

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 42,213 SF AVAILABLE

DELIVERED

BUILDING 2

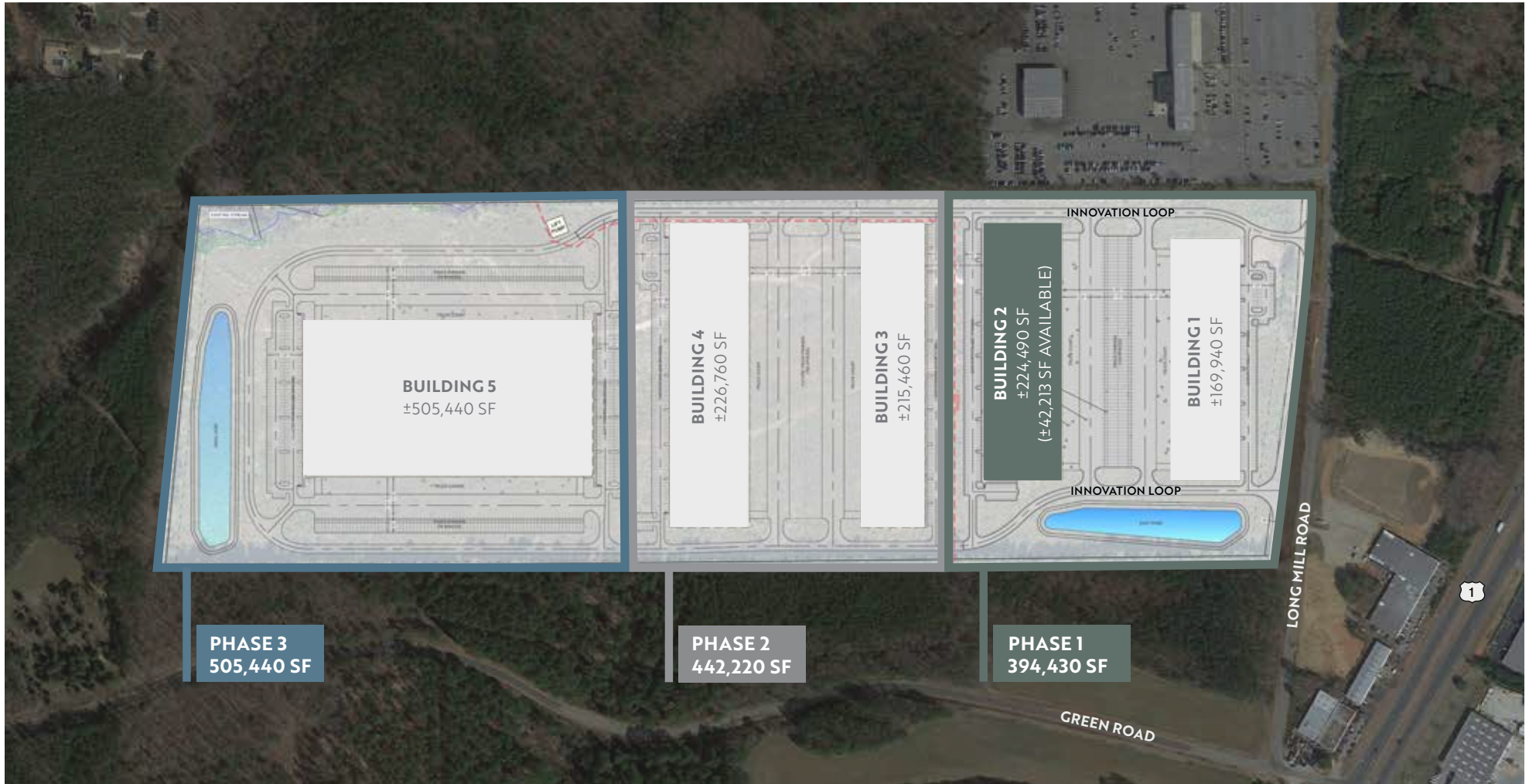
2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596

Summit
Real Estate Group

FOUNDRY
COMMERCIAL



SITE PLAN OPTION 1



ALEXIS LAMBETH

Partner, Industrial Services
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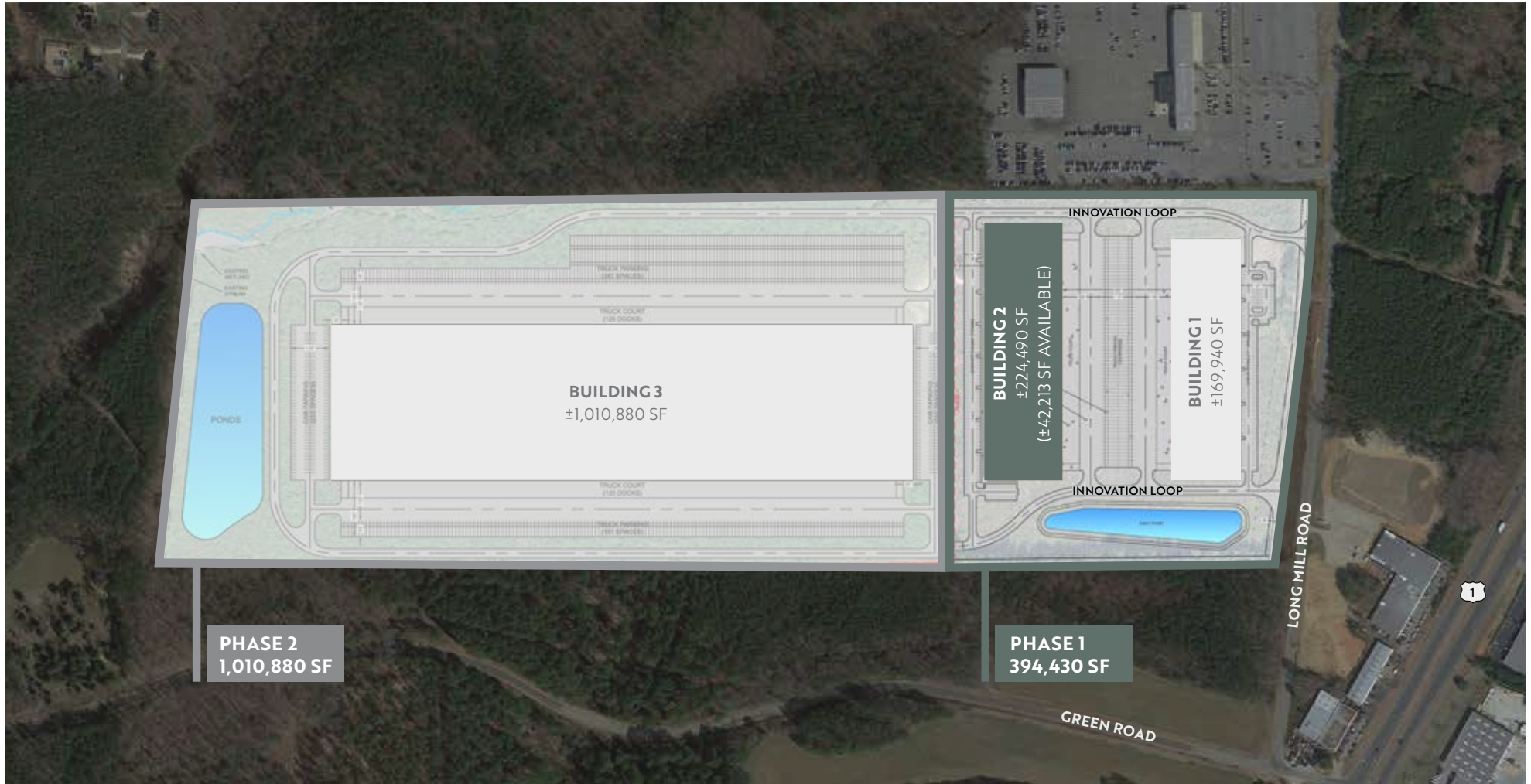
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FOUNDRY
COMMERCIAL

PROPERTY WEBSITE



SITE PLAN OPTION 2



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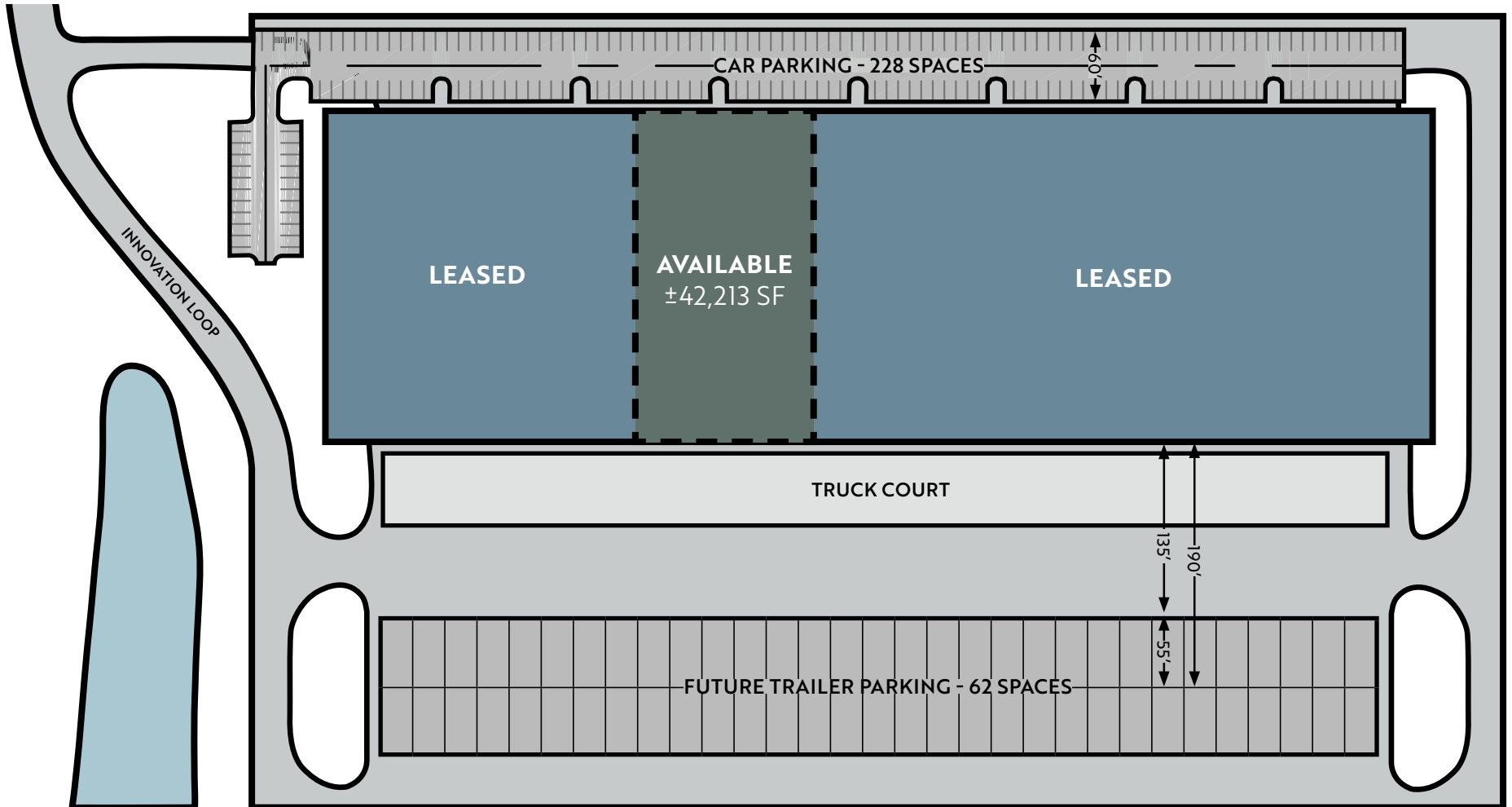


PROPERTY WEBSITE



BUILDING 2 SITE PLAN

±224,490 TOTAL SF



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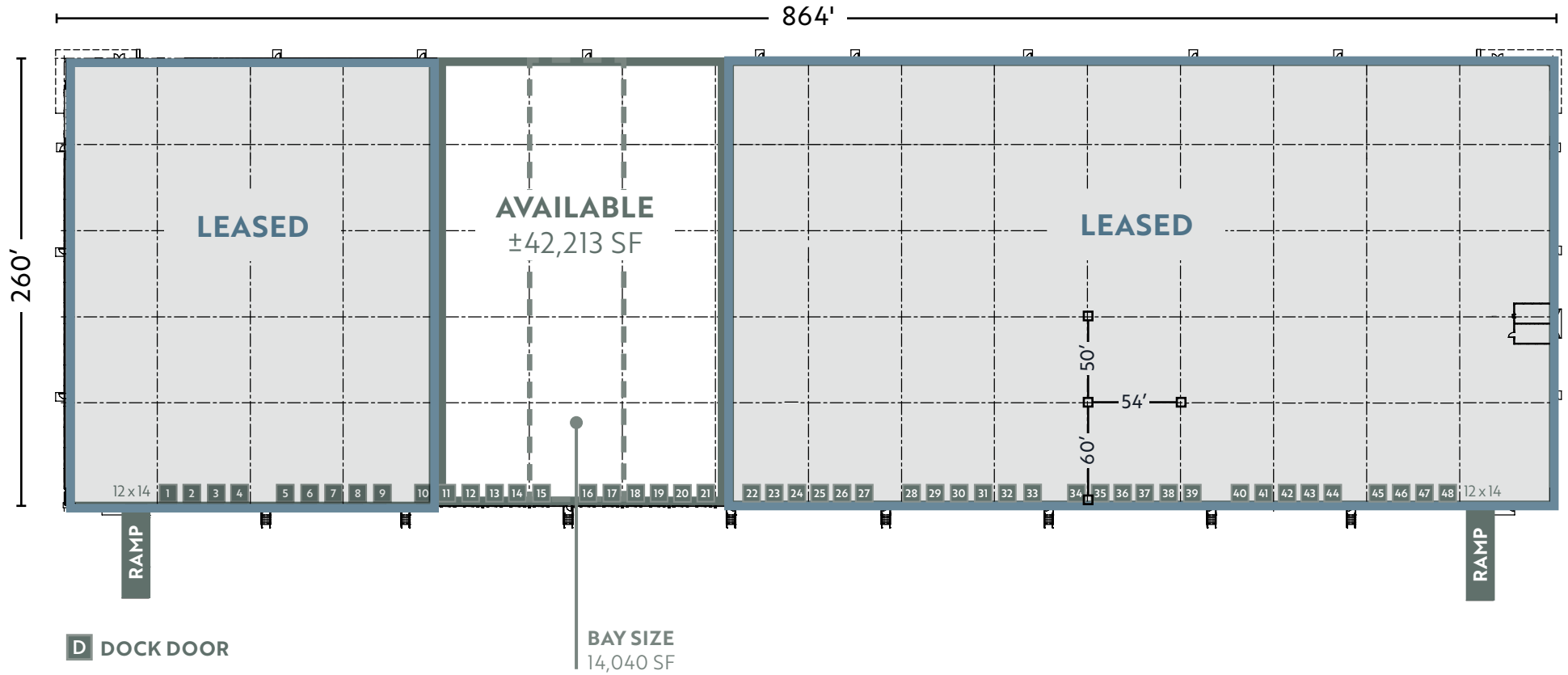
PROPERTY WEBSITE

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BUILDING 2 FLOOR PLAN

±42,213 SF AVAILABLE



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BUILDING 2

FEATURES

BUILDING NAME	US-1 North - Building 2	COLUMN SPACING	54'x50' with 60' speed bay
ADDRESS	2415 Innovation Loop Youngsville, NC 27596	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
COUNTY	Franklin	LOADING	11 (9'x10') manual dock doors with bumpers
DATE AVAILABLE	Now	PAVED PARKING	Up to 42
LEASE RATE	Call for pricing	TRAILER PARKING/OUTSIDE STORAGE	Available
TICAM	TBD	TRUCK COURT DEPTH	135' expandable to 190'
NCPIN:	1843-63-0059	LIGHTING	LED per tenant spec
ZONING	General Business (GB) ZONING INFO	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
NO. OF ACRES	±22.83 acres	ELECTRICAL PROVIDER	Duke Energy Progress
BUILDING DIMENSIONS	864' x 260'	NATURAL GAS SERVICE PROVIDER	Dominion Energy
PARK TOTAL SF	±1,342,000 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
AVAILABLE SF	±42,213 SF	SEWER LINE	6"
BAY SIZE	±14,040 SF	WATER MAIN SIZE	3"
EXTERIOR WALL MATERIAL	Concrete tilt wall construction	TELECOM PROVIDER	TBD
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)	HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation
FLOOR THICKNESS	6", unreinforced over 6" aggregate base with 10 MIL vapor-barrier		
CEILING HEIGHT	32' after speed bay		

AREA AMENITIES

US1N1RTH
COMMERCE CENTER

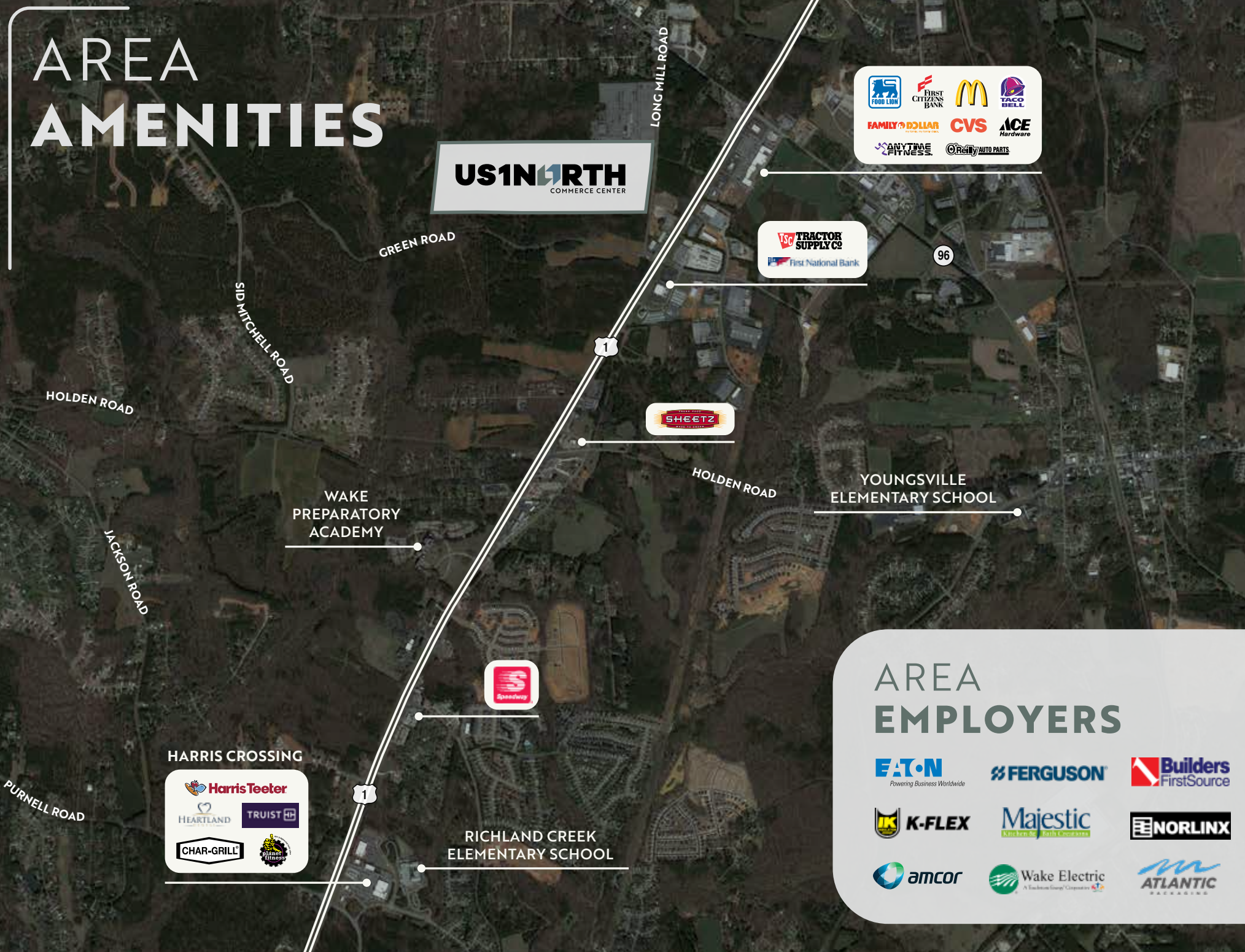


**RICHLAND CREEK
ELEMENTARY SCHOOL**

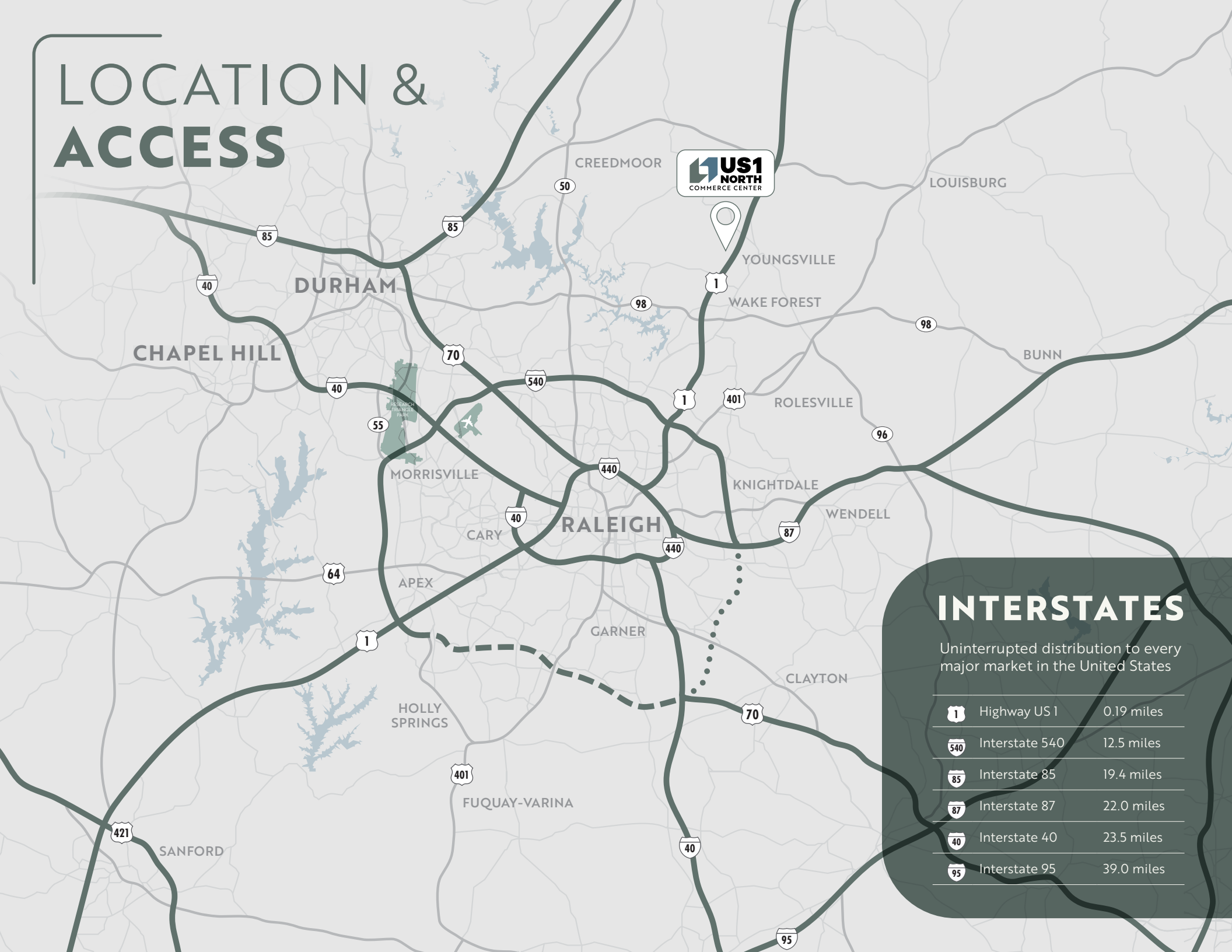
**WAKE
PREPARATORY
ACADEMY**

**YOUNGVILLE
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 |



3

150 MILES

300 MILES

450 MILES

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