

# US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 203,971 SF TOTAL



## BUILDING 400

INNOVATION LOOP | YOUNGSVILLE, NC 27596

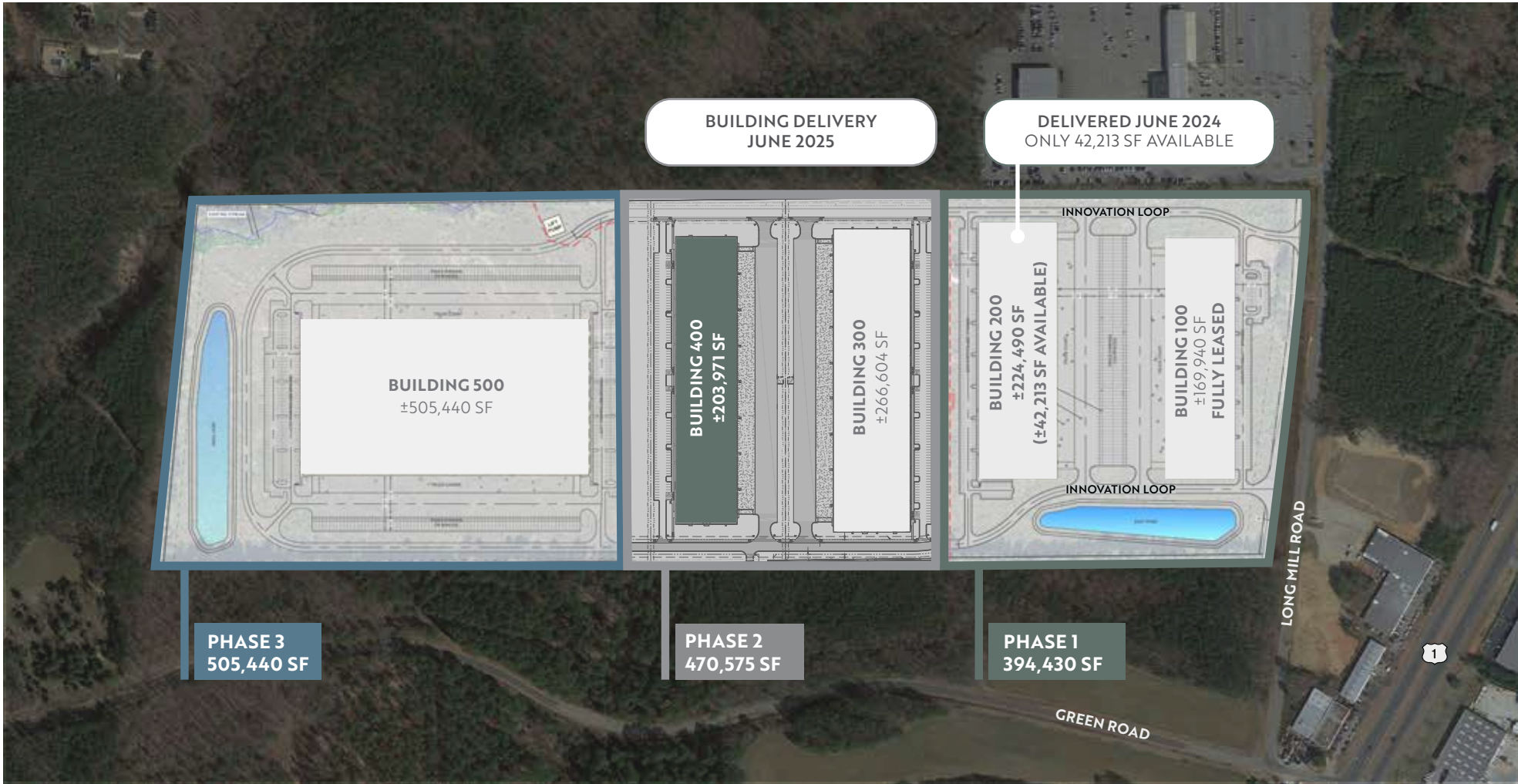
Summit  
Real Estate Group

FOUNDRY  
COMMERCIAL



# BUILDING 400

## SITE PLAN



**ALEXIS LAMBETH**

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**JIM ALLAIRE**

Principal  
(919) 270-9216  
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**FOUNDRY**  
COMMERCIAL

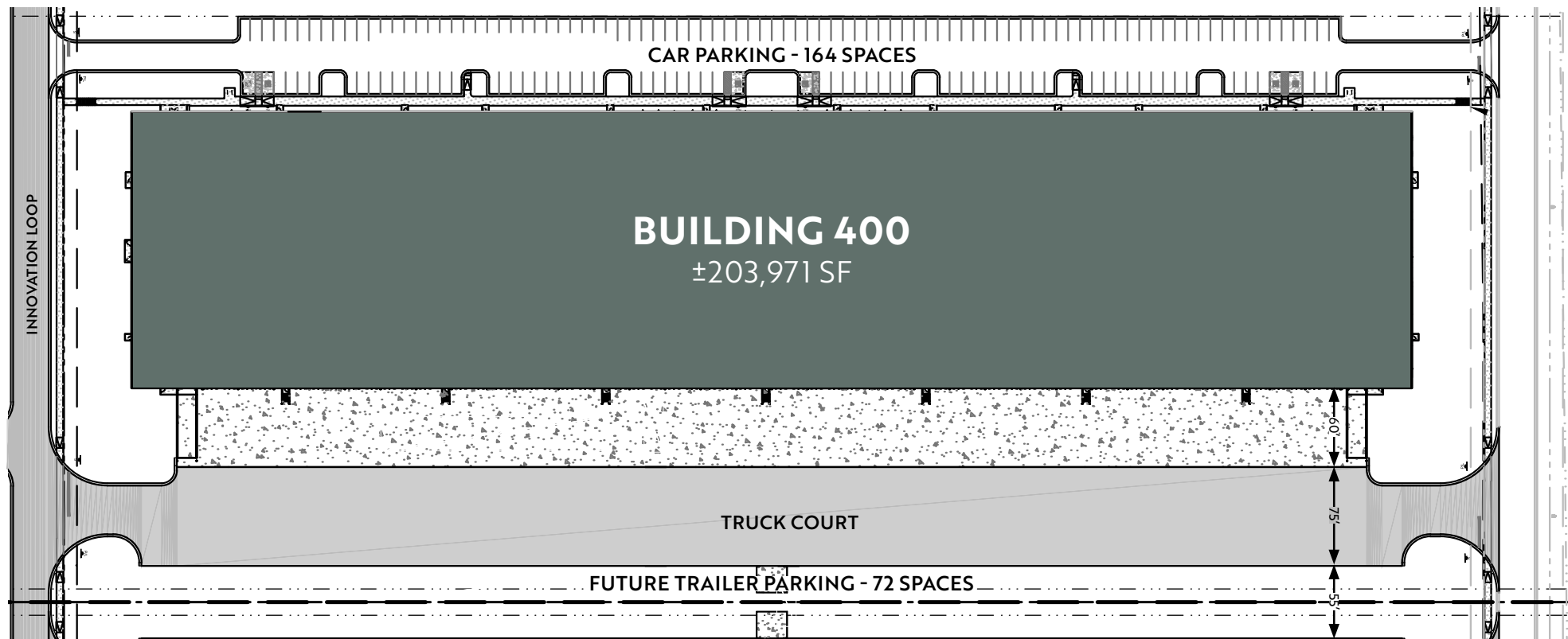
PROPERTY WEBSITE

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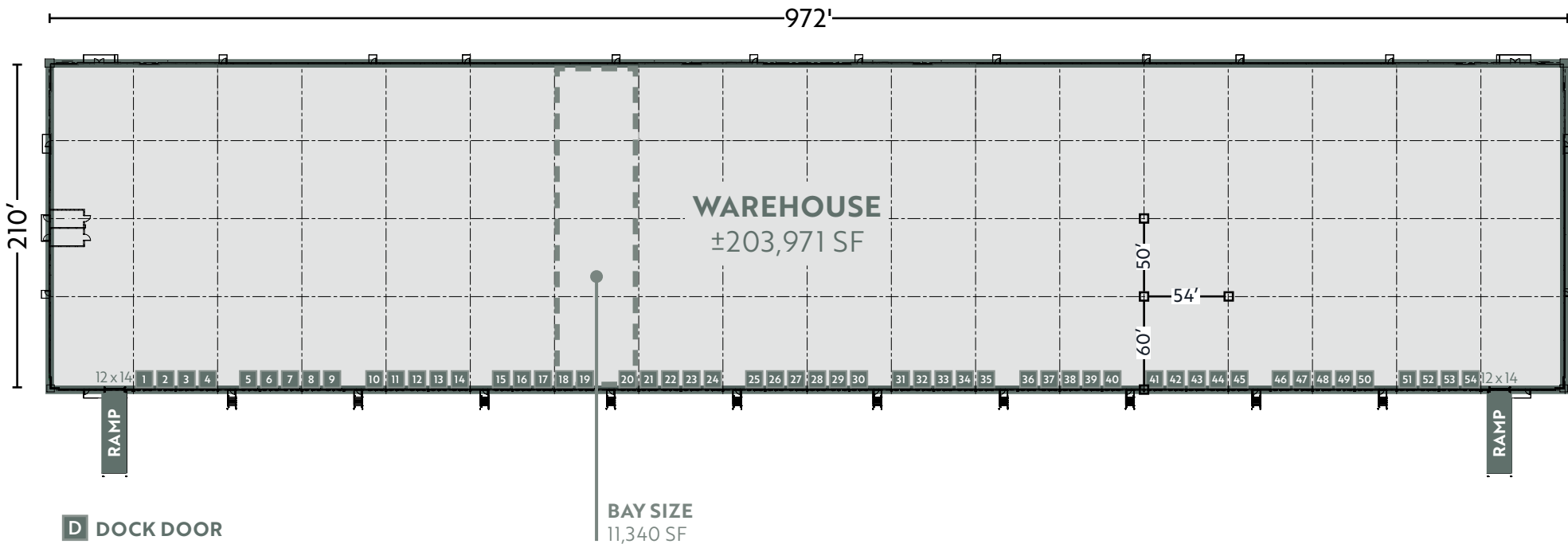
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# BUILDING 400

## FLOOR PLAN

±203,971 SF AVAILABLE



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# BUILDING 400

## FEATURES

BUILDING NAME	US-1 North - Building 400
ADDRESS	Innovation Loop Youngsville, NC 27596
COUNTY	Franklin
DATE AVAILABLE	Estimated June 2025
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	972' x 210'
PARK TOTAL SF	±1,342,000 SF
AVAILABLE SF	±203,971 SF
OFFICE	Build to suit
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 4" GAB 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	54 (9'x10') manual dock doors with bumpers  2 (12'x14') drive-in doors with operators
PAVED PARKING	164 spaces (ability to add more)
TRAILER PARKING/OUTSIDE STORAGE	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

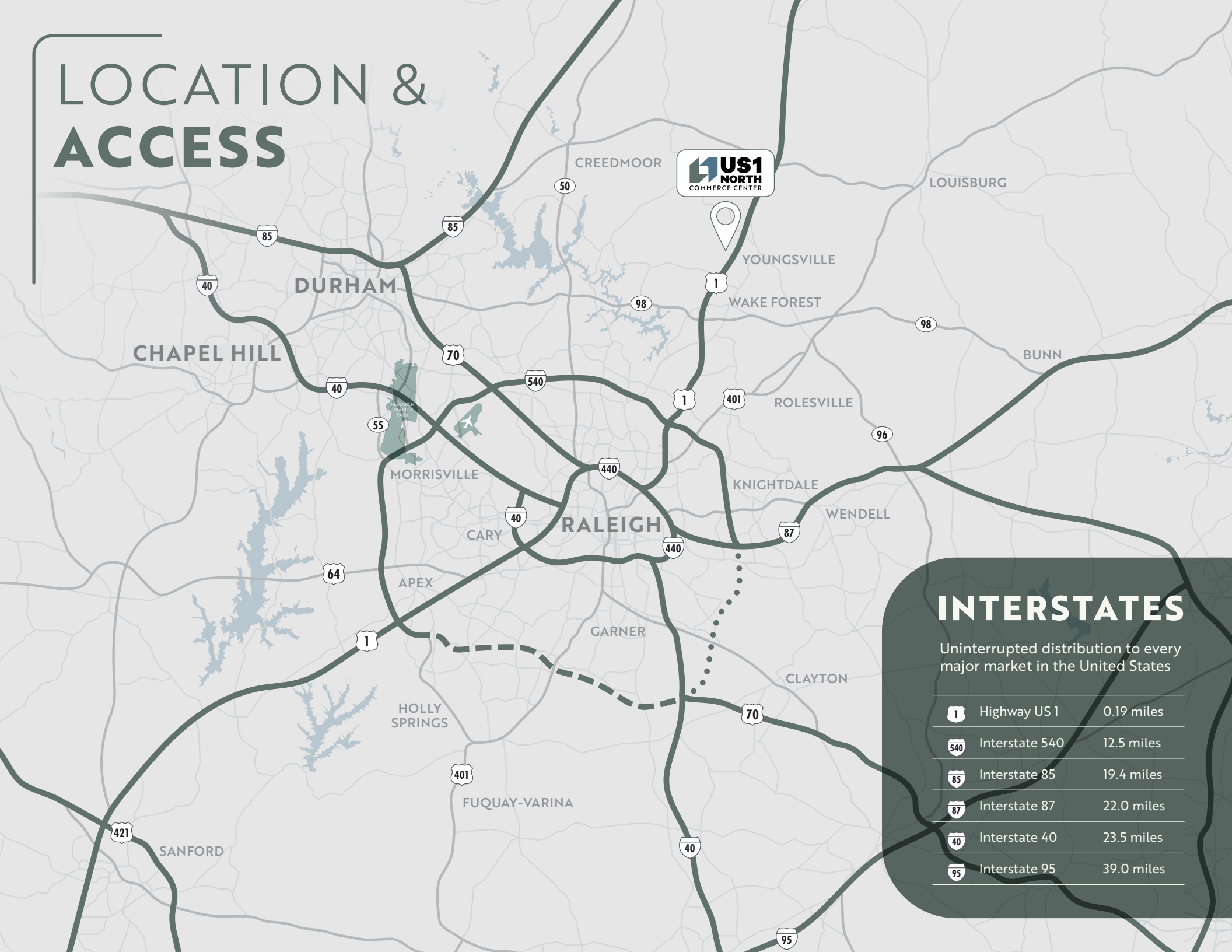
YOUNGSVILLE  
ELEMENTARY SCHOOL

## 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

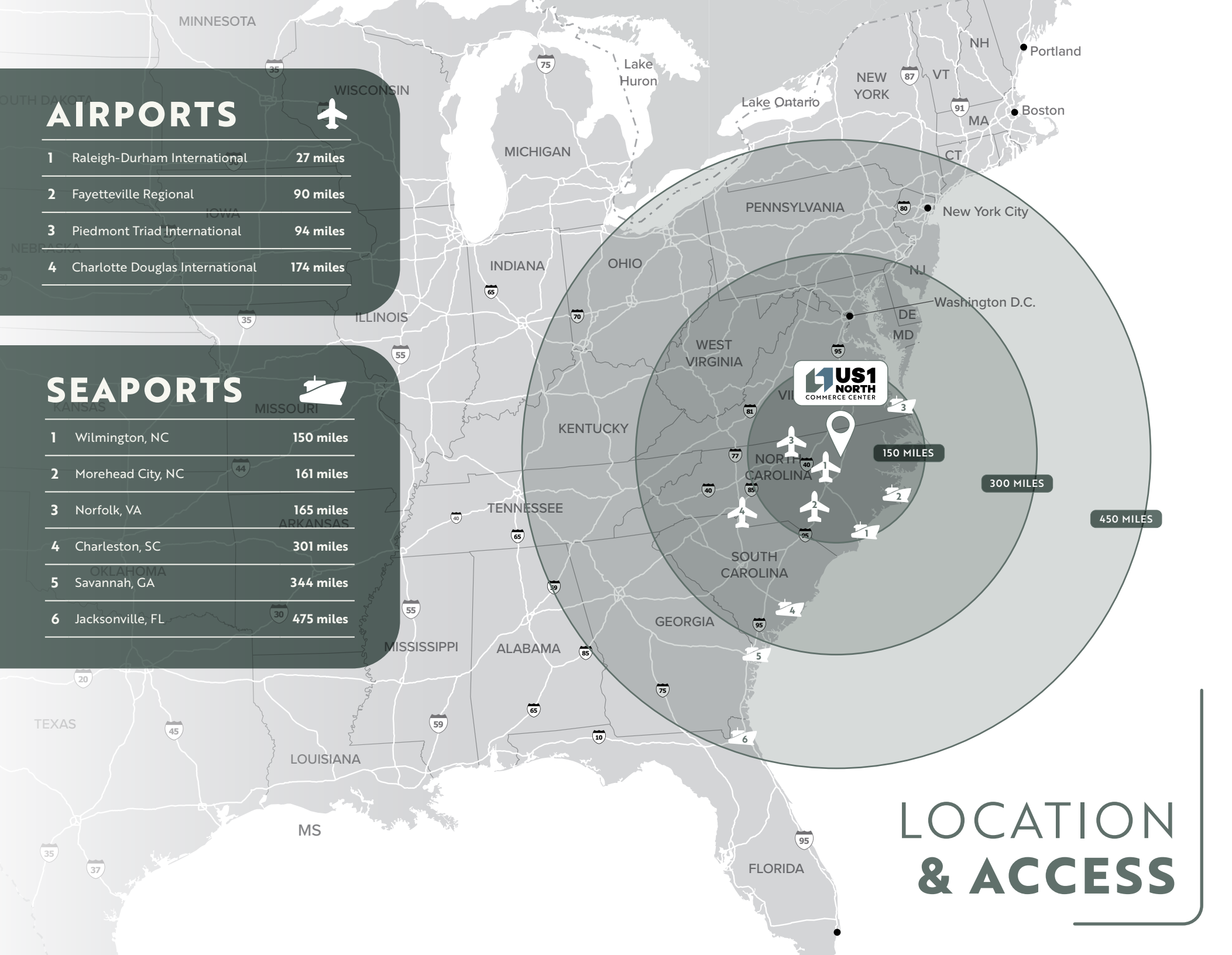


- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 27 miles  |
| 2 | Fayetteville Regional           | 90 miles  |
| 3 | Piedmont Triad International    | 94 miles  |
| 4 | Charlotte Douglas International |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



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