



50, 60, 70 MOSSWOOD BLVD, YOUNGSVILLE, NC 27596

# MOSSWOOD FLEX CENTER

3,000 - 9,600 SF FLEX SPACE FOR LEASE

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# FLEX SPACE FOR LEASE MOSSWOOD FLEX CENTER

Youngsville, NC 27596

## AVAILABILITY

- » 60 Mosswood - 3,000 - 9,600 SF

## PROPERTY DESCRIPTION

- » Located near the intersection of US 1 Hwy and Mosswood Boulevard
- » Located in the Youngsville Commerce Center in southern Franklin County
- » Three buildings offering flexible bay sizes
- » Immediate access to US 1 Hwy and less than two miles from Wake County
- » Buildings 1 & 3 are fully leased

## LOCATION

The property is located in southern Franklin County in the Youngsville Commerce Center, less than two miles from Wake County and immediately adjacent to US 1 Hwy and close to NC 96 Hwy.



# FLEX SPACE FOR LEASE MOSSWOOD FLEX CENTER

60 Mosswood Blvd., Youngsville, NC 27596

## BUILDING TWO

Address	60 Mosswood Blvd Youngsville, NC 27596
Building Size	12,000 SF
Space Available	3,000 - 9,600 SF
Ceiling Height	18' at high eave 14' 6" at low eave
Electric Service	Three phase power
Condition	» Dock and drive-in combinations possible » Large truck court » Tenant improvement allowance available
Lease Rate	\$16.95 SF/yr Modified Gross (including TICAM)

## AVAILABILITY

SUITE 100	3,000 SF - AVAILABLE	1,295 SF office, remaining warehouse, drive in door
SUITE 200	3,000 SF - AVAILABLE	shell space, drive in door
SUITE 300	3,600 SF - AVAILABLE	shell space, dock door

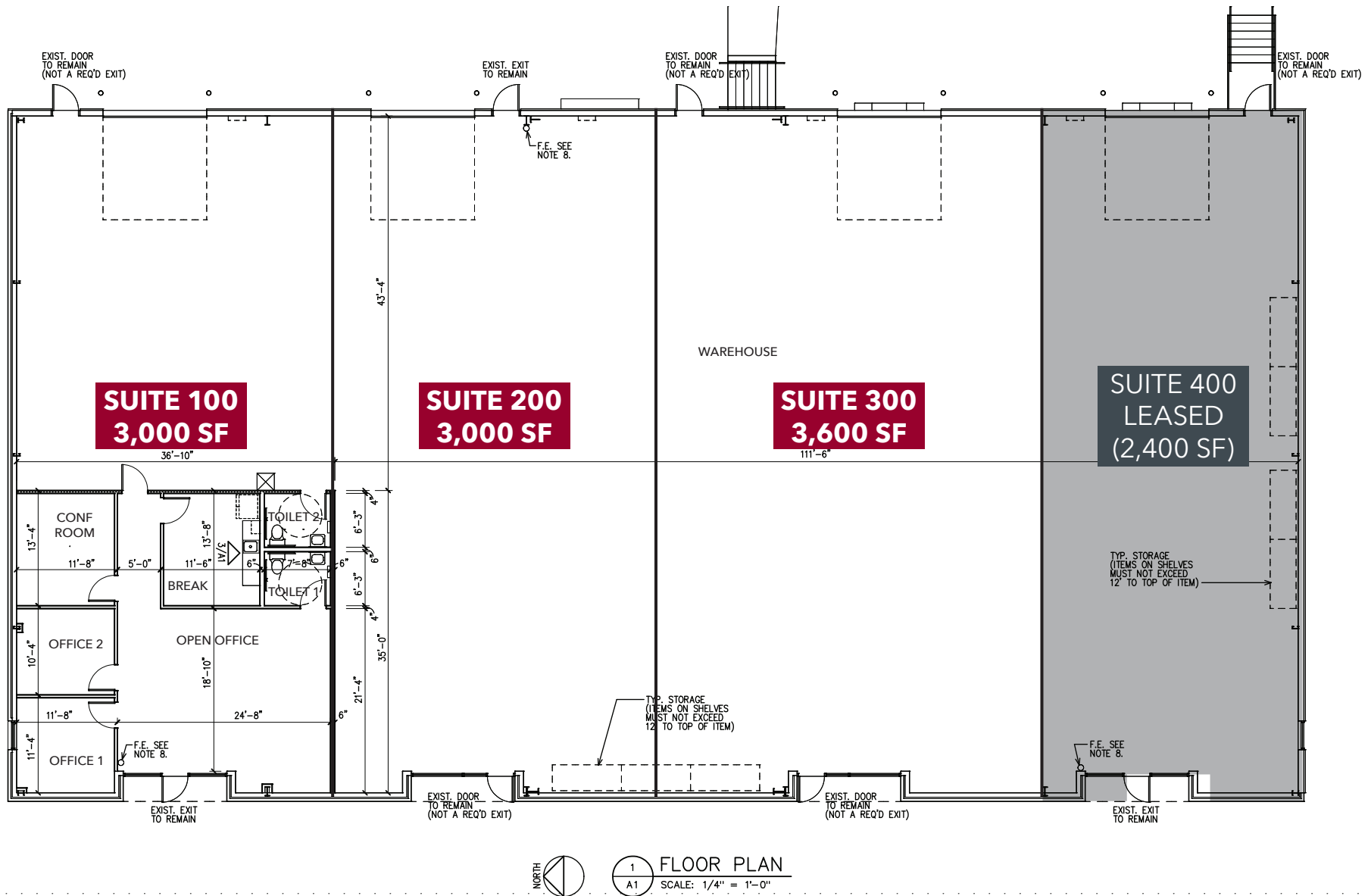




# FLEX SPACE FOR LEASE

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**MOSSWOOD FLEX CENTER**  
Youngsville, NC 27596

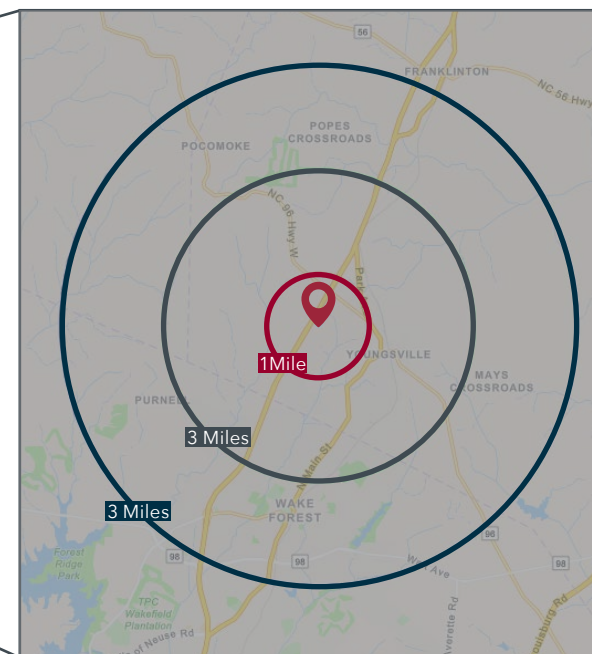


# FLEX SPACE FOR LEASE

## MOSSWOOD FLEX CENTER

Youngsville, NC 27596

	1 MILES	3 MILES	5 MILES
Population (2024)	2,181	23,284	60,933
Median Age	39.0	39.3	39.9
Average Household Income	\$110,963	\$121,930	\$136,619
Average Home Value	\$375,969	\$455,985	\$481,587
Bachelor's Degree or Higher	35.4%	45.7%	48.8%



### DISTANCES

NC 98 Hwy	11 minutes / 6 miles
I-540	20 minutes / 15 miles
RDU Int'l Airport	35 minutes / 27 miles



Presented by:

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