

# US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 98,221 SF AVAILABLE (DIVISIBLE)

UNDER CONSTRUCTION



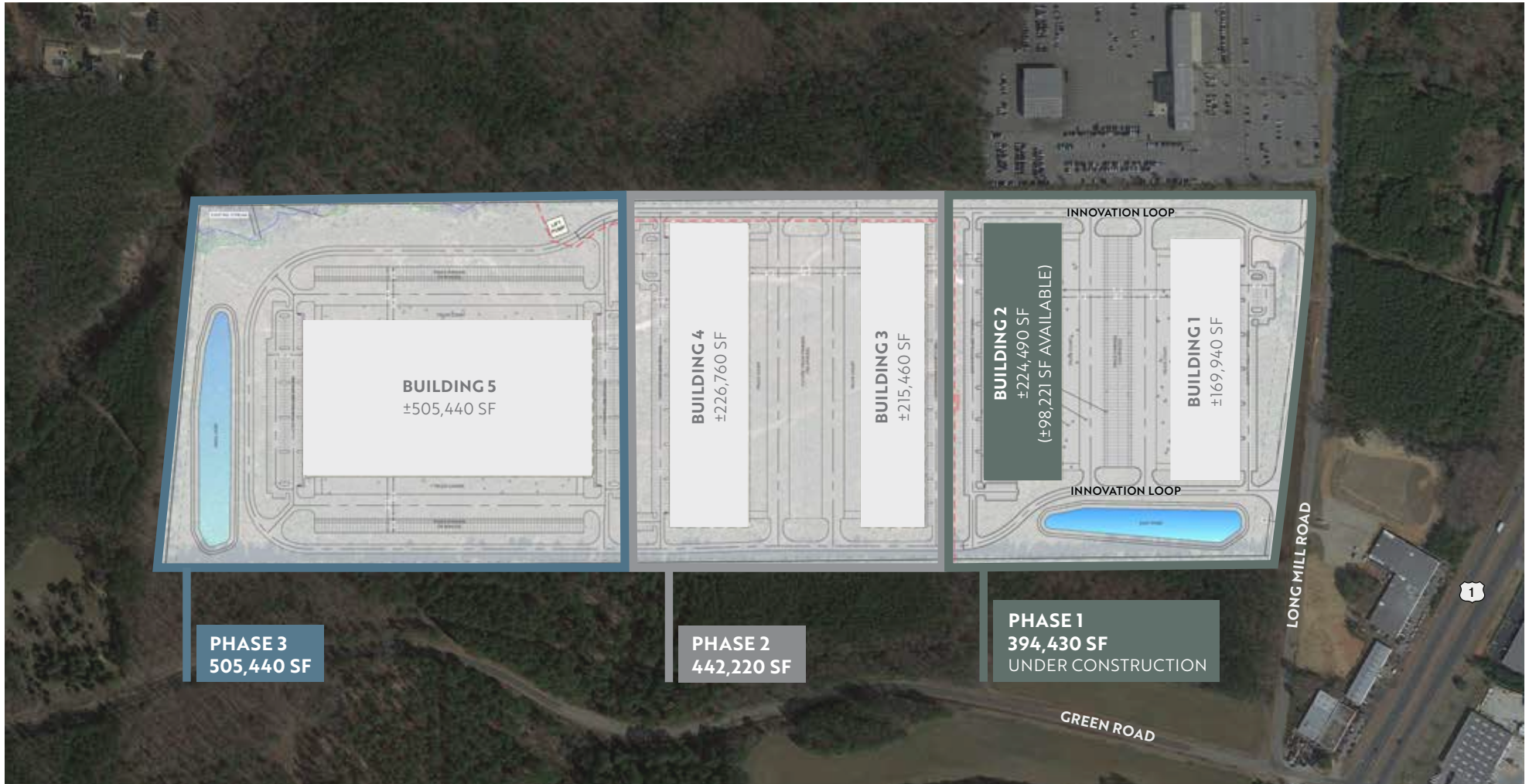
## BUILDING 2

2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596





# SITE PLAN OPTION 1



**ALEXIS LAMBETH**

Partner, Industrial Services  
(919) 524.3593  
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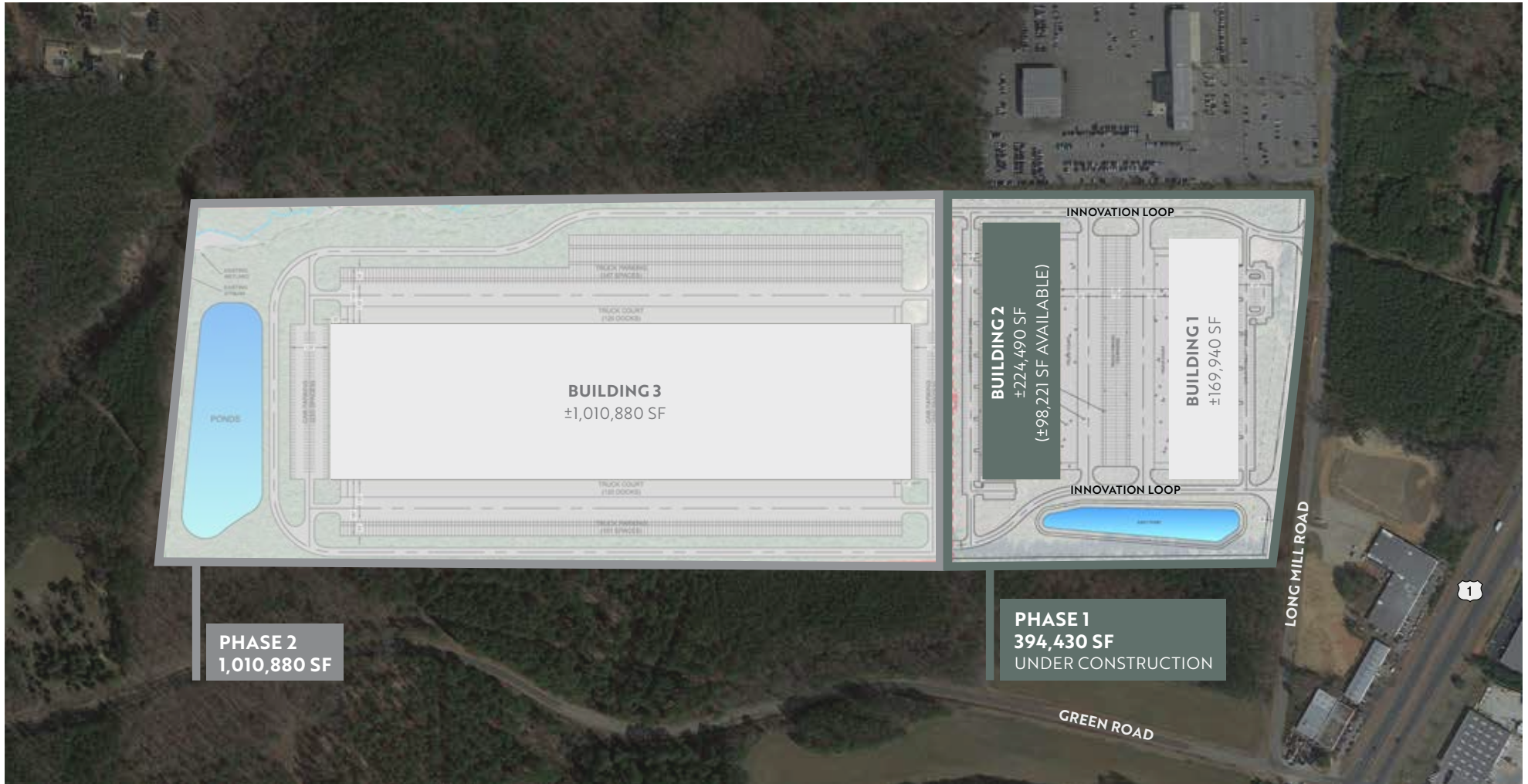
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**PROPERTY WEBSITE**



# SITE PLAN OPTION 2



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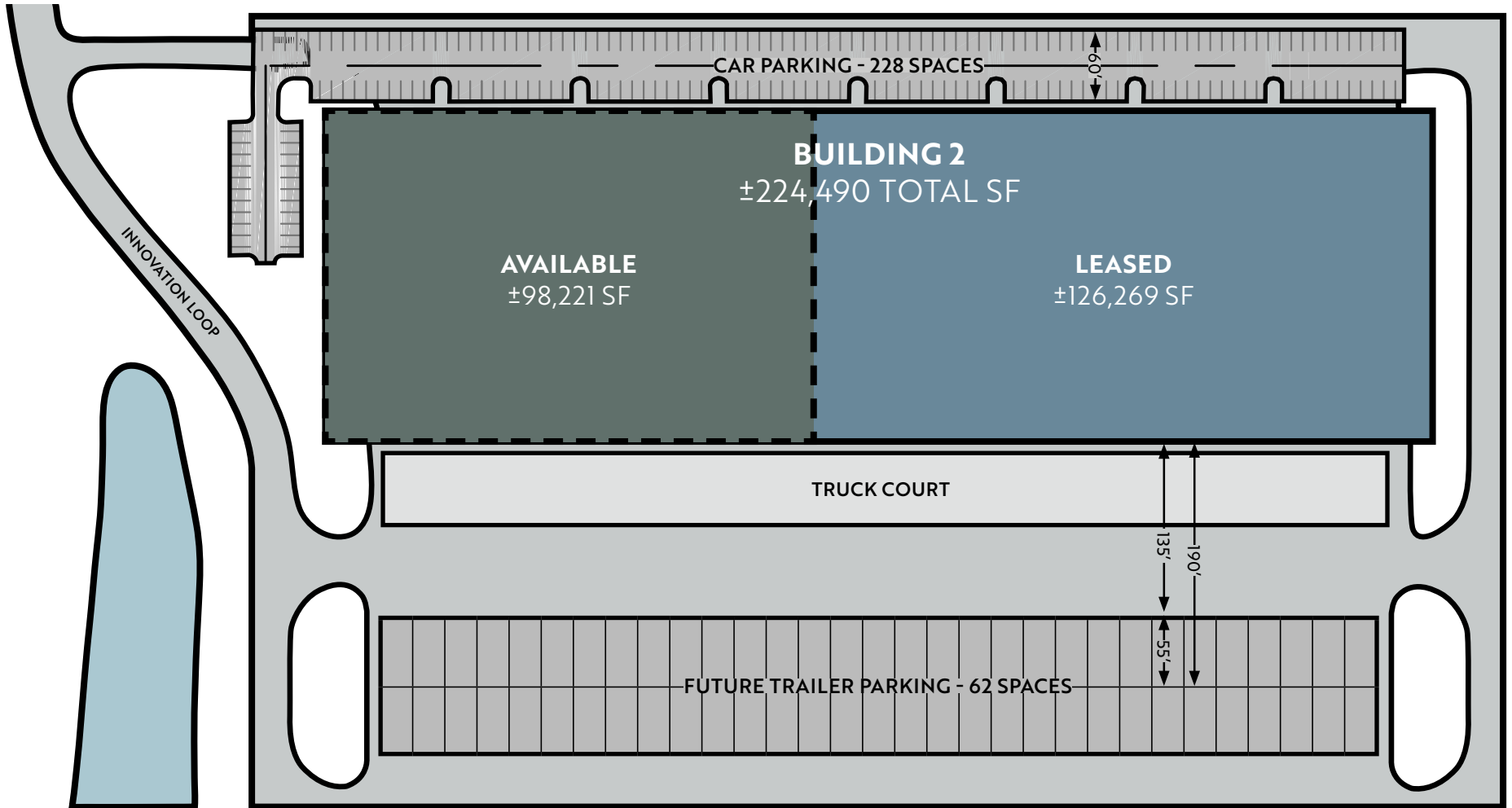
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# BUILDING 2

## SITE PLAN



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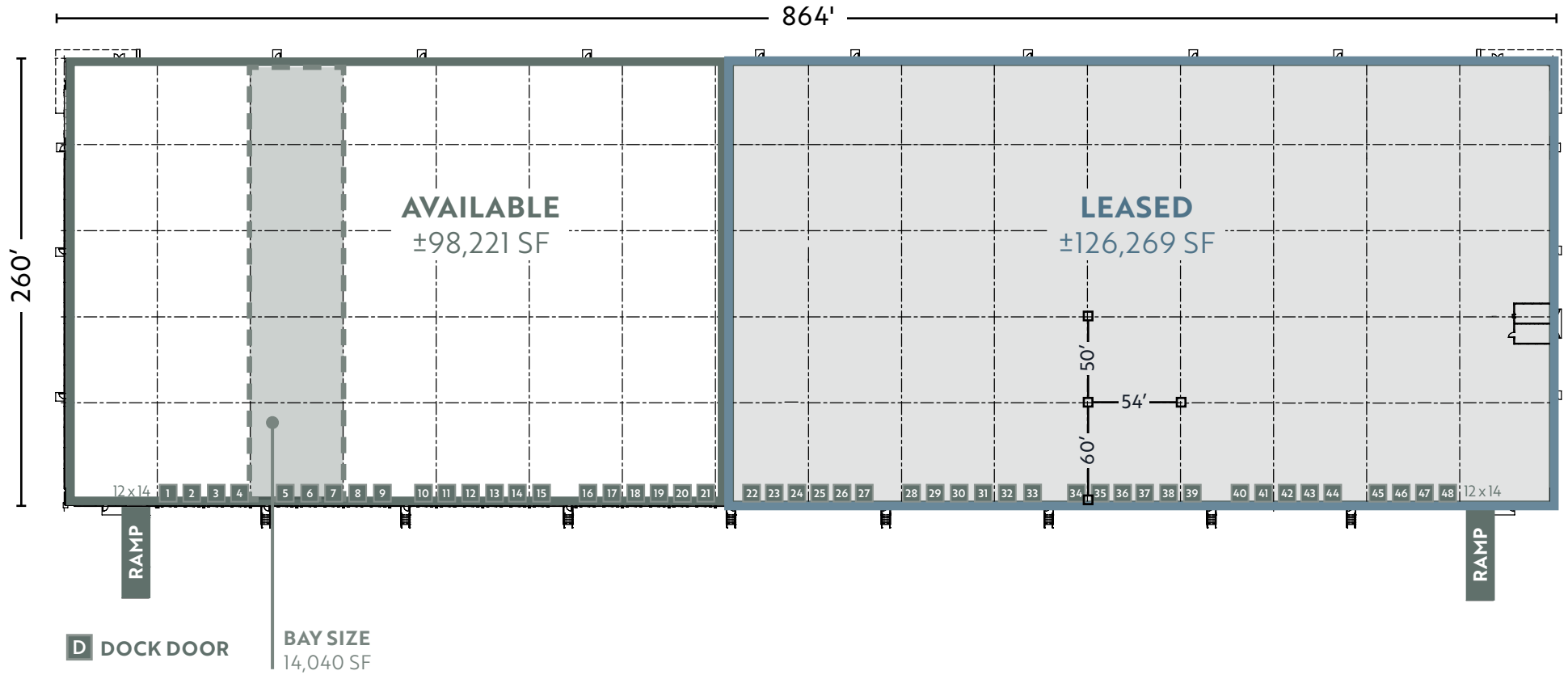
[PROPERTY WEBSITE](#)

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# BUILDING 2 FLOOR PLAN

±98,221 SF AVAILABLE (DIVISIBLE)



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FOUNDRY  
COMMERCIAL

PROPERTY WEBSITE

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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	48 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors
DATE AVAILABLE	Q1 2024	PAVED PARKING	228
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) <a href="#">ZONING INFO</a>	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	±98,221 SF (Divisible)	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

YOUNGVILLE  
ELEMENTARY SCHOOL

WAKE  
PREPARATORY  
ACADEMY

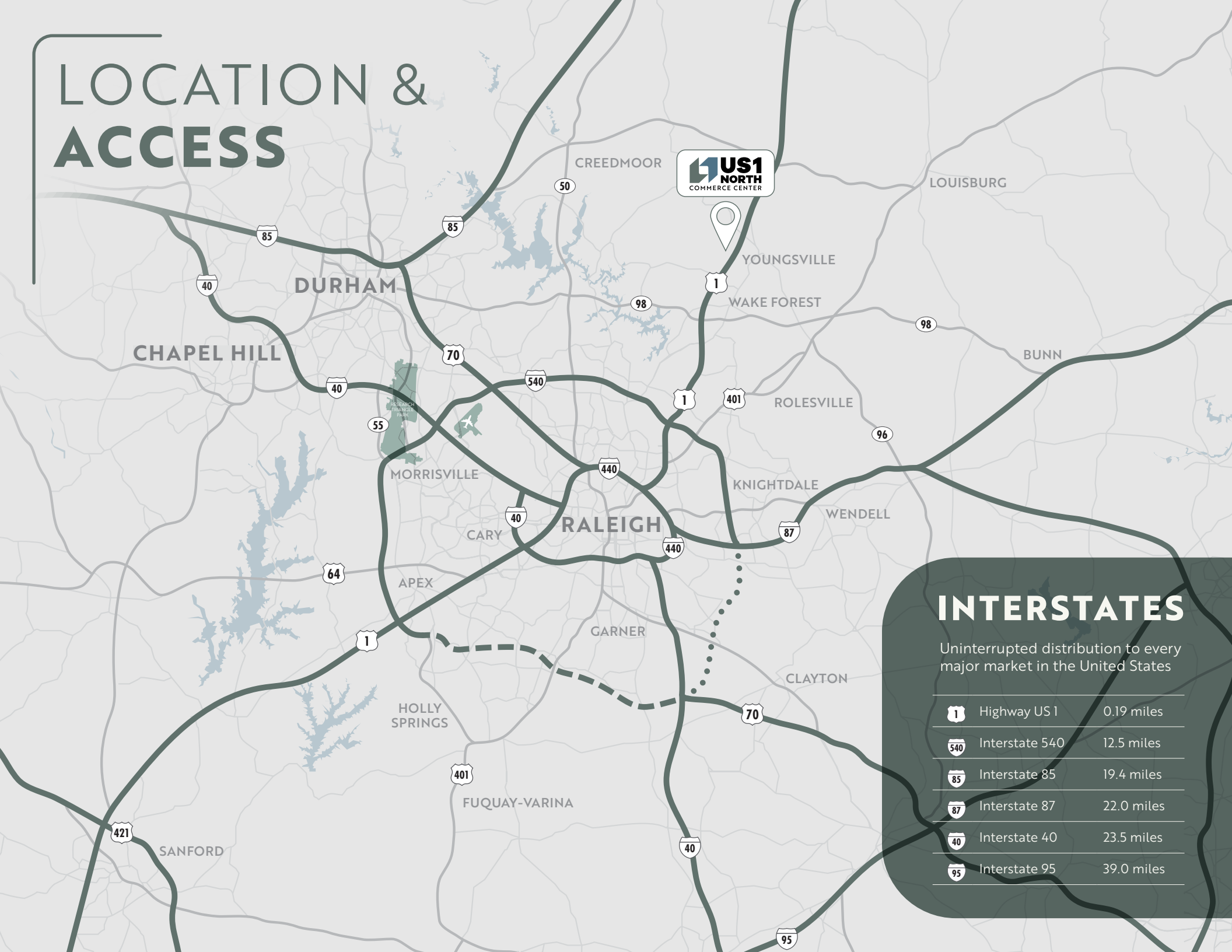
## AREA EMPLOYERS



HOLDEN ROAD  
SID MITCHELL ROAD  
GREEN ROAD  
LONG MILL ROAD  
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

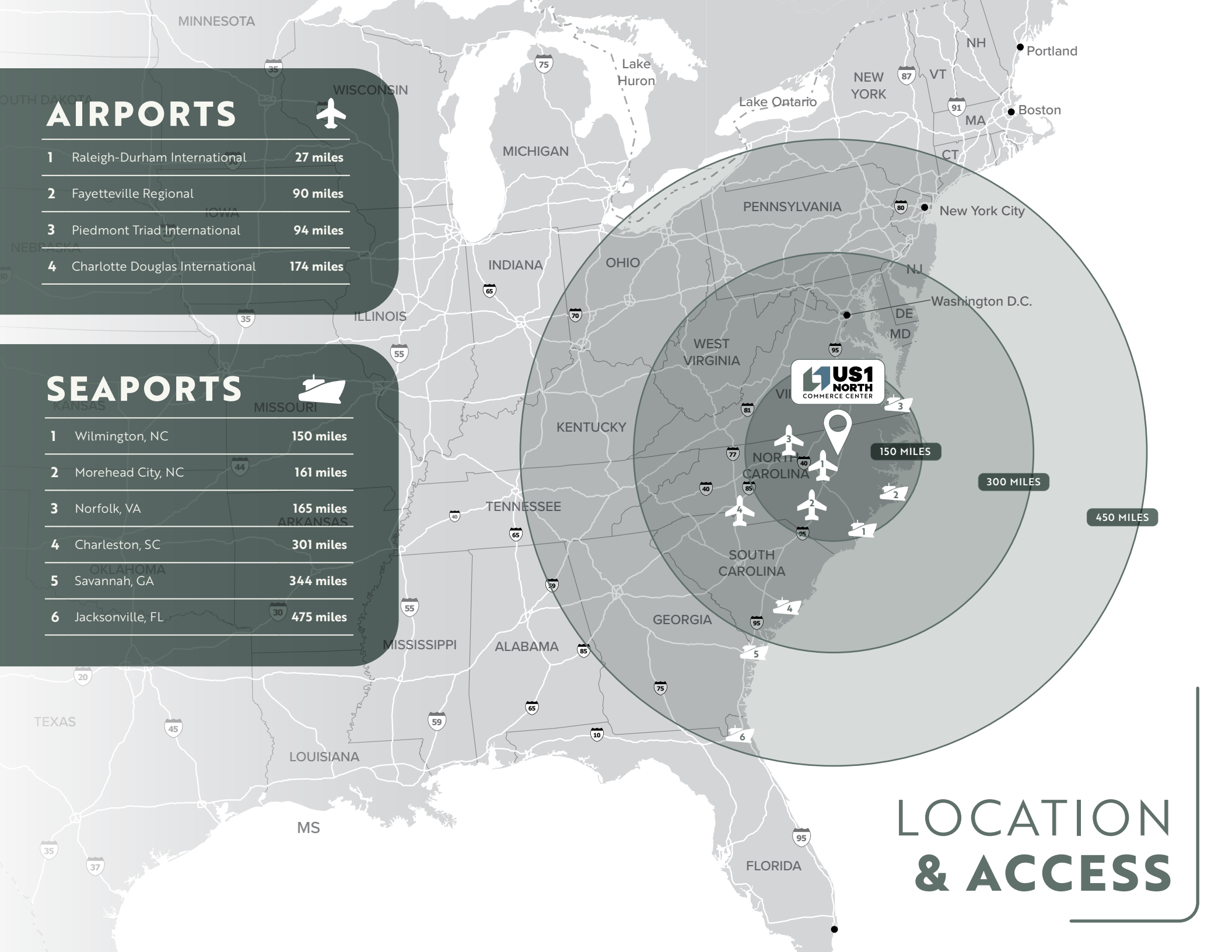


- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 27 miles  |
| 2 | Fayetteville Regional           | 90 miles  |
| 3 | Piedmont Triad International    | 94 miles  |
| 4 | Charlotte Douglas International |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



150 MILES

300 MILES

450 MILES

# LOCATION & ACCESS

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