

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 169,940 SF AVAILABLE (DIVISIBLE)



BUILDING 1

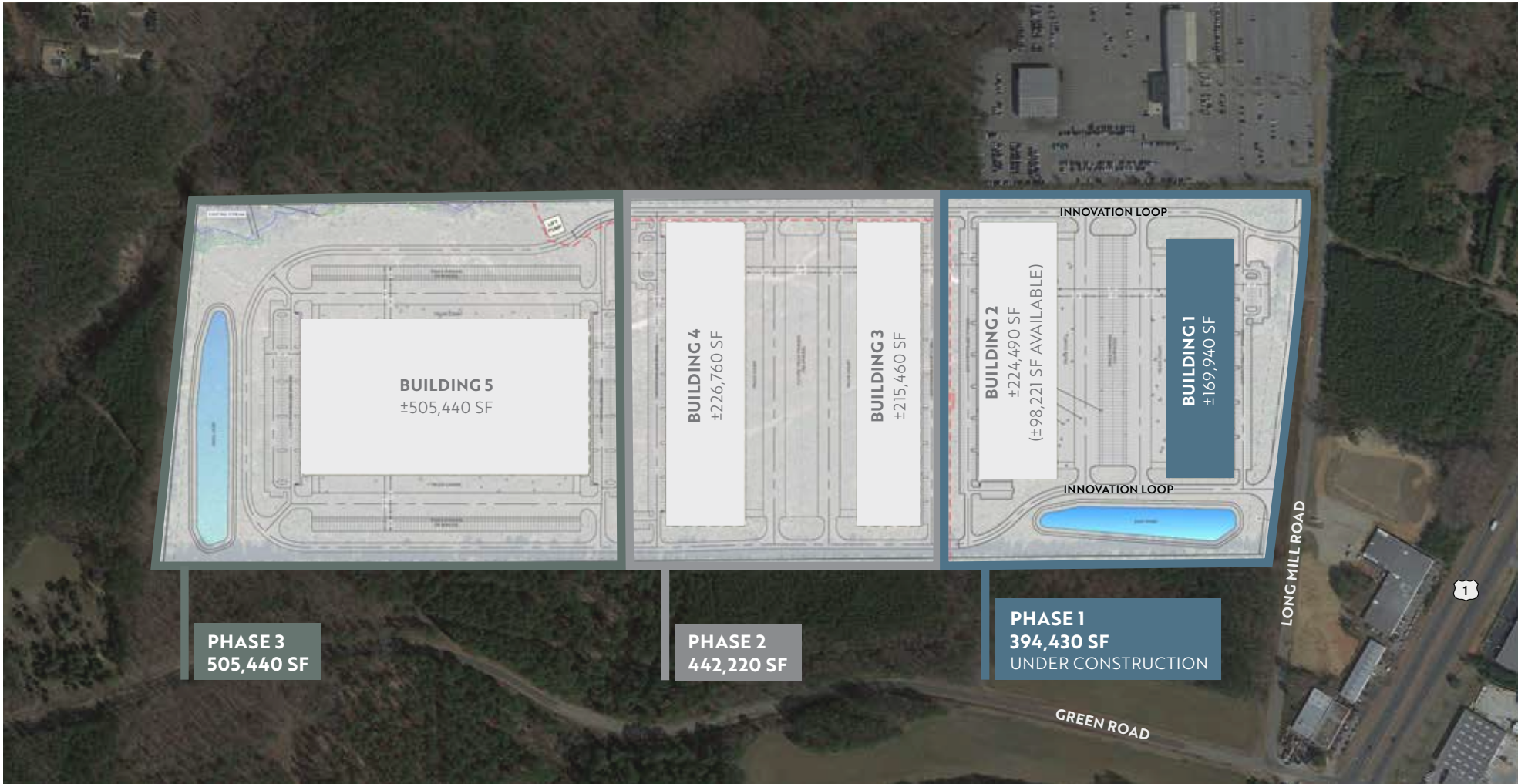
2405 INNOVATION LOOP | YOUNGSVILLE, NC 27596


Summit
Real Estate Group

FOUNDRY
COMMERCIAL



SITE PLAN OPTION 1



ALEXIS LAMBETH

Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOUNDry
COMMERCIAL

PROPERTY WEBSITE

PHASE 2
1,010,880 SF

BUILDING 3
±1,010,880 SF

TRUCK PARKING (167 SPACES)
TRUCK COURT (78 DOCKS)
TRUCK COURT (78 DOCKS)
TRUCK PARKING (167 SPACES)

POND

PHASE 1
394,430 SF
UNDER CONSTRUCTION

BUILDING 2
±224,490 SF
(±98,221 SF AVAILABLE)

BUILDING 1
±169,940 SF

INNOVATION LOOP
INNOVATION LOOP

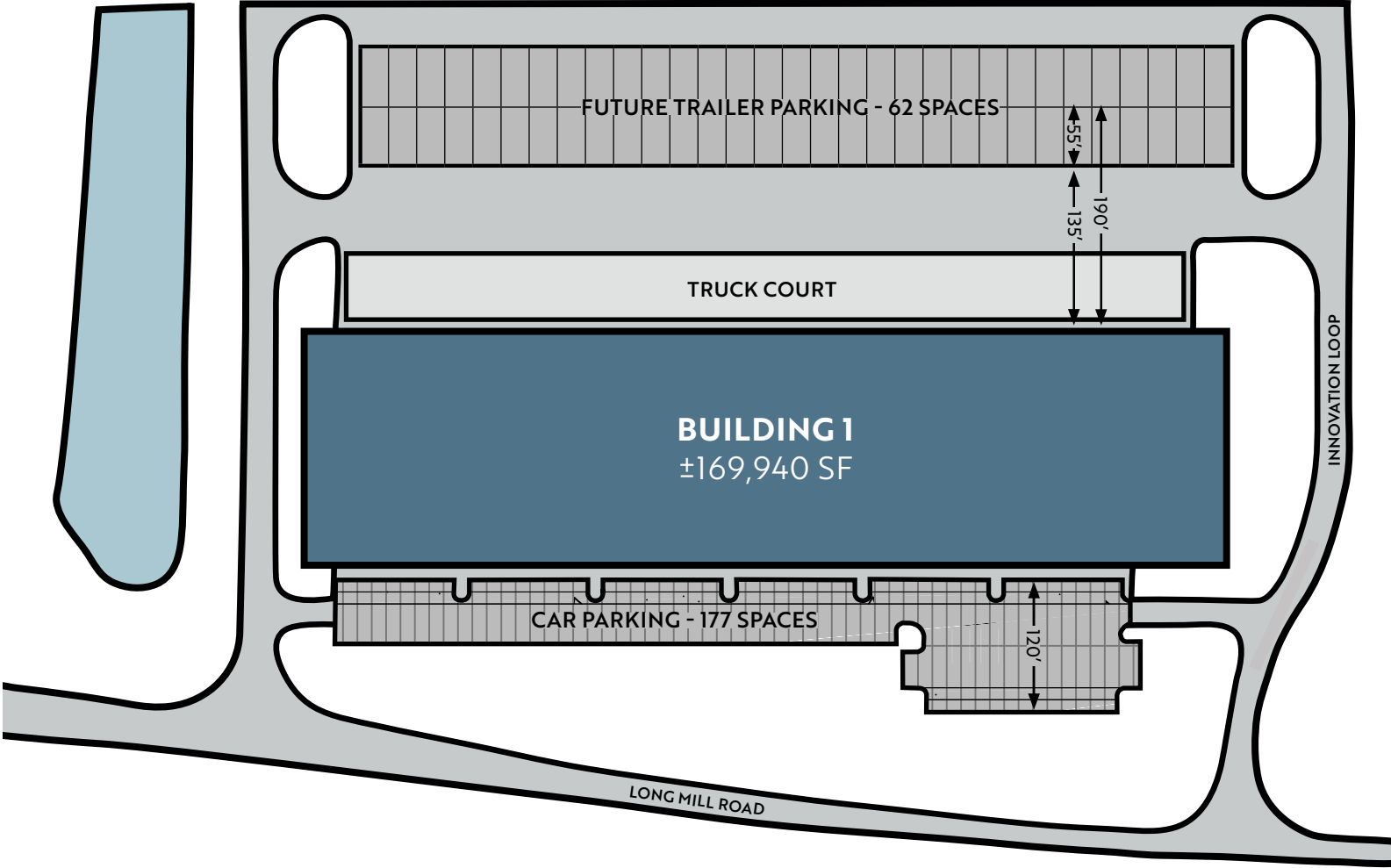
LONG MILL ROAD

GREEN ROAD



BUILDING 1

SITE PLAN



ALEXIS LAMBETH

Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 1

FLOOR PLAN

±169,940 SF AVAILABLE (DIVISIBLE)



ALEXIS LAMBETH

Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com

FOUNDRY
COMMERCIAL

PROPERTY WEBSITE

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 1

FEATURES

BUILDING NAME	US-1 North Building 1
ADDRESS	2405 Innovation Loop Youngsville, NC 27596
COUNTY	Franklin
DATE AVAILABLE	Q1 2024
LEASE RATE	Call for pricing
TICAM	TBD
NCPIN:	1843-63-0059
ZONING	General Business (GB) ZONING INFO
NO. OF ACRES	±17.29 acres
BUILDING DIMENSIONS	810' x 210'
PARK TOTAL SF	±1,342,000 SF
AVAILABLE SF	±169,940 SF (Divisible)
BAY SIZE	±11,340 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)
FLOOR THICKNESS	6", unreinforced over 6" aggregate base with 10 MIL vapor-barrier
CEILING HEIGHT	32' after speed bay

COLUMN SPACING	54'x50' with 60' speed bay
SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
LOADING	44 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors
PAVED PARKING	177
TRAILER PARKING/OUTSIDE STORAGE	62 trailer parks available
TRUCK COURT DEPTH	135' expandable to 190'
LIGHTING	LED per tenant spec
ELECTRICAL CAPACITY	277/480 Volt 3-phase, 4-wire 2000 Amp Electrical Service with four (4) 400 amp/480 volt 3-phase tenant panels
ELECTRICAL PROVIDER	Duke Energy Progress
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Franklin County Public Utilities
SEWER LINE	6"
WATER MAIN SIZE	3"
TELECOM PROVIDER	TBD
HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation

AREA AMENITIES

US1NORTH
COMMERCE CENTER



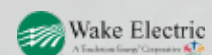
HARRIS CROSSING



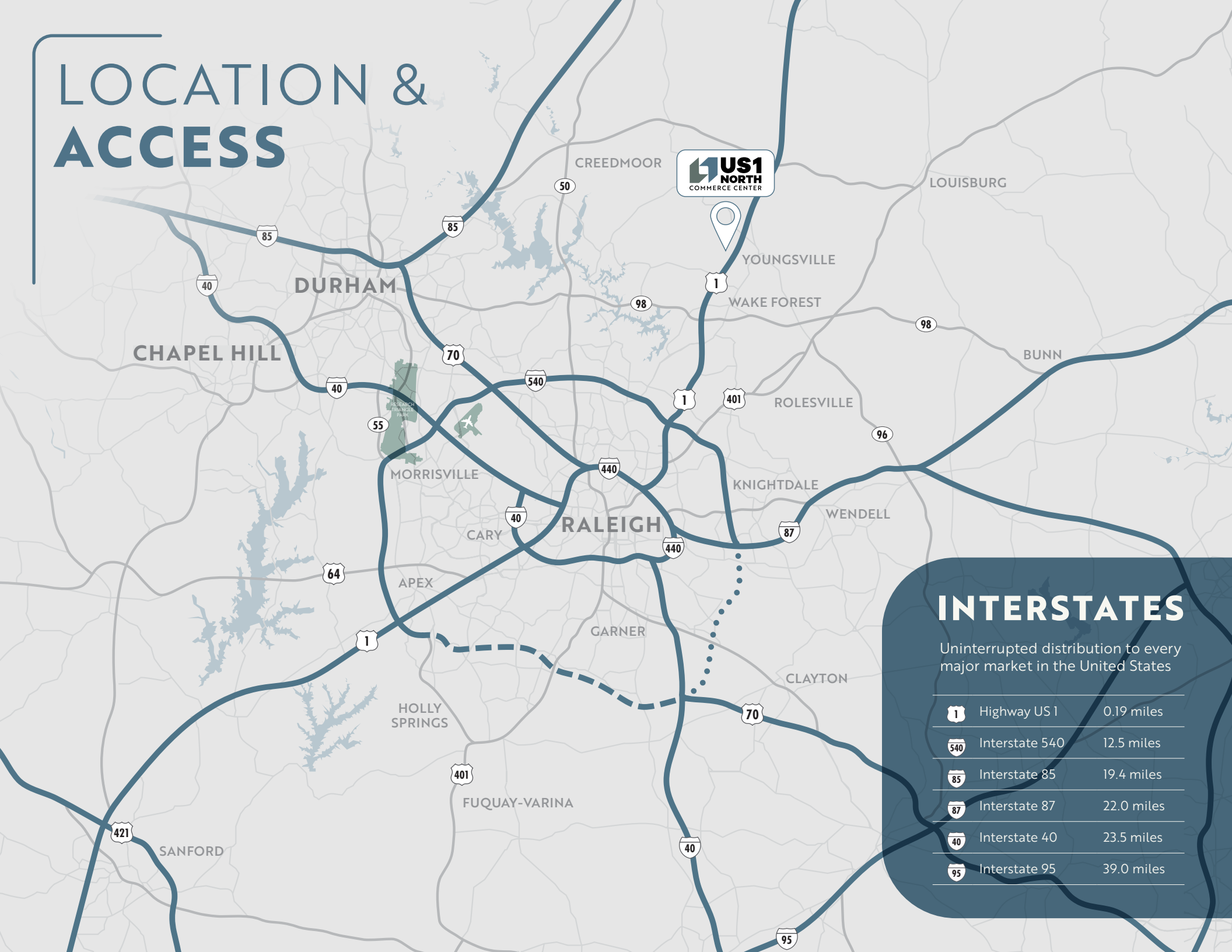
RICHLAND CREEK
ELEMENTARY SCHOOL

YOUNGSVILLE
ELEMENTARY SCHOOL

AREA EMPLOYERS



LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway US 1	0.19 miles
	Interstate 540	12.5 miles
	Interstate 85	19.4 miles
	Interstate 87	22.0 miles
	Interstate 40	23.5 miles
	Interstate 95	39.0 miles

AIRPORTS

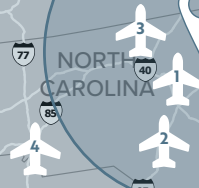


- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

SEAPORTS



- | | | |
|---|-------------------|-----------|
| 1 | Wilmington, NC | 150 miles |
| 2 | Morehead City, NC | 161 miles |
| 3 | Norfolk, VA | 165 miles |
| 4 | Charleston, SC | 301 miles |
| 5 | Savannah, GA | 344 miles |
| 6 | Jacksonville, FL | 475 miles |



150 MILES

300 MILES

450 MILES

LOCATION & ACCESS

ALEXIS LAMBETH

Partner, Industrial Services

alexis.lambeth@foundrycommercial.com

(919) 524.3593

