

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 42,213 SF AVAILABLE

DELIVERED

BUILDING 200

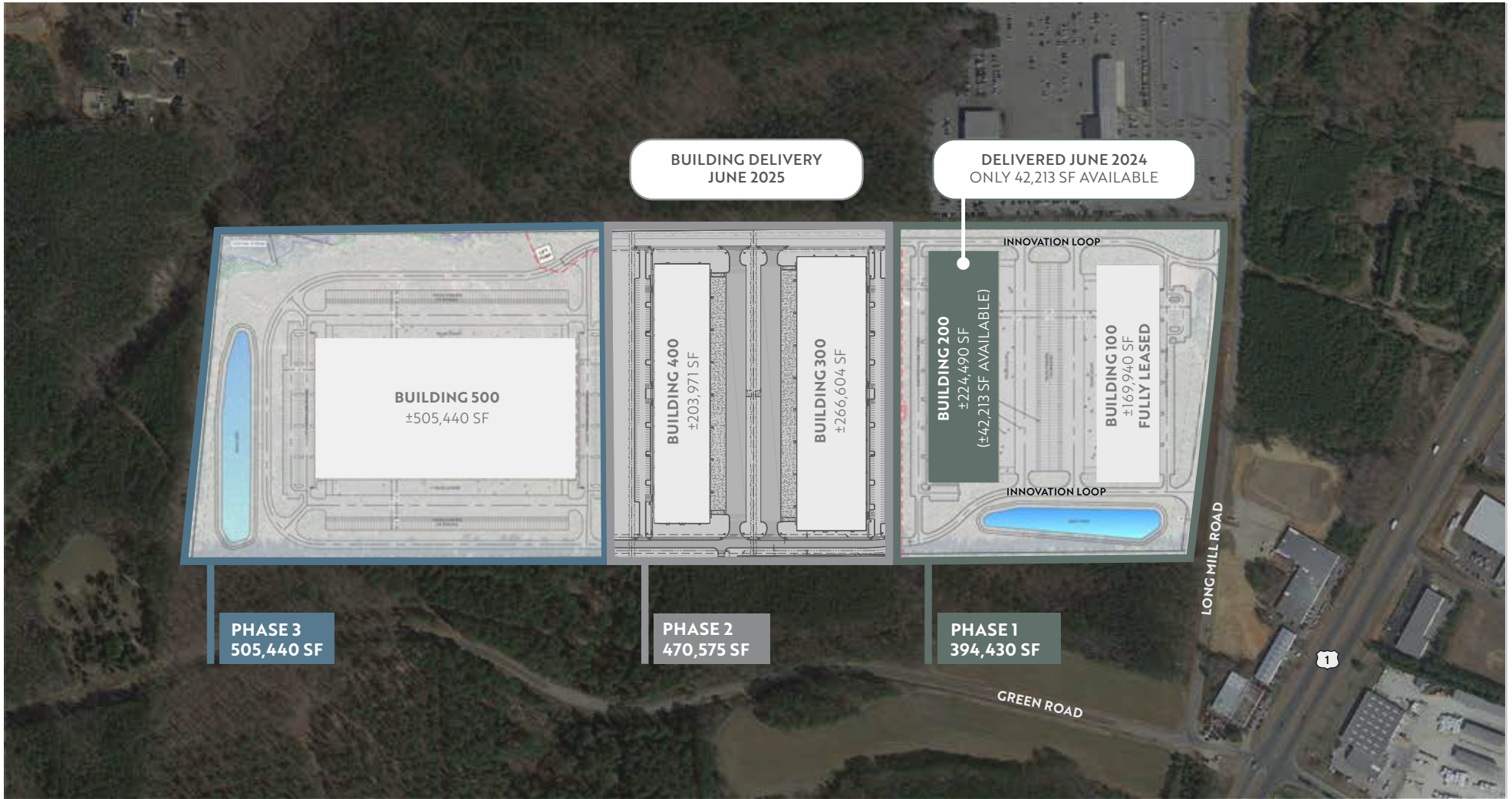
2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596

Summit
Real Estate Group

FOUNDRY
COMMERCIAL



BUILDING 200 SITE PLAN



ALEXIS LAMBETH

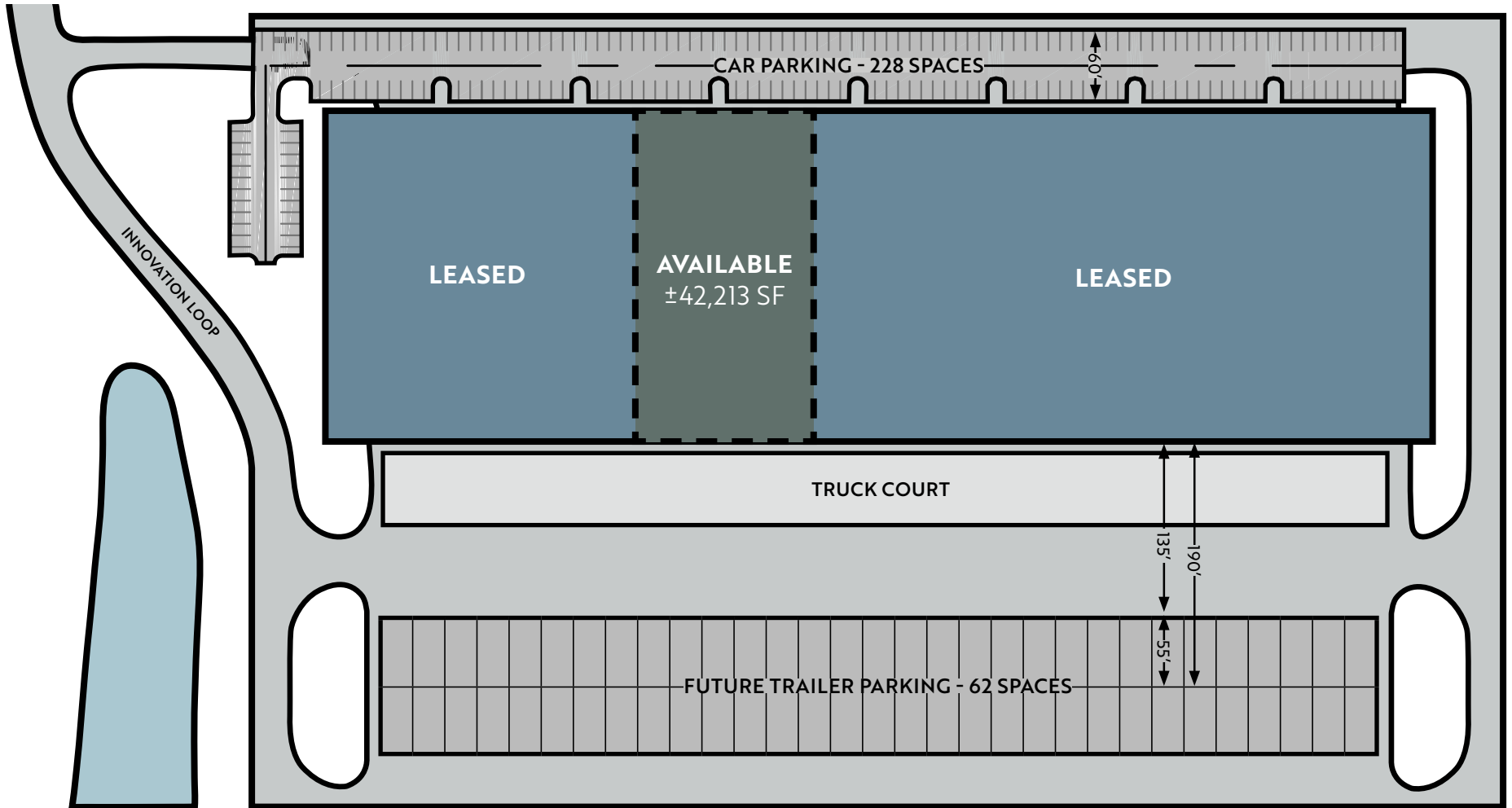
Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 200 SITE PLAN

±224,490 TOTAL SF



ALEXIS LAMBETH

Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com



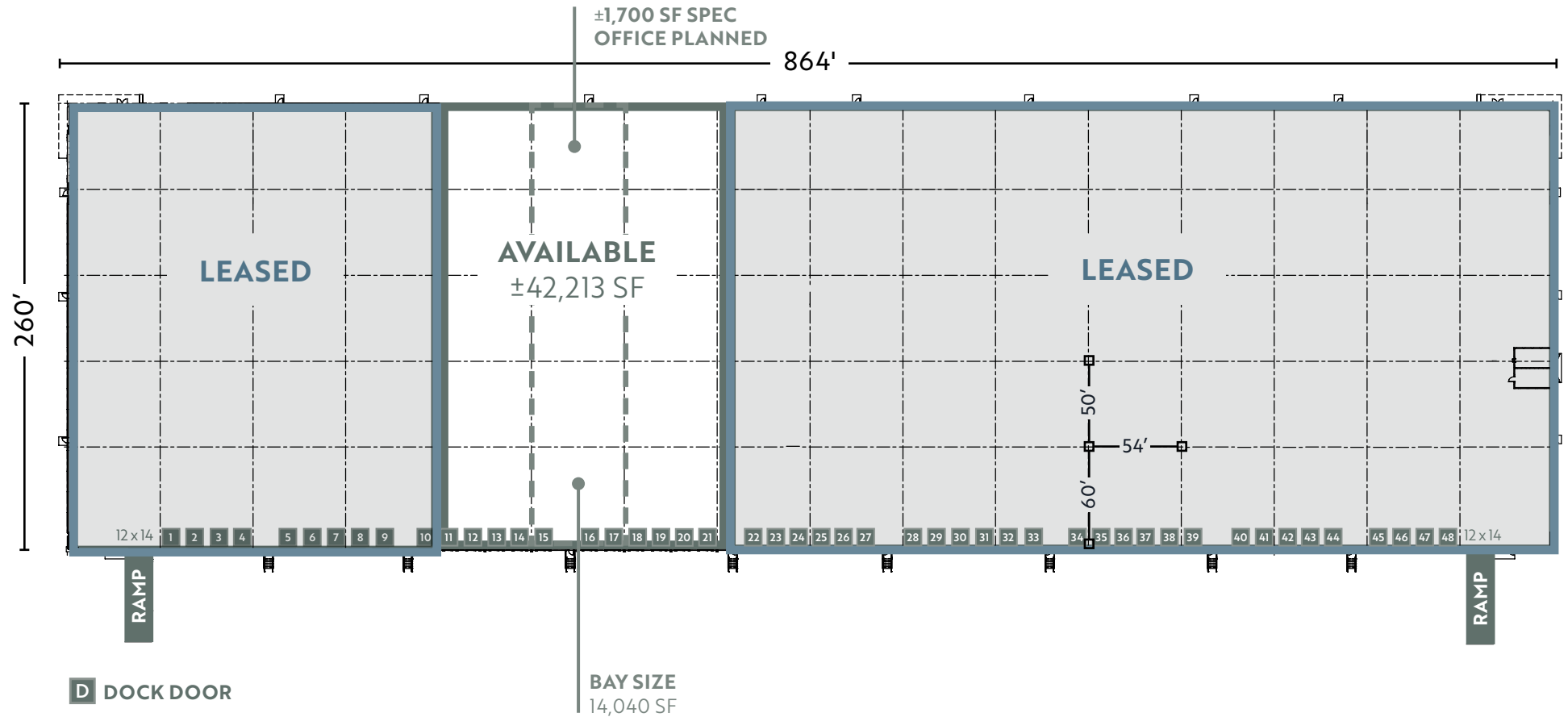
PROPERTY WEBSITE

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 200 FLOOR PLAN

±42,213 SF AVAILABLE



ALEXIS LAMBETH

Partner, Industrial Services
(919) 524.3593
alexis.lambeth@foundrycommercial.com



PROPERTY WEBSITE

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 200

FEATURES

BUILDING NAME	US-1 North - Building 200	CEILING HEIGHT	32' after speed bay
ADDRESS	2415 Innovation Loop Youngsville, NC 27596	COLUMN SPACING	54'x50' with 60' speed bay
COUNTY	Franklin	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
DATE AVAILABLE	Now	LOADING	11 (9'x10') manual dock doors with bumpers
LEASE RATE	Call for pricing	PAVED PARKING	Up to 42
TICAM	TBD	TRAILER PARKING/OUTSIDE STORAGE	Available
NCPIN:	1843-63-0059	TRUCK COURT DEPTH	135' expandable to 190'
ZONING	General Business (GB) ZONING INFO	LIGHTING	LED per tenant spec
NO. OF ACRES	±22.83 acres	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
BUILDING DIMENSIONS	864' x 260'	ELECTRICAL PROVIDER	Duke Energy Progress
PARK TOTAL SF	±1,342,000 SF	NATURAL GAS SERVICE PROVIDER	Dominion Energy
AVAILABLE SF	±42,213 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
OFFICE	±1,700 SF spec space planned	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		

AREA AMENITIES

US1N1RTH
COMMERCE CENTER

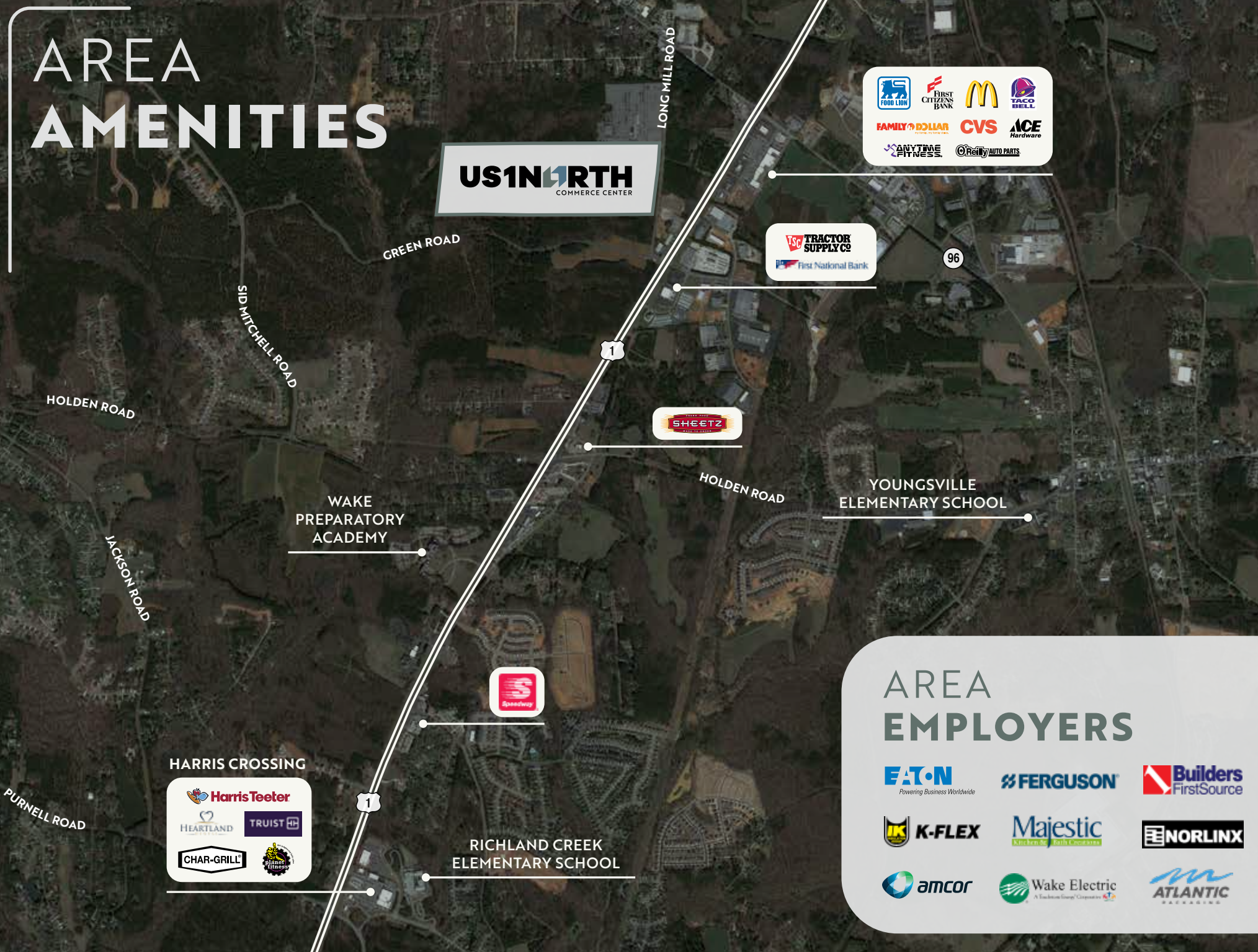


RICHLAND CREEK
ELEMENTARY SCHOOL

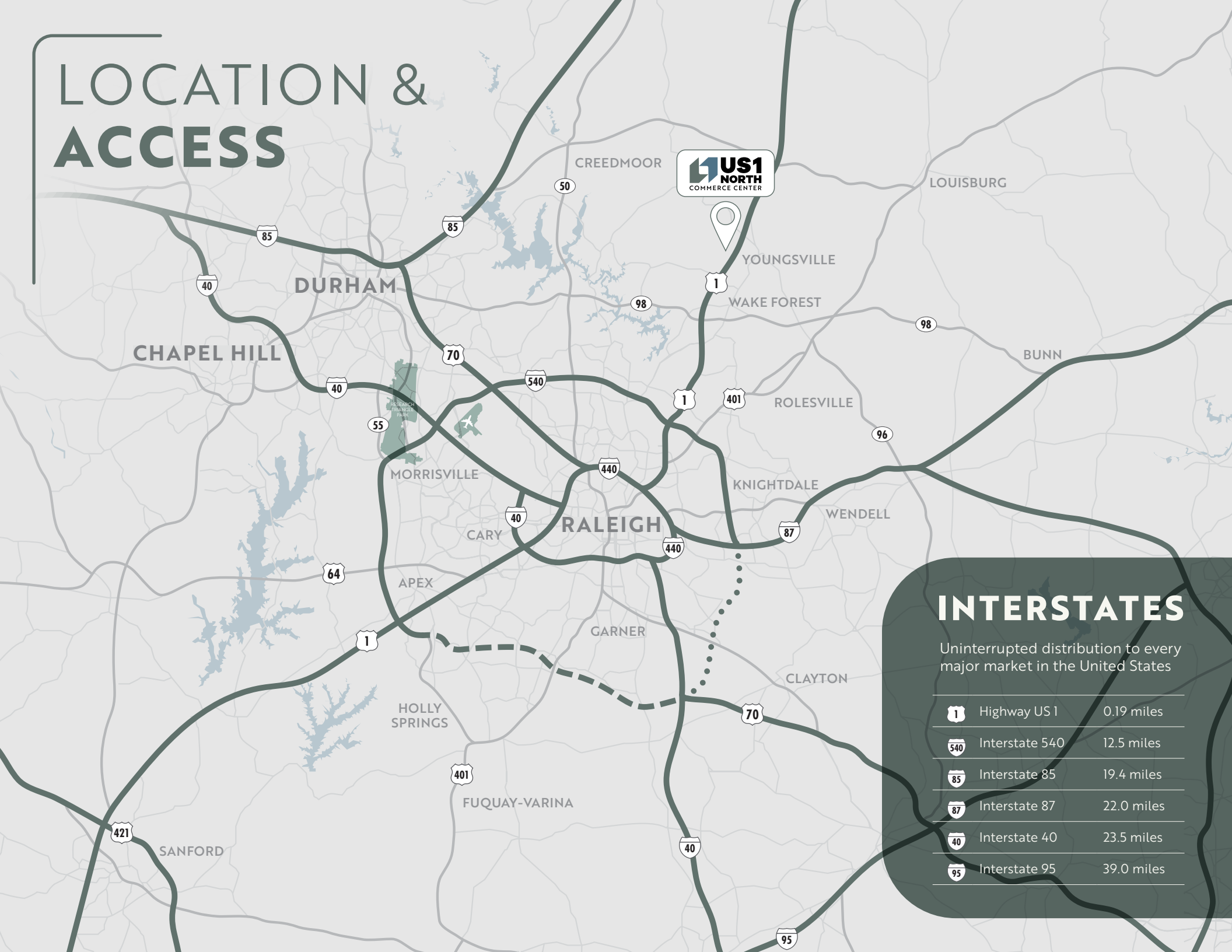
WAKE
PREPARATORY
ACADEMY

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

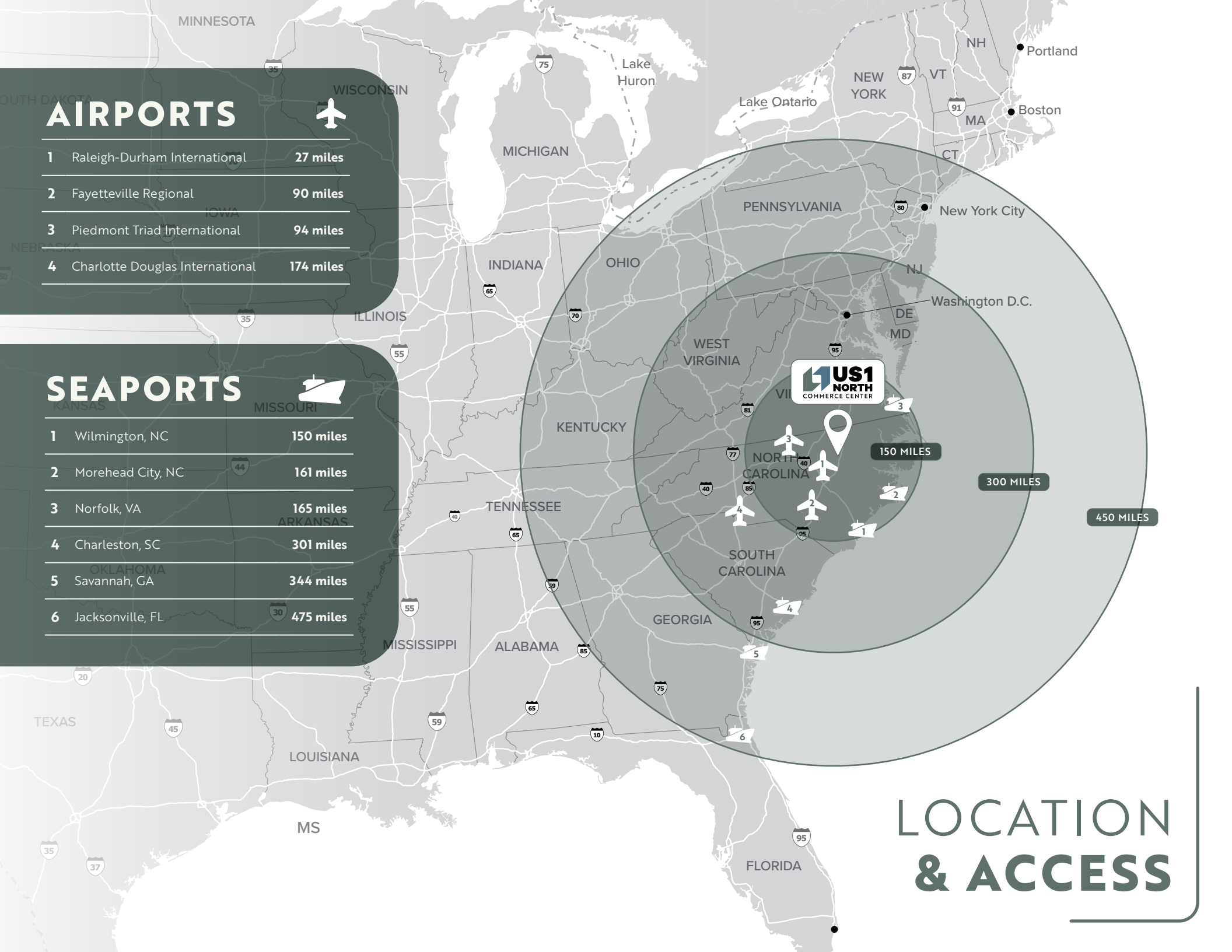


- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

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 |



LOCATION & ACCESS

ALEXIS LAMBETH

Partner, Industrial Services
alexis.lambeth@foundrycommercial.com
(919) 524.3593

