

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 169,940 SF AVAILABLE (DIVISIBLE)



BUILDING 1

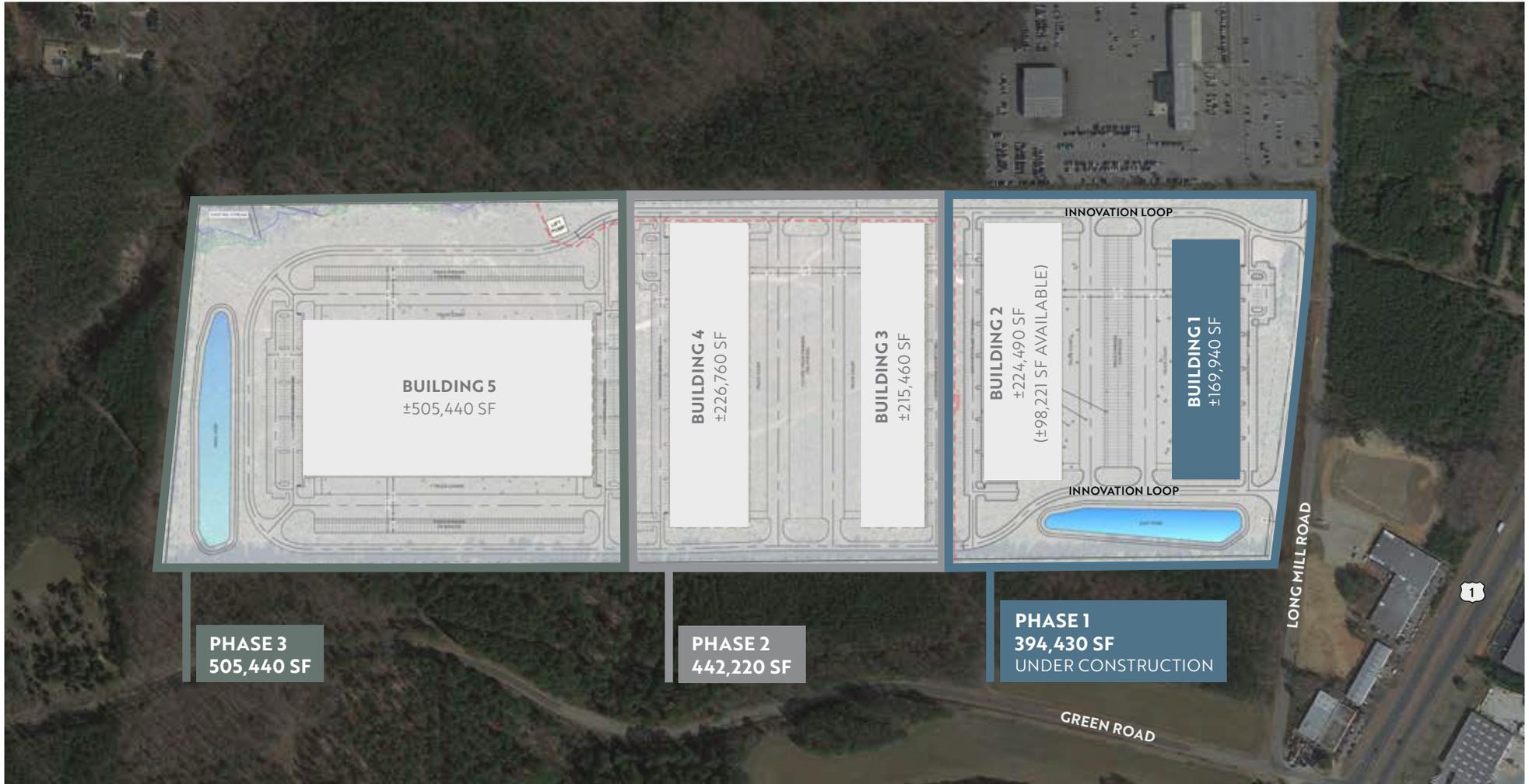
2405 INNOVATION LOOP | YOUNGSVILLE, NC 27596

Summit
Real Estate Group

FOUNDRY
COMMERCIAL



SITE PLAN OPTION 1



ALEXIS LAMBETH

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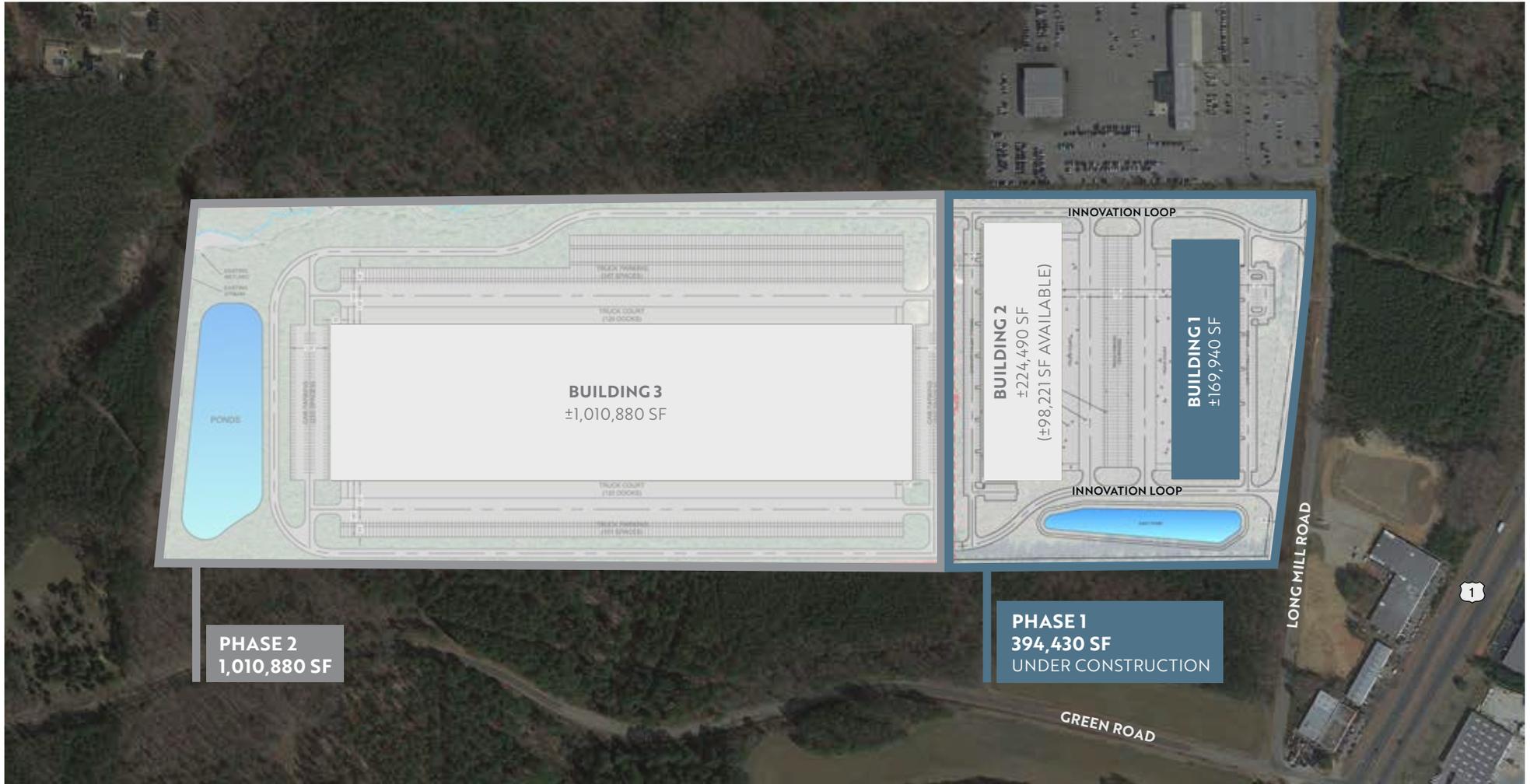
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FOUNDRY
COMMERCIAL

PROPERTY WEBSITE



SITE PLAN OPTION 2



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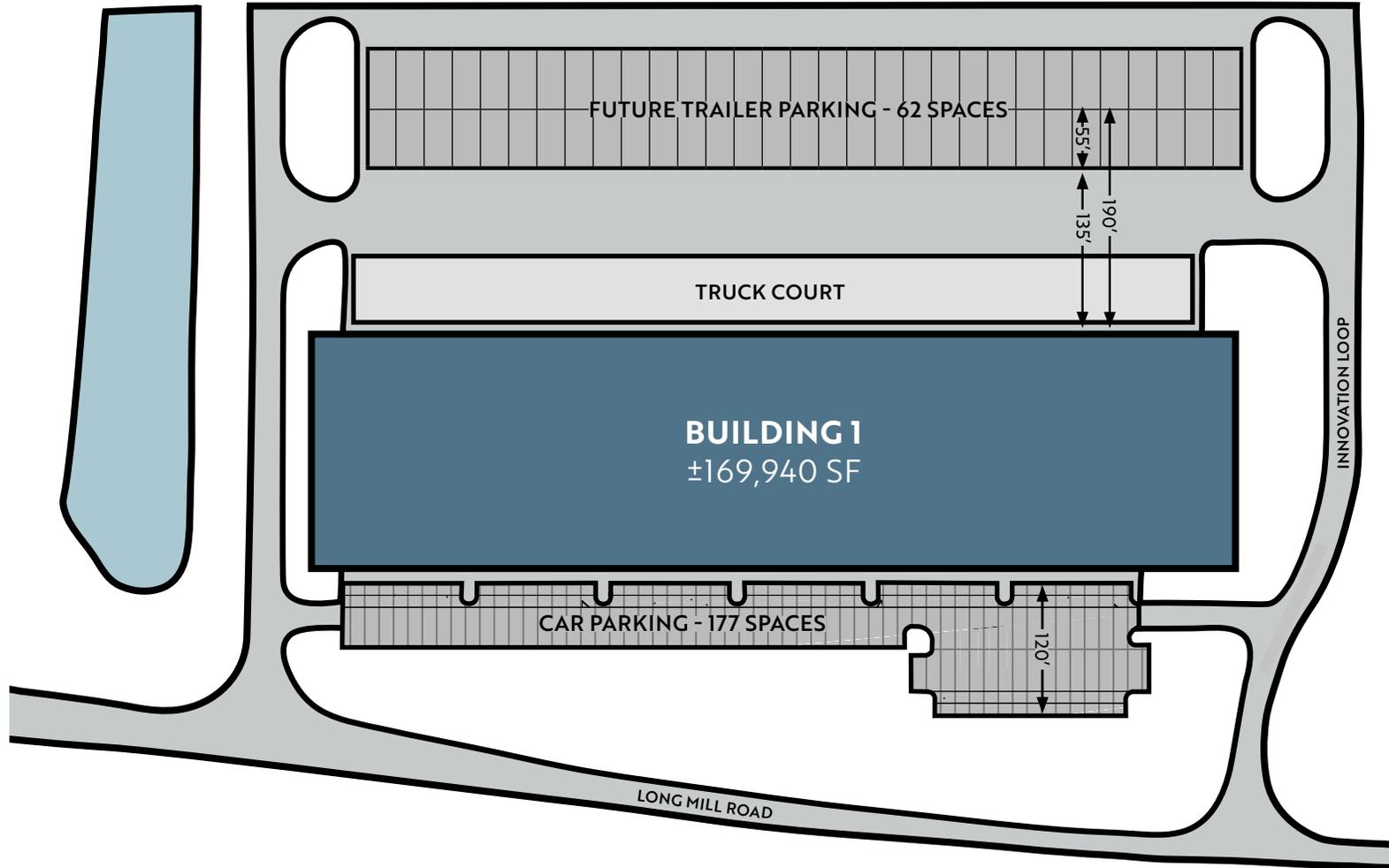
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[PROPERTY WEBSITE](#)



BUILDING 1 SITE PLAN



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BUILDING 1 FLOOR PLAN

±169,940 SF AVAILABLE (DIVISIBLE)



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BUILDING 1

FEATURES

BUILDING NAME	US-1 North Building 1	COLUMN SPACING	54'x50' with 60' speed bay
ADDRESS	2405 Innovation Loop Youngsville, NC 27596	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
COUNTY	Franklin	LOADING	44 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors
DATE AVAILABLE	Q1 2024	PAVED PARKING	177
LEASE RATE	Call for pricing	TRAILER PARKING/OUTSIDE STORAGE	62 trailer parks 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 2000 Amp Electrical Service with four (4) 400 amp/480 volt 3-phase tenant panels
NO. OF ACRES	±17.29 acres	ELECTRICAL PROVIDER	Duke Energy Progress
BUILDING DIMENSIONS	810' x 210'	NATURAL GAS SERVICE PROVIDER	Dominion Energy
PARK TOTAL SF	±1,342,000 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
AVAILABLE SF	±169,940 SF (Divisible)	SEWER LINE	6"
BAY SIZE	±11,340 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



HARRIS CROSSING



RICHLAND CREEK
ELEMENTARY SCHOOL

AREA EMPLOYERS



LONG MILL ROAD

GREEN ROAD

SID MITCHELL ROAD

HOLDEN ROAD

WAKE
PREPARATORY
ACADEMY

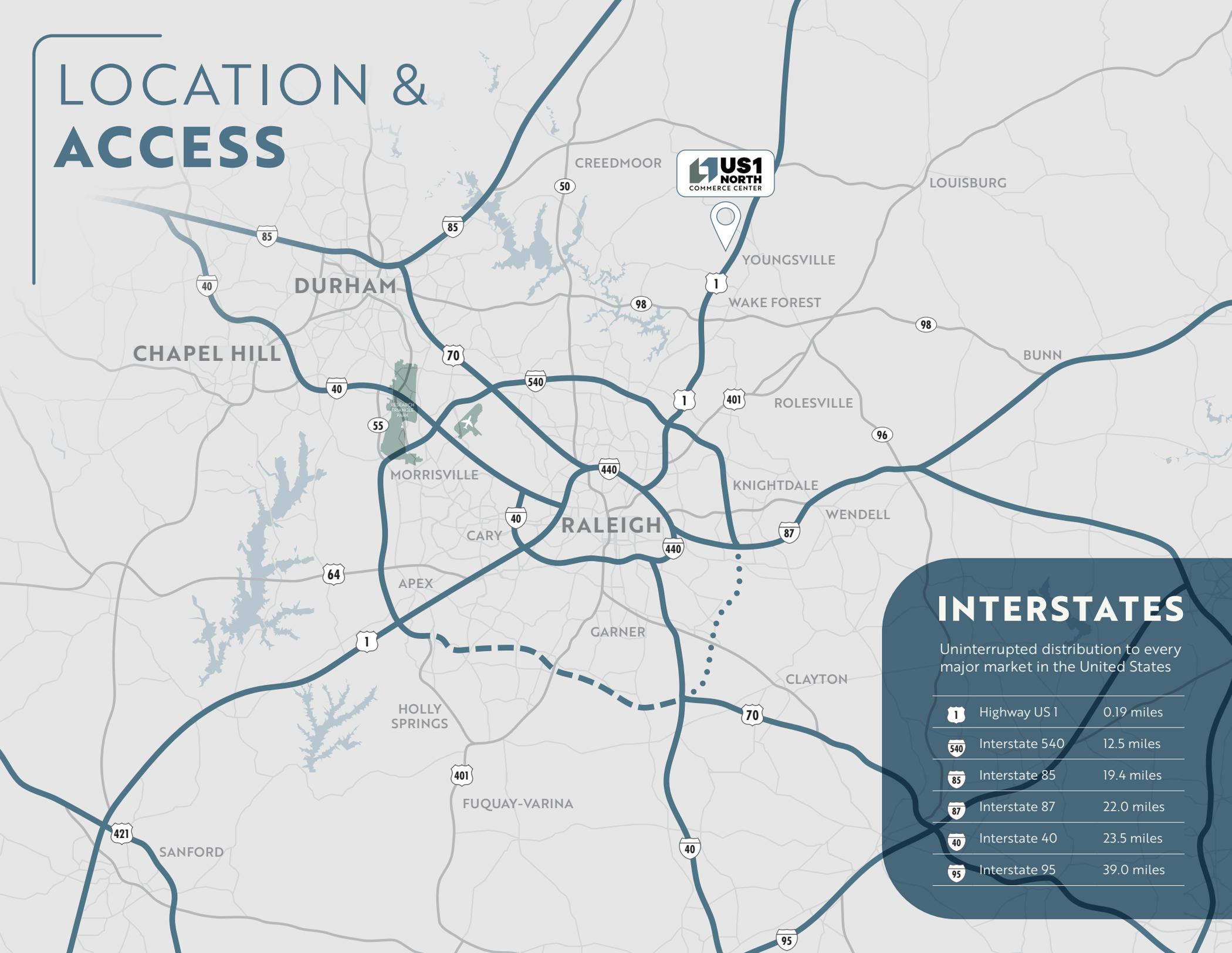
HOLDEN ROAD

YOUNGVILLE
ELEMENTARY SCHOOL

JACKSON ROAD

PURNELL ROAD

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

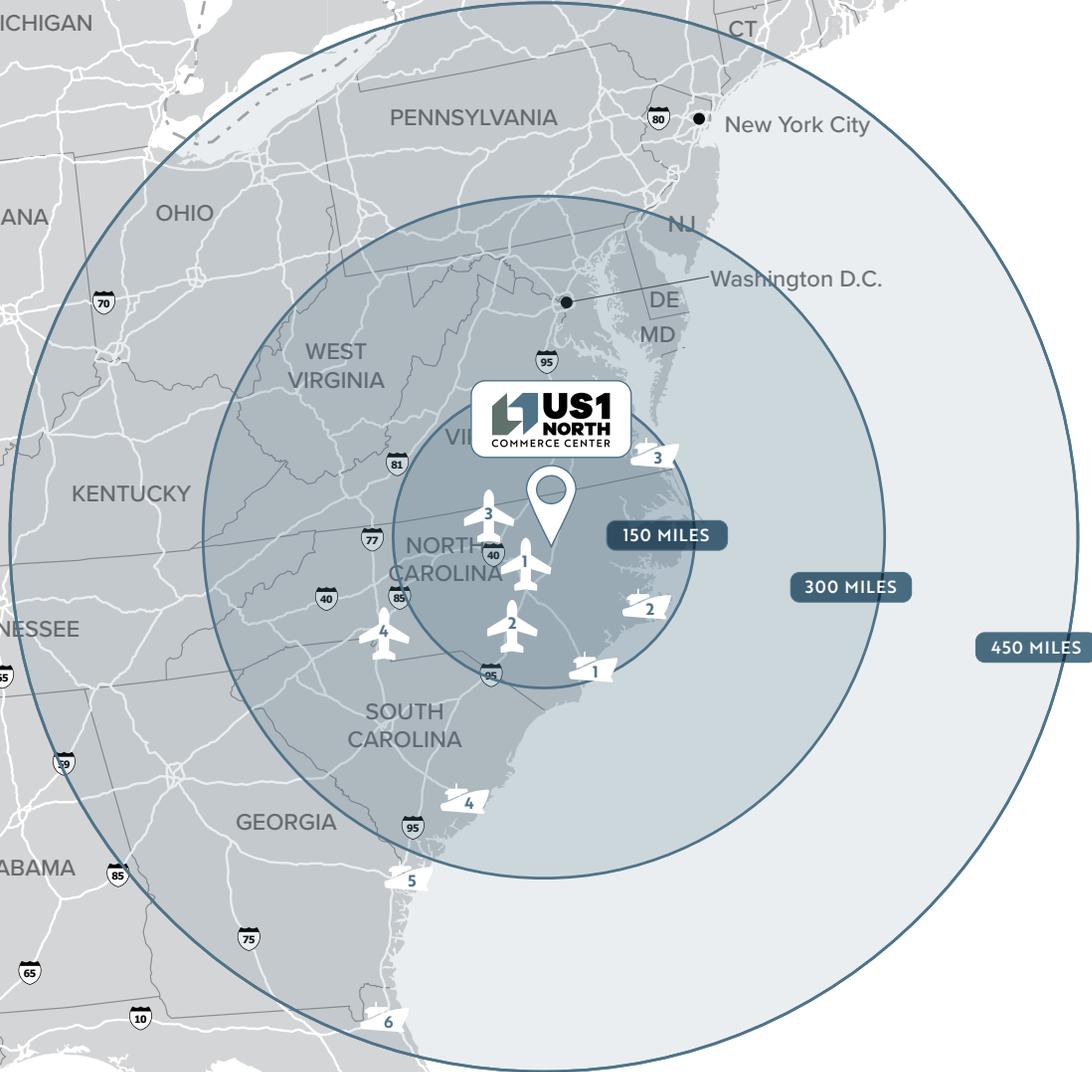


- 1 Raleigh-Durham International 27 miles
- 2 Fayetteville Regional 90 miles
- 3 Piedmont Triad International 94 miles
- 4 Charlotte Douglas International 174 miles

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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