

1120 Louisiana Ave, Sebastian, FL 32958

Undisclosed

DATA CENTER - Flexible Build-to-Suit

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Listing Added: 09/09/2025  
Listing Updated: 09/09/2025



Building Details

Property Type	Office, Industrial, Special Purpose	Subtype	Warehouse, R&D, Manufacturing, Traditional Office
Tenancy	Single	Total Building SqFt	14,000
Load Factor	1	Vacant SqFt	11,375
Building FAR	.4	Land Acres	0.69
Class	A	Year Built	2026
Year Renovated	2026	Buildings	2
Stories	2	Ceiling Height	24
Frontage	295	Loading Docks	3
Dock High Doors	14	Total Parking Spaces	19
Power	3 pahse	Elevators	No
Collection Street	Louisiana Ave	Cross Street	Main Street
Zoning	Industrial	APN	31390600000004000012.0

Building Description

Introducing a unique and highly flexible opportunity to lease a build-to-suit data center facility in Sebastian, Florida. We are currently in the planning phase and are actively seeking a long-term tenant to help shape the final configuration of the property to best fit your operational needs.

The property, located at 1120 Louisiana Avenue, is zoned Industrial and totals 0.67 acres. We are currently permitted to construct up to 11,375 sq ft across two buildings, but are open to developing the project as a single structure with increased square footage—up to approximately 14,000 sq ft—should your needs require it. Please note that expanding the structure may result in reduced parking, which we can balance based on your team's onsite footprint.

The site is located in FEMA Zone X (no flood insurance required), sits at 20–24 ft elevation, and is already planned with mechanical pads, roll-up doors, and rough-in for restrooms. Ample electric capacity is available, with excess power for high-density compute environments, and the site has access to multiple fiber internet providers, making it ideal for edge deployments, AI/GPU workloads, or redundant telecom nodes.

We are extremely flexible in our approach and are looking to build a long-term partnership. Whether you require a standalone secure facility or a colocation-ready layout with office and utility space, we're ready to adjust the final design to your specs—including power distribution, cooling strategy, internal layout, and delivery timeline.

- This project is ideal for:
- Edge colocation operators
  - Disaster Recovery / Business Continuity hubs
  - AI/ML compute farms
  - MSPs, ISPs, or infrastructure operators

If this opportunity aligns with your infrastructure roadmap, I'd be happy to schedule a call, share the site plan, or walk through preliminary design concepts with your team. Please don't hesitate to reach out with questions or ideas—we're here to collaborate.

## Project Overview

- 0.67-acre site (29,256 sq ft)
- Zoned Industrial (IN); flood-safe FEMA Zone X
- Site ready for permitting and tenant-led layout design
- Single-phase delivery for maximum efficiency

## Planned Construction Features

- Two independent structures: 3,575 sq ft + 7,800 sq ft
- Total buildable area: 11,375 sq ft (potential increase to 14,000 sq ft)
- Building height: Up to 30-35 ft
- Roll-up doors for easy equipment access
- Rough-in plumbing for restrooms (location flexible)
- 19 dedicated parking spaces (17 standard + 2 ADA)
- Mechanical pad for HVAC, generator, or custom cooling

## Site Advantages

- Elevated land (20–24 ft above sea level)
- FEMA Zone X – no flood insurance required
- Close to I-95, US-1, and Turnpike access
- Close proximity to local Airport
- Nearby dark fiber and utility availability
- Strategic redundancy location for South Florida metro

## Ideal Use Cases

- Edge colocation operators
- Disaster Recovery (DR) / Business Continuity Planning (BCP)
- AI / GPU compute farms
- Regional MSPs / IT Infrastructure providers

## Offering Summary

- Build-to-suit layout based on your specs
- 5–10+ year lease term (flexible)
- Single-tenant or dual-tenant delivery options
- Design collaboration for power, cooling, and operations
- Naming rights and signage available

### Core Infrastructure we can offer or add

#### 1. Power Infrastructure

- **N+1 Redundancy:** Design power systems with one independent backup unit for every critical system (UPS, HVAC, etc.)
- **3-Phase 480V Service:** Already feasible; preferred by most data center operators.
- **Dedicated Transformer Pad:** For tenant-specific or dual-feed power setup.
- **Generator Infrastructure:**
  - Install or prepare pad & conduit for **diesel or natural gas generator(s)** (Tier II or III rated)
  - Optional **dual generator (2N)** layout for premium tenants
  - Add **auto-transfer switch (ATS)** for seamless failover

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#### 2. Cooling & Climate Control

- **N+1 HVAC Zones:** Prepare for redundant cooling zones in server hall and UPS/electrical rooms.
- **Hot/Cold Aisle Containment Support:** Provide ceiling grid or mount tracks.
- **Roof-Load Reinforcement:** Structurally support heavy rooftop HVAC (chillers, CRAHs).
- **Dehumidification Systems.**

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#### 3. Network & Fiber

- **Dual Carrier Entry Paths:** Prepare conduits from two sides of building.
- **Carrier-Neutral Design.**

- **Dark Fiber Access Support:** Work with nearby providers to offer last-mile access
  - **5G/Microwave Rooftop Access:** Reinforce roof for potential antennas or microwave gear
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#### 4. Physical Security & Access

- **Dual-Factor Entry Support:** Badge + biometric entry infrastructure ready
  - **Security Room:** Separate monitoring/control room at entrance
  - **24/7 CCTV Infrastructure:**
    - Interior and perimeter camera cabling + mounting points
    - DVR/NVR-ready rack area
  - **Perimeter Fencing:** Install or offer secure fencing, gates, and lighting
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#### Structural Enhancements You Can Offer

#### 5. Facility Layout Features

- **11,440 SF usable space** (customizable for white space, office, staging)
  - **Three Bay Doors** for staging, shipping, and hardware delivery
  - **Roof Height of 35 ft:** Can support mezzanines, containment ceilings, or solar
  - **Interior Cage/Partition Support:** Tenant can segment space securely
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#### 6. Fire Protection Systems

- **Pre-Action Sprinkler System:** Standard for data centers
  - **Clean Agent System Ready** (FM-200 or NOVEC): Can offer as a build-out upgrade
  - **VESDA Smoke Detection:** Early detection system for high-reliability needs
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#### Optional Add-Ons or Services

#### 7. Tenant Customization Options

- Allow long-term tenant to:
  - Build cage rooms or clean rooms
  - Bring own UPS/generators (with guidance)
  - Use roof for solar or comms equipment
  - Install additional fiber or redundant HVAC

#### 8. Office & Remote Support Amenities

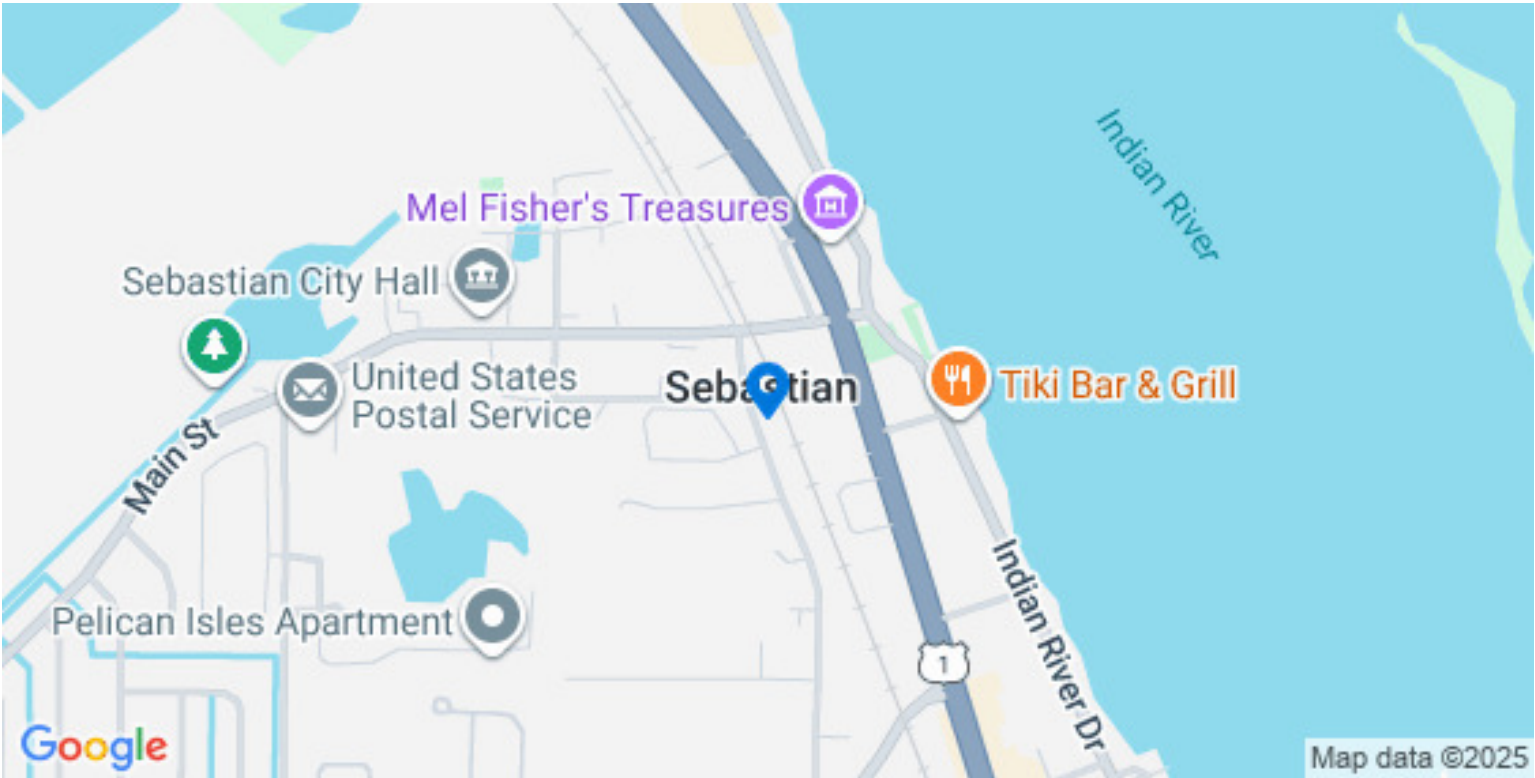
- Offer:
  - Admin/tech office buildout (Wi-Fi, HVAC, access control)
  - Break room or kitchenette
  - Remote hands support (optional staffing or key access)

#### 9. ESG & Sustainability

- Offer solar-ready rooftop (can market as ESG-aligned facility)
- Rainwater runoff management or bioswales

## Next Steps

We would be glad to provide site plans, conceptual renderings, zoning details, or schedule a walk-through of the property. Please contact us to discuss your infrastructure needs and explore how this project can support your growth in 2025 and beyond.



Details			
Listing Type	Direct	RSF	11,375 SF
USF	14,000 SF	Parking	19
Lease Type	Modified Gross	Lease term	5+ years
Days on Market	0 days		

