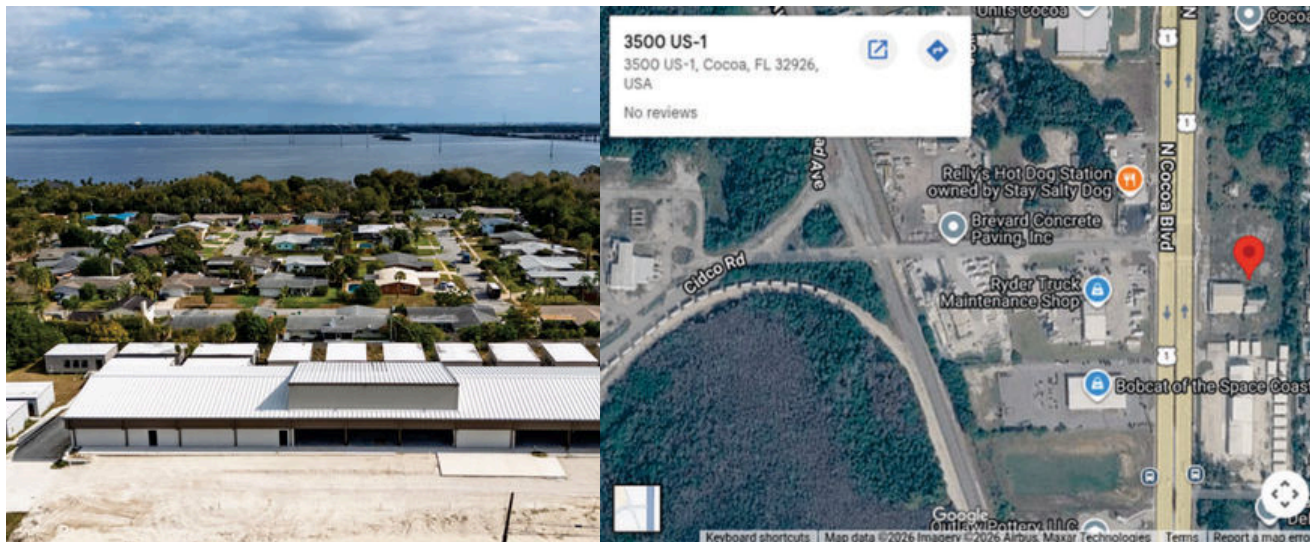
I-95	4.4 miles
528 Bee Line	1 mile
Cape Canaveral Space Center	8.9 miles
Kennedy Space Center	8.9 miles
Cape Canaveral Space Force Station	10.2 miles
Patrick Space Force Base	21.4 miles
Port Canaveral	9.7 miles

WAREHOUSE BUILDINGS

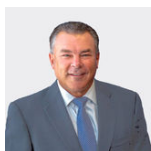
- 15 Individual Warehouse Units
- 864 SF Each – Single Story
- New Modular Construction
- Private Restrooms
- Flexible Business Uses



LOCATION MAP



CONTACT FOR LEASING INFORMATION



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**SCAN FOR FULL
PROPERTY DETAILS**