

# US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 98,221 SF AVAILABLE (DIVISIBLE)

UNDER CONSTRUCTION



## BUILDING 2

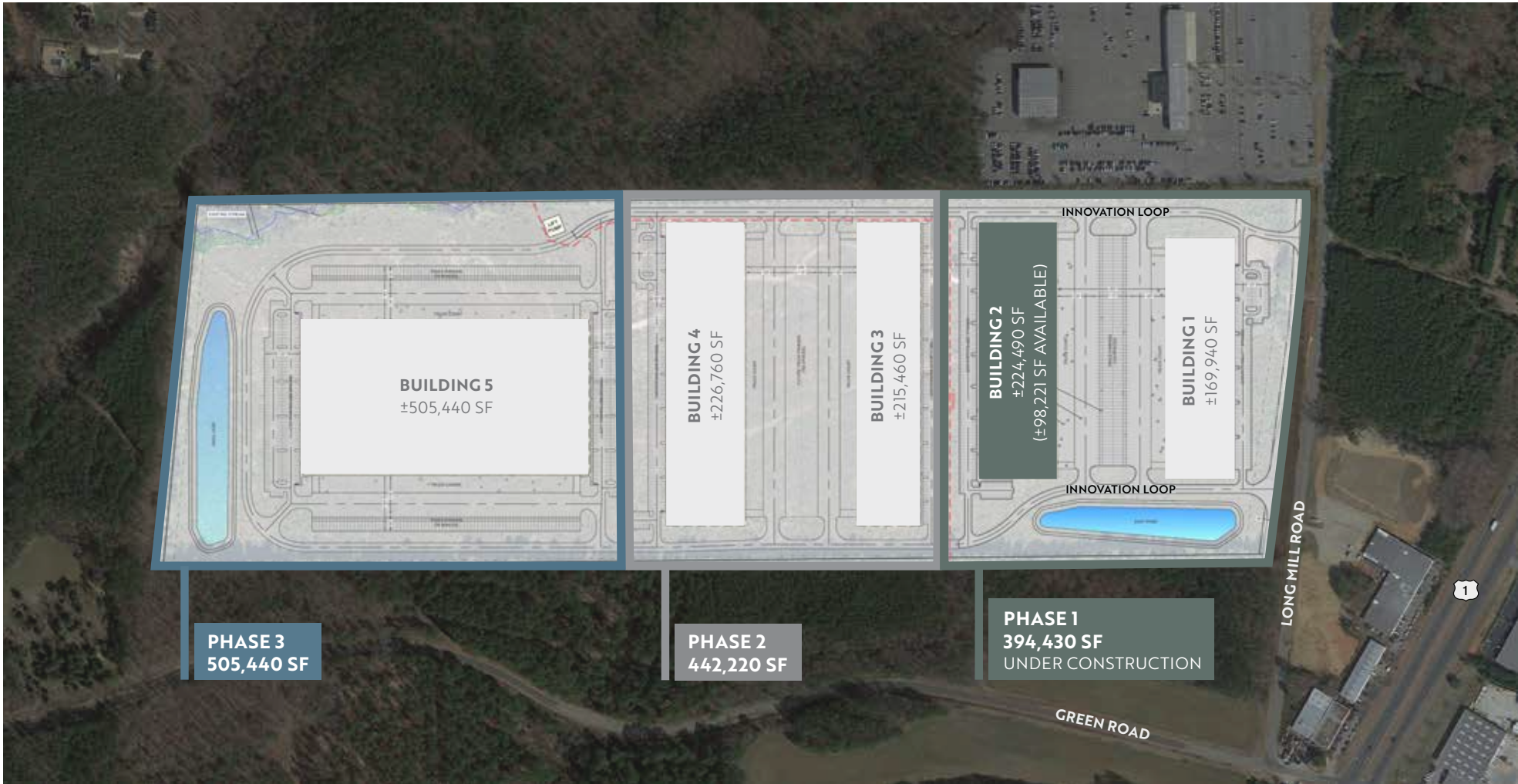
2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596

Summit  
Real Estate Group

FOUNDRY  
COMMERCIAL



# SITE PLAN OPTION 1



**ALEXIS LAMBETH**

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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

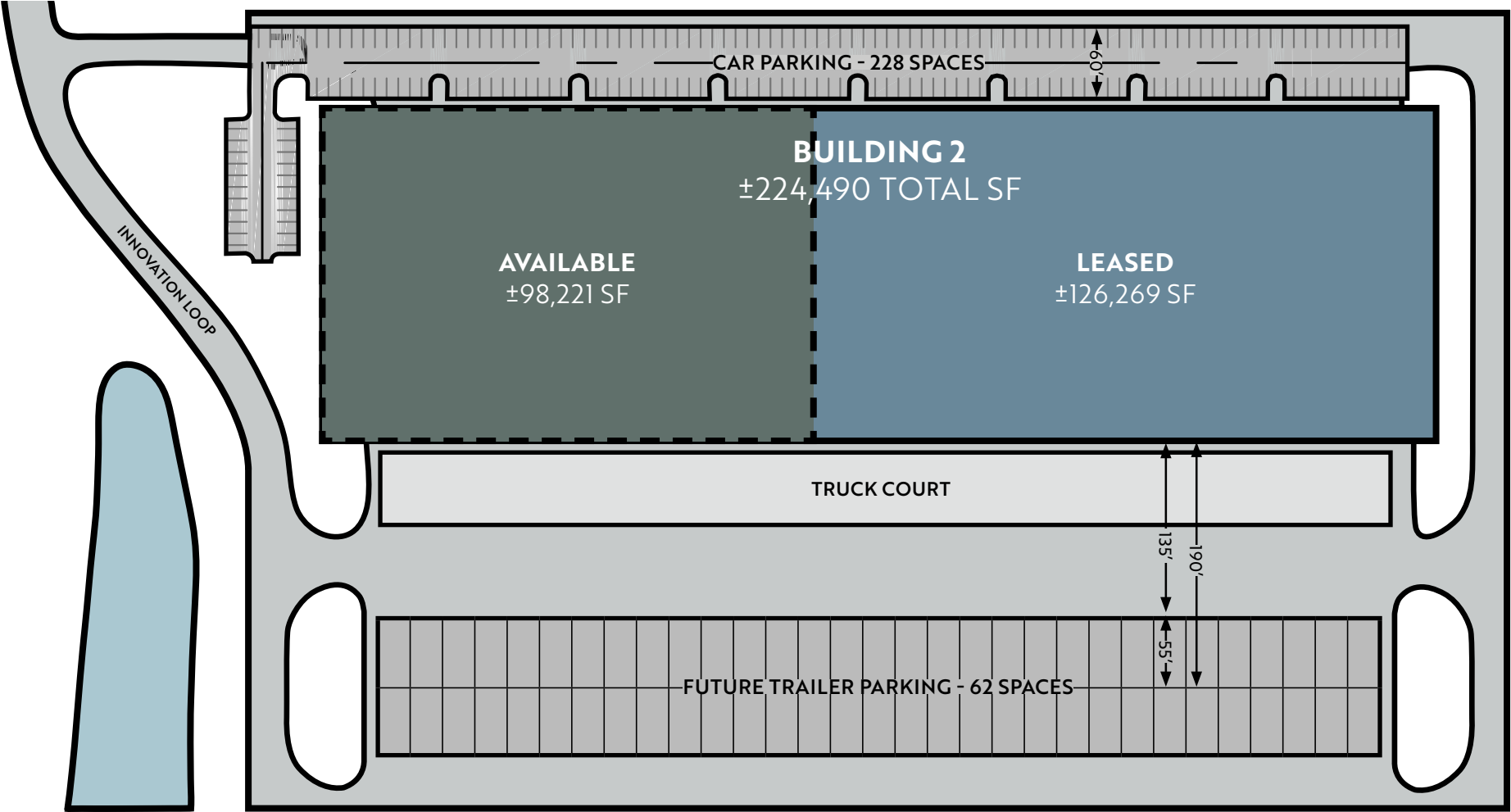






# BUILDING 2

## SITE PLAN



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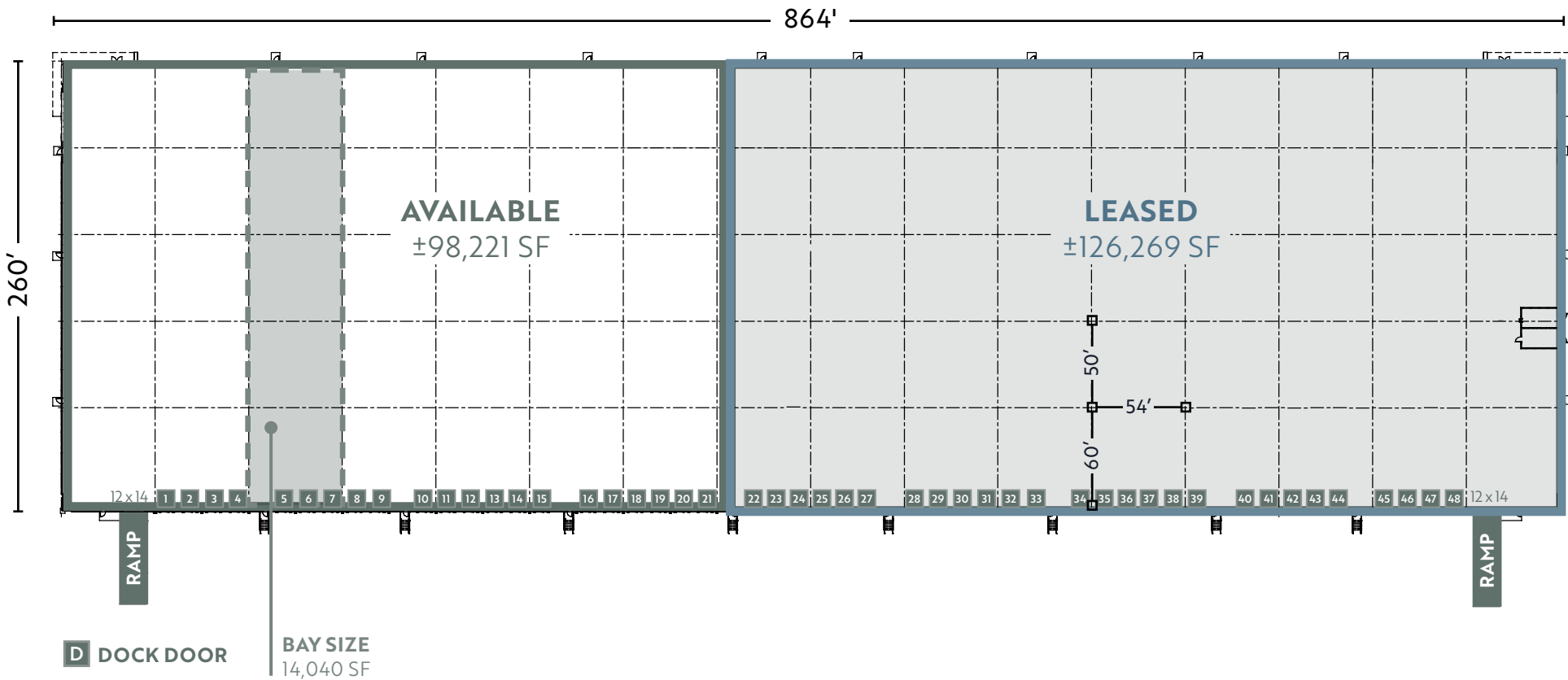
PROPERTY WEBSITE



# BUILDING 2

## FLOOR PLAN

±98,221 SF AVAILABLE (DIVISIBLE)



### ALEXIS LAMBETH

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# BUILDING 2

## FEATURES

BUILDING NAME	US-1 North - Building 2
ADDRESS	2415 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) <a href="#">ZONING INFO</a>
NO. OF ACRES	±22.83 acres
BUILDING DIMENSIONS	864' x 260'
PARK TOTAL SF	±1,342,000 SF
AVAILABLE SF	±98,221 SF (Divisible)
BAY SIZE	±14,040 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	48 (9'x10') manual dock doors with bumpers  2 (12'x14') drive-in doors
PAVED PARKING	228
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 2,000 Amp Electrical Service with two (2) 600 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

**US1N1RTH**  
COMMERCE CENTER



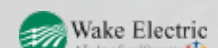
HARRIS CROSSING



RICHLAND CREEK  
ELEMENTARY SCHOOL

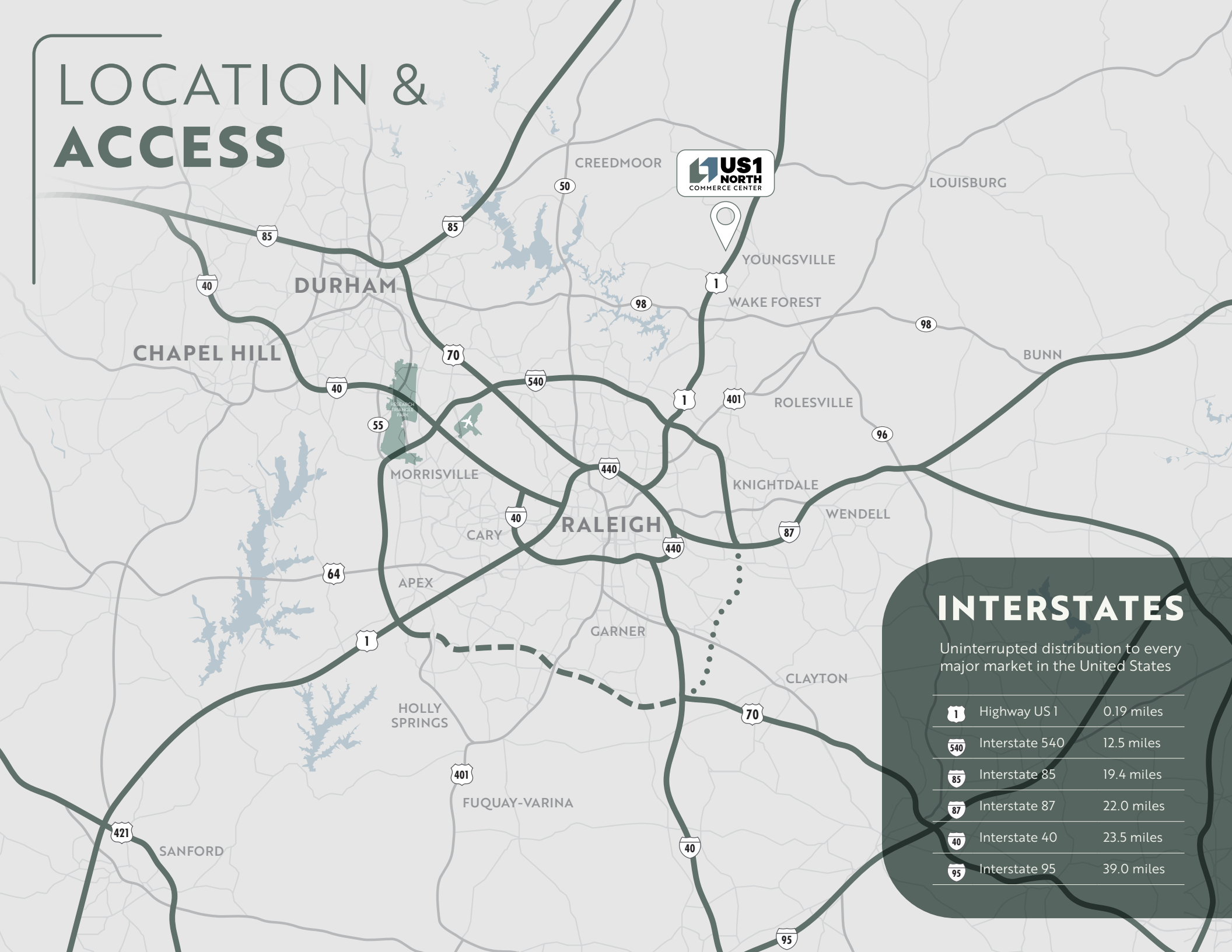
YOUNGSVILLE  
ELEMENTARY SCHOOL

## 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

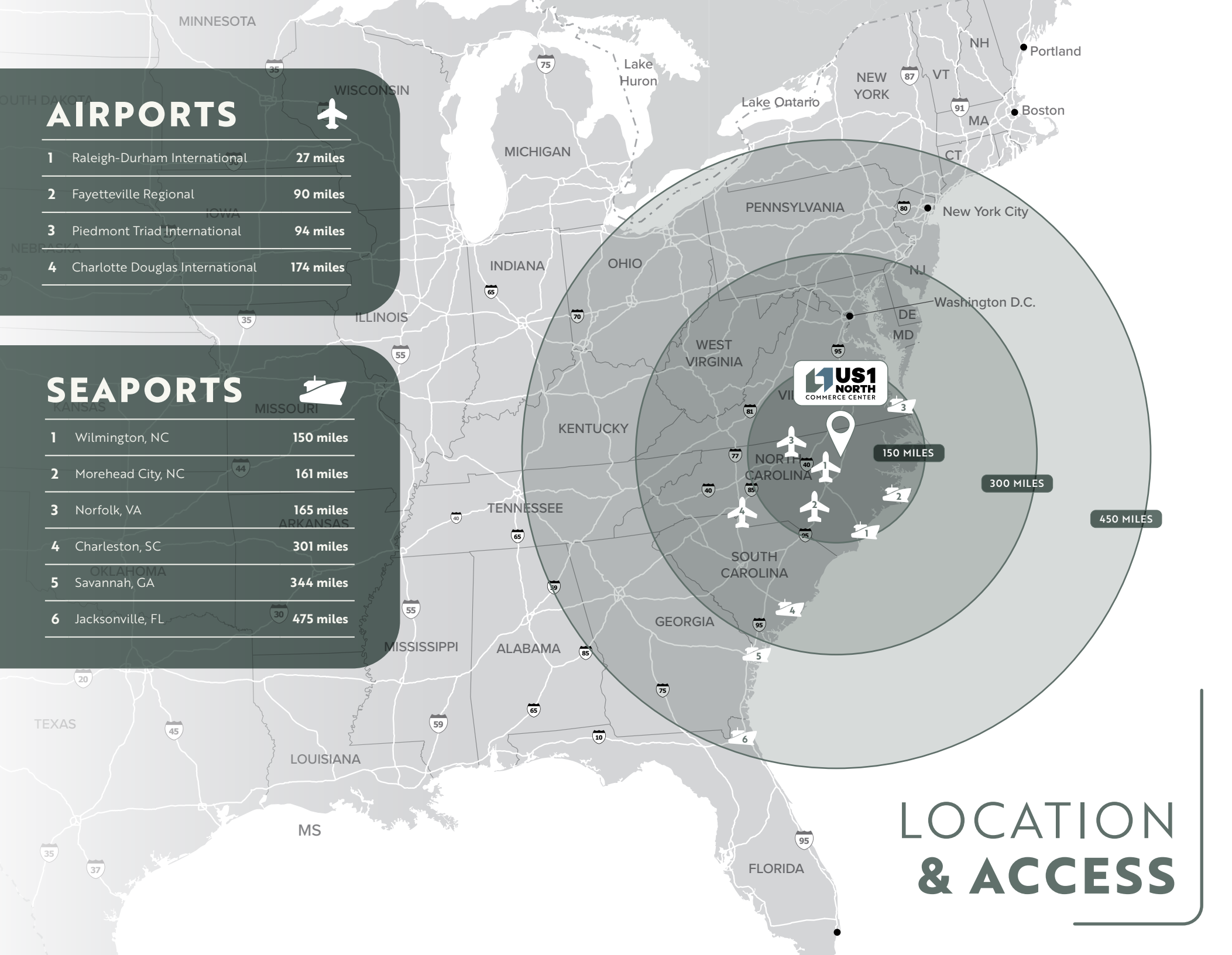


- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 27 miles  |
| 2 | Fayetteville Regional           | 90 miles  |
| 3 | Piedmont Triad International    | 94 miles  |
| 4 | Charlotte Douglas International |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



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