



35 WEATHERS STREET
YOUNGSVILLE, NC 27596

INDUSTRIAL SPACE FOR LEASE
±58,479 SF

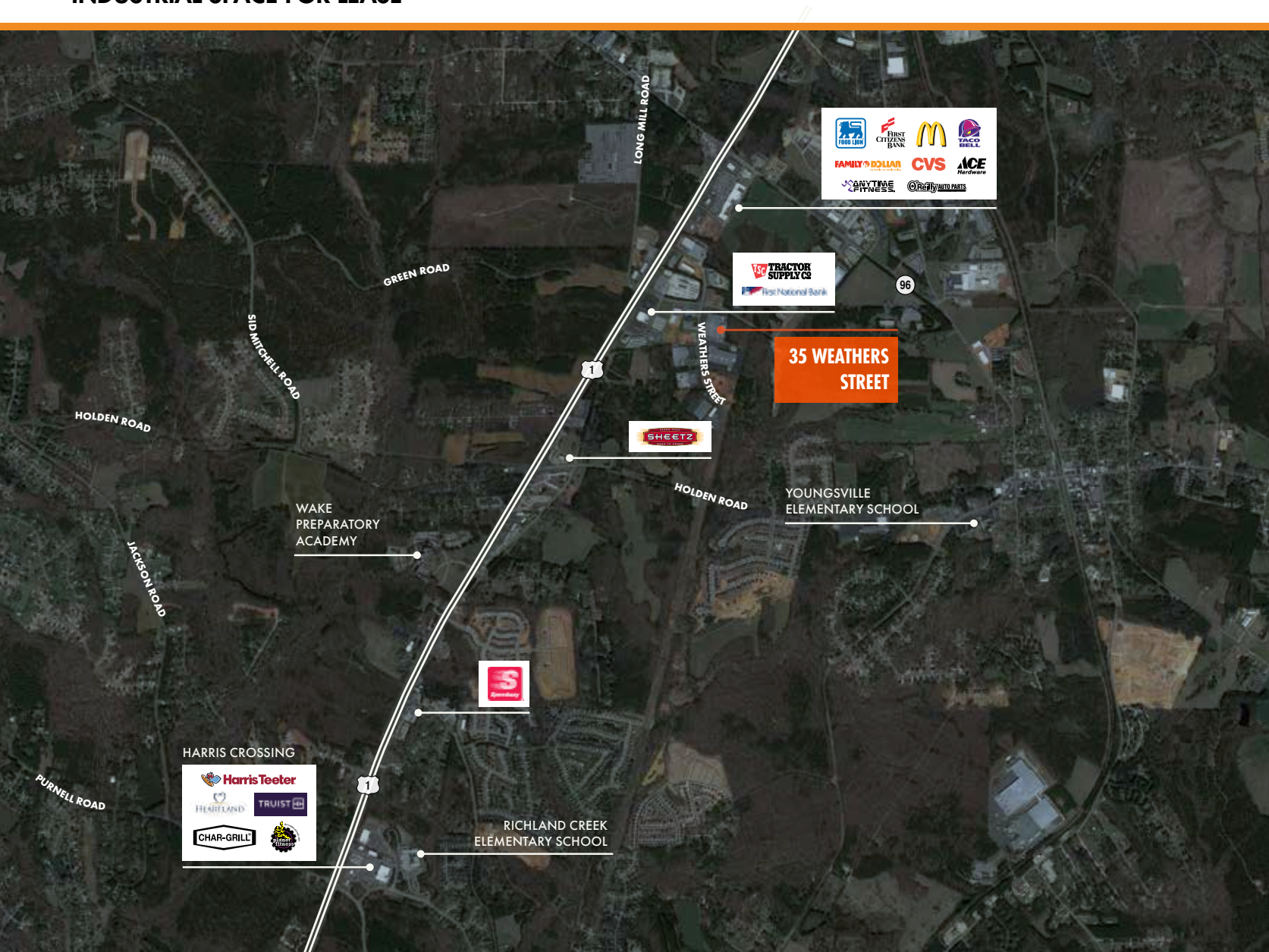
35 Weathers Street

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

ADDRESS	35 Weathers Street Youngsville, NC 27596	ROOFING MATERIAL	Standing seam metal roof
COUNTY	Franklin	HVAC	Fully conditioned warehouse with boiler heat
DATE AVAILABLE	Estimated 4/1/24	CEILING HEIGHT	22' 8"
LEASE RATE	Call for Pricing	COLUMN SPACING	30' x 65'
TICAM	\$1.75/SF	SPRINKLER SYSTEM/TYPE	Wet sprinkler system
PLAT/MAP	1929/49	LOADING	Four (4) Dock-High Doors One (1) Drive-In Door One (1) Grade Level Door
ZONING	Light Industrial (LI) ZONING INFO	PAVED PARKING	Approximately 140 car parks
NO. OF ACRES	6.97 acres	OUTSIDE STORAGE	Available
YEAR BUILT	1997	LIGHTING	LED
SPACE DIMENSIONS	210' x 260'	ELECTRICAL CAPACITY	277/480 Volt 3-phase, 4-wire 4,000 Amp electrical service
TOTAL SF	±118,566 SF	ELECTRICAL PROVIDER	Duke Energy
AVAILABLE SF	±58,479 SF	NATURAL GAS SERVICE PROVIDER	Dominion Energy
OFFICE SF	Approximately 10,000 SF (to be confirmed)	WATER AND SEWER PROVIDER	Franklin County Public Utilities
BAY SIZE	±13,650 SF		
EXTERIOR WALL MATERIAL	Masonry construction		

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AREA EMPLOYERS



2301 SUGAR BUSH ROAD SUITE 220 RALEIGH, NC 27612

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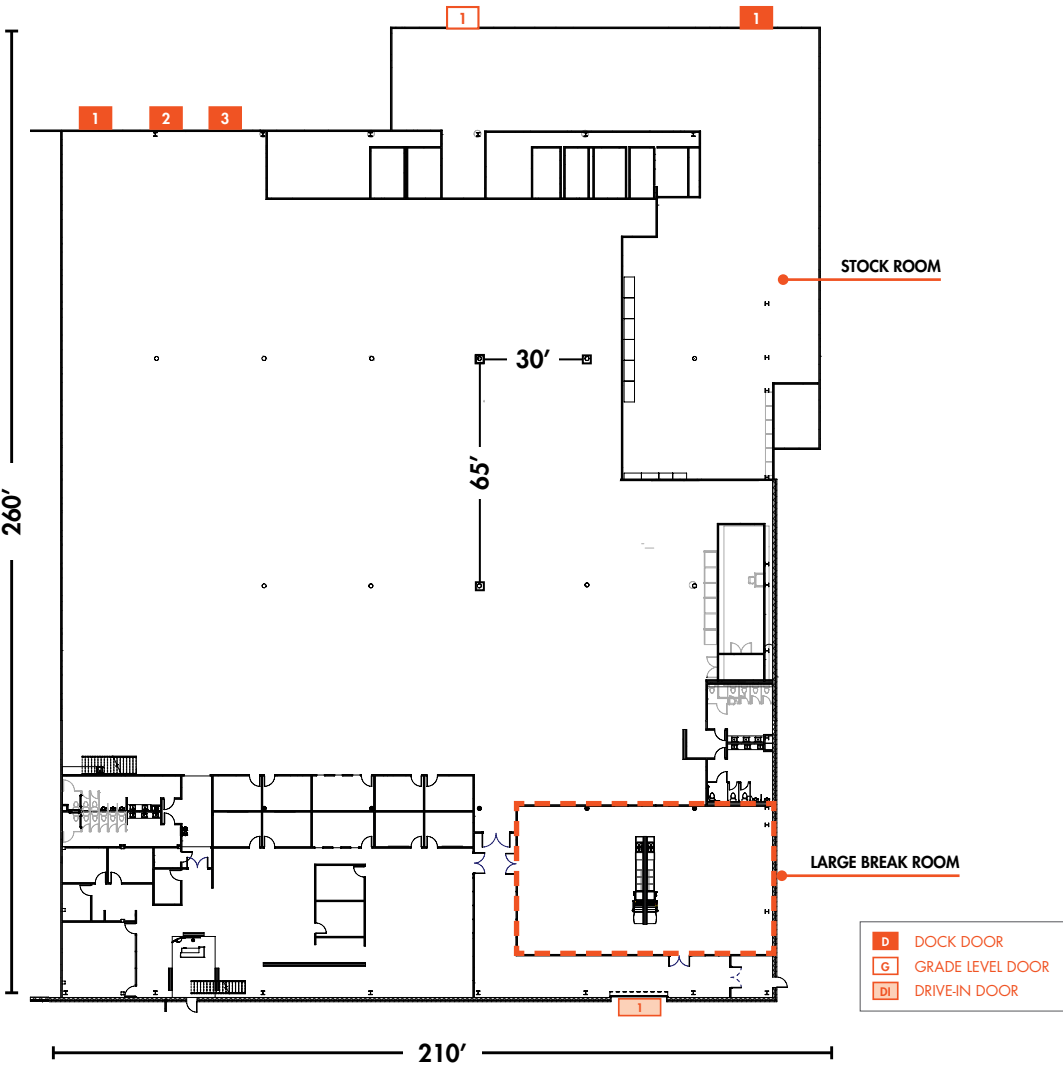
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FLOOR PLAN

±58,479 SF AVAILABLE



AERIAL VIEW



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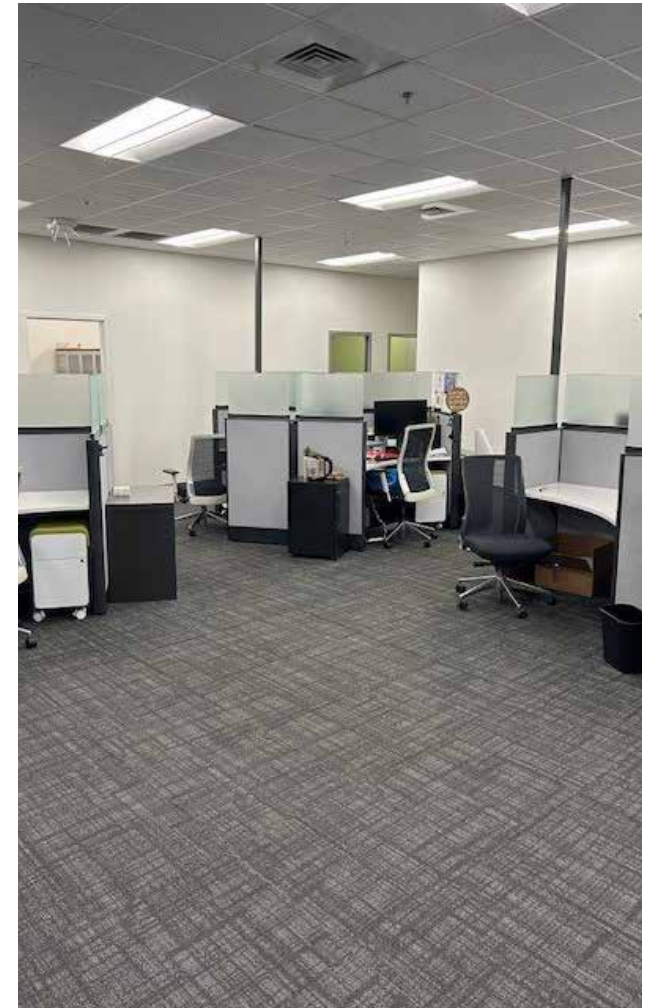
WAREHOUSE PHOTOS



35 Weathers Street

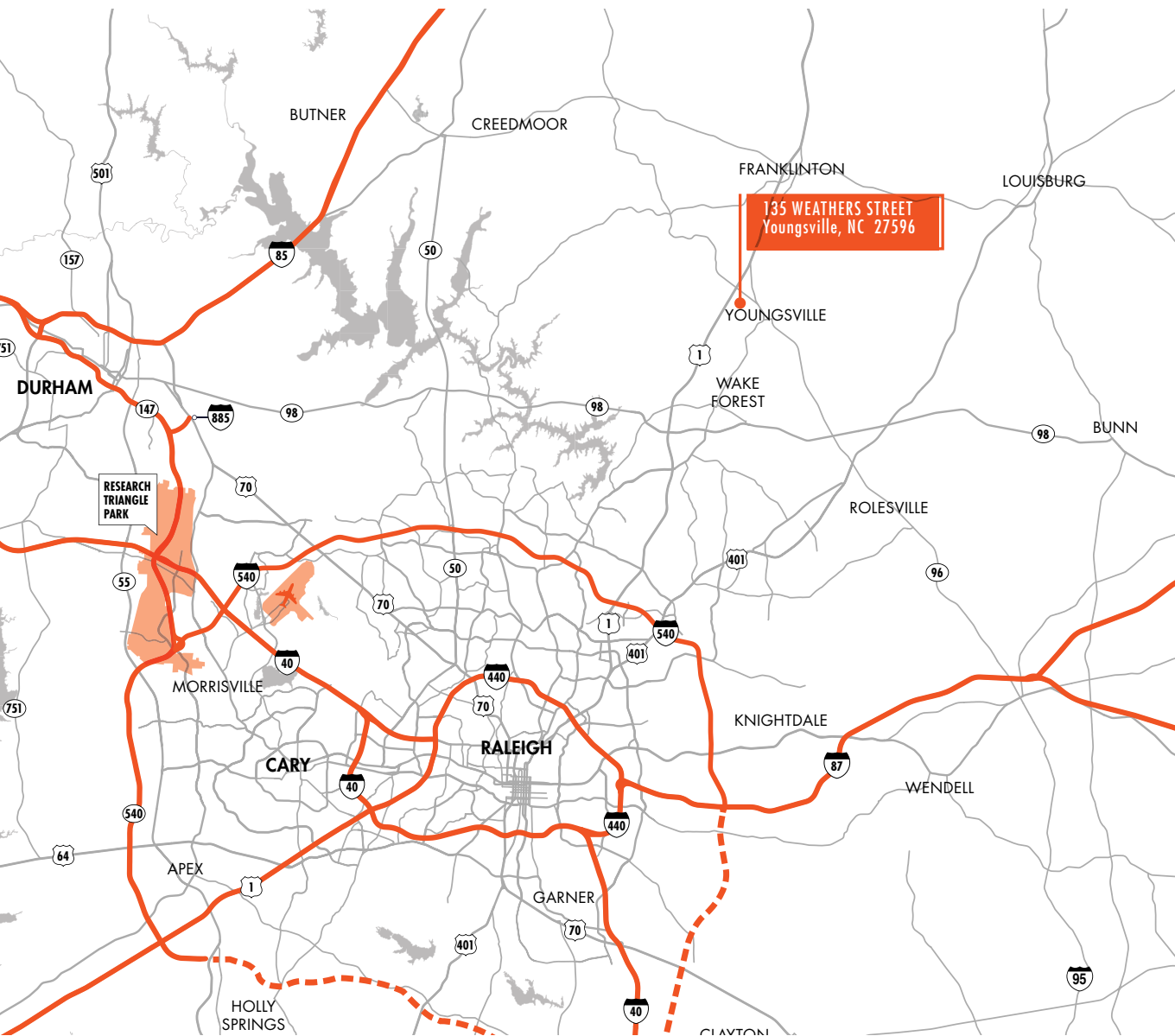
INDUSTRIAL SPACE FOR LEASE

OFFICE PHOTOS



35 Weathers Street







INDUSTRIAL SPACE FOR LEASE



LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway US1	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

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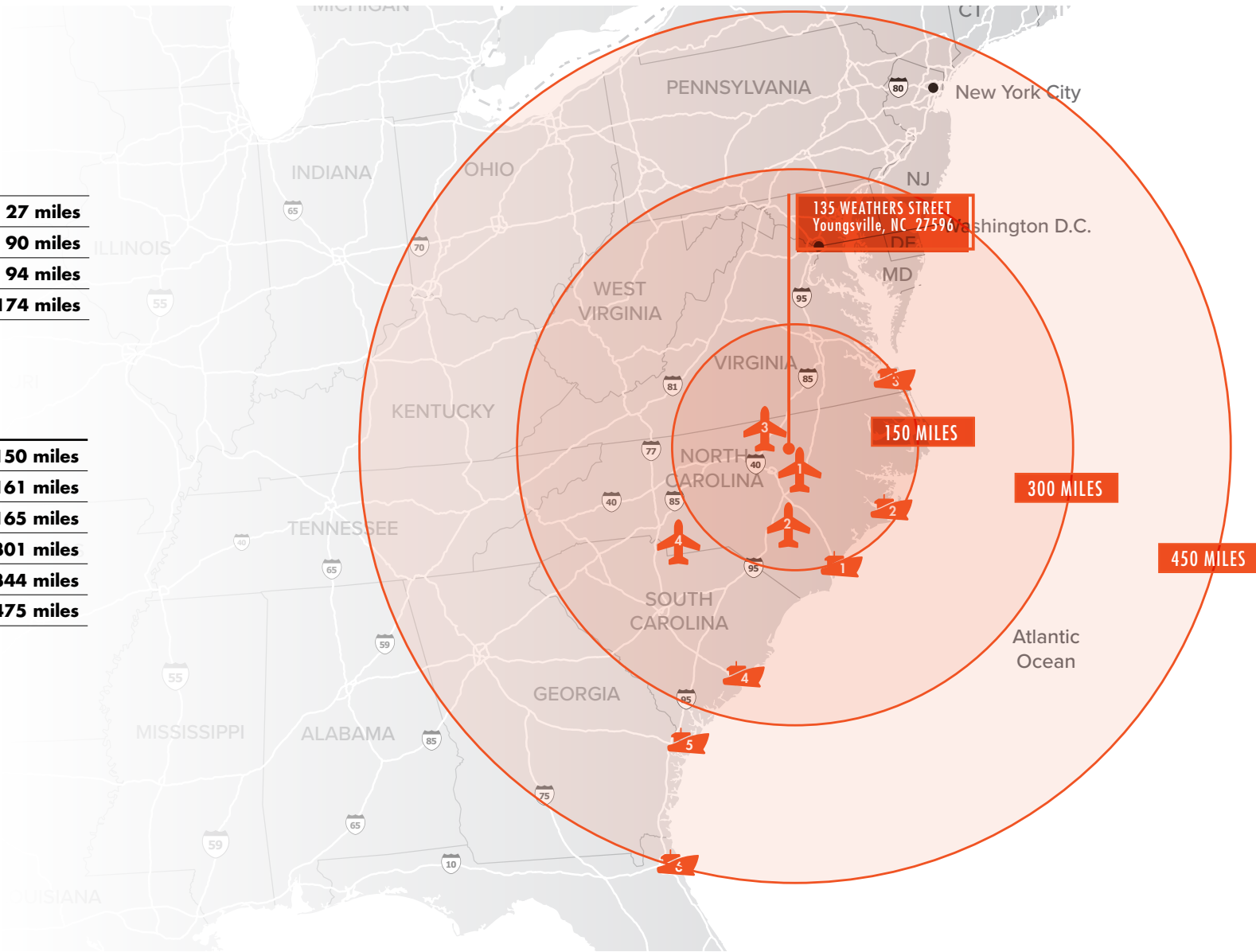
AIRPORTS

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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