

Summit
Real Estate Group

FOUNDRY
COMMERCIAL

BUILDING 400

2435 INNOVATION LOOP | YOUNGSVILLE, NC 27596



US1NORTH
COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE
± 203,971 SF AVAILABLE (DIVISIBLE)



BUILDING 400



ALEXIS LAMBETH

Principal
(919) 524-3593
alexis.lambeth@foundrycommercial.com

JIM ALLAIRE

Principal
(919) 270-9216
jim.allaire@foundrycommercial.com

MARIA LOMBARDI, MSRE

Senior Associate
(919) 899-5087
maria.lombardi@foundrycommercial.com

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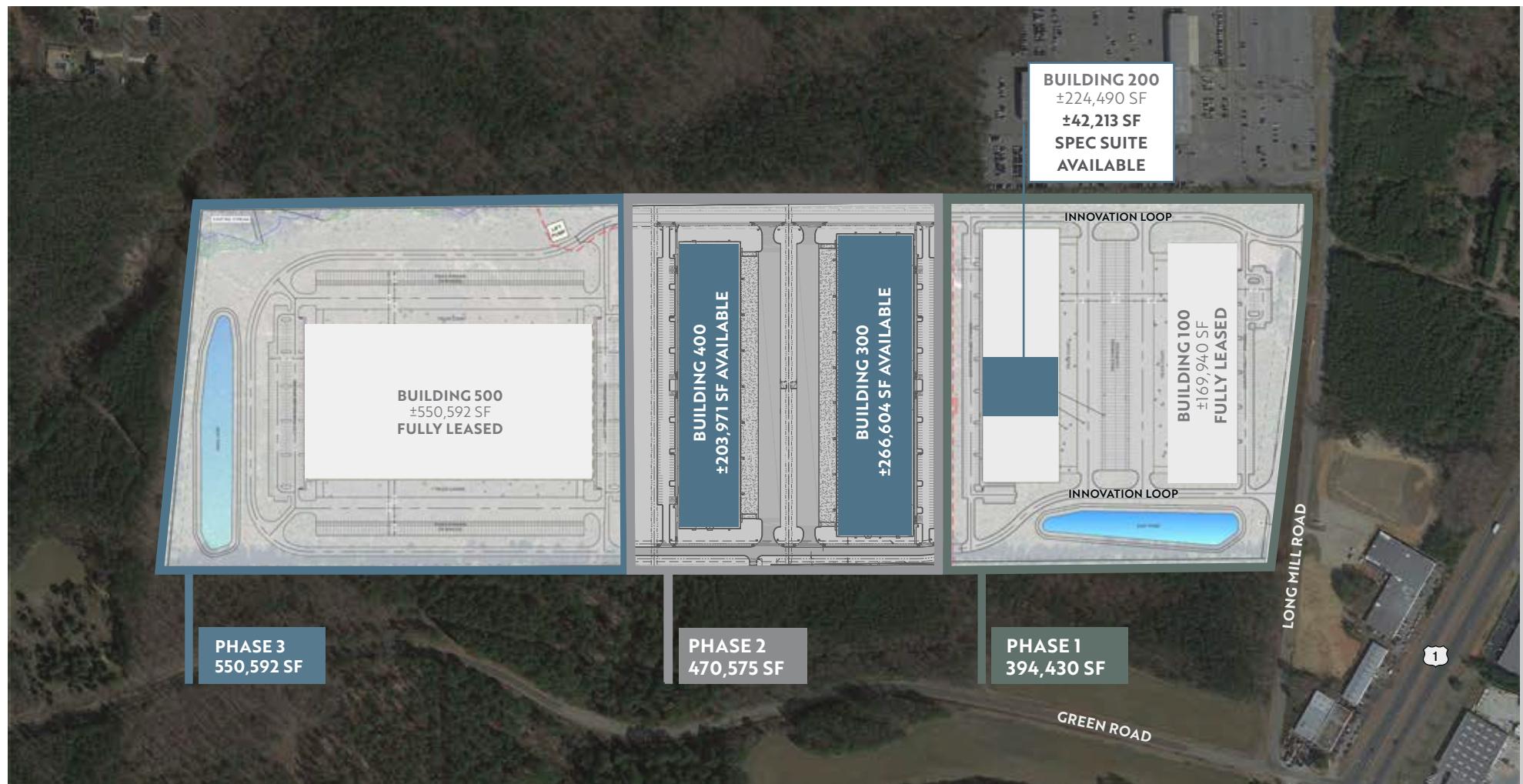
FOUNDRY
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PROPERTY WEBSITE



BUILDING 400

SITE PLAN

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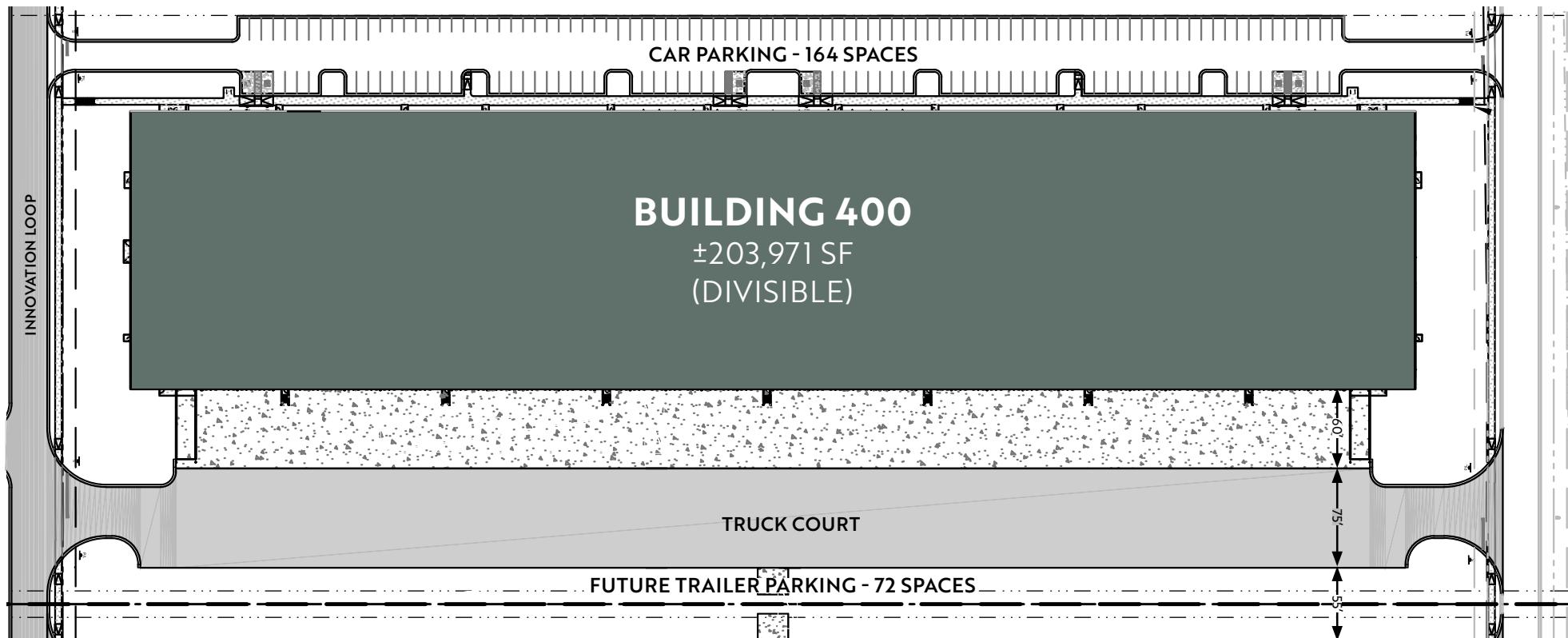
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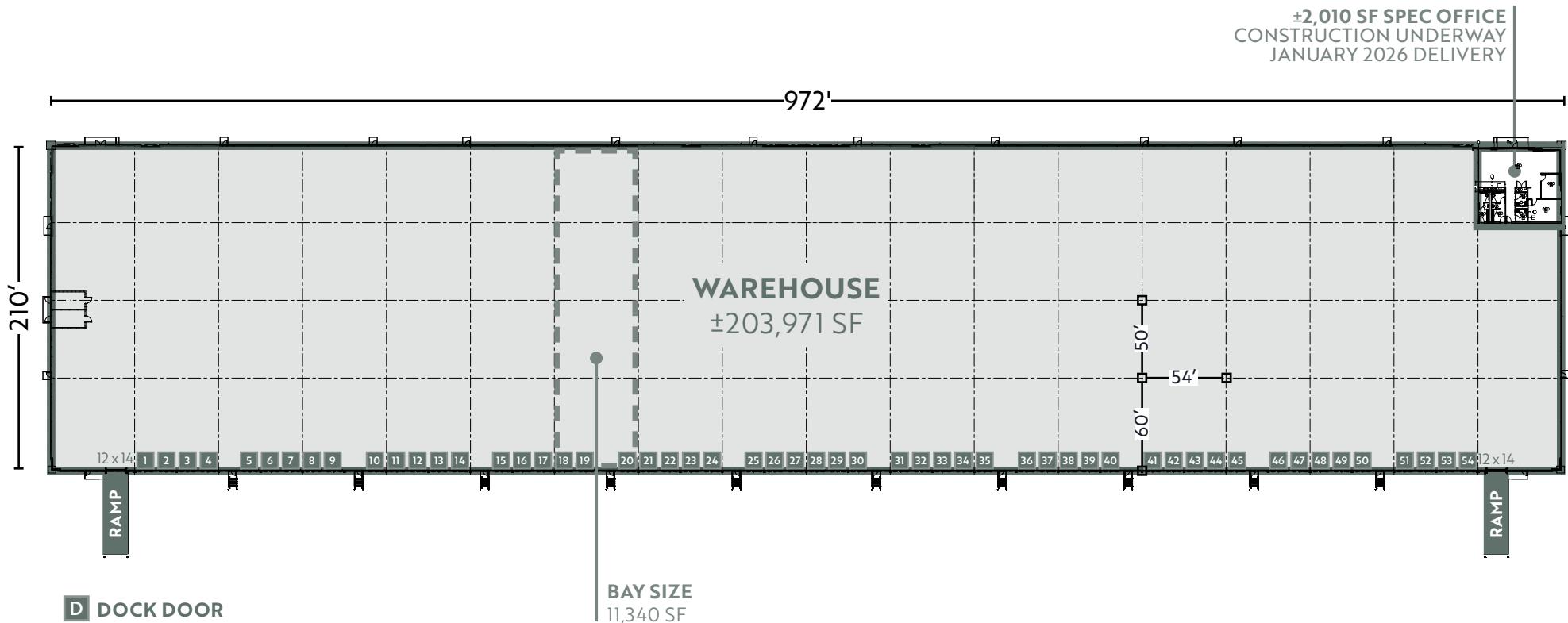
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FLOOR PLAN

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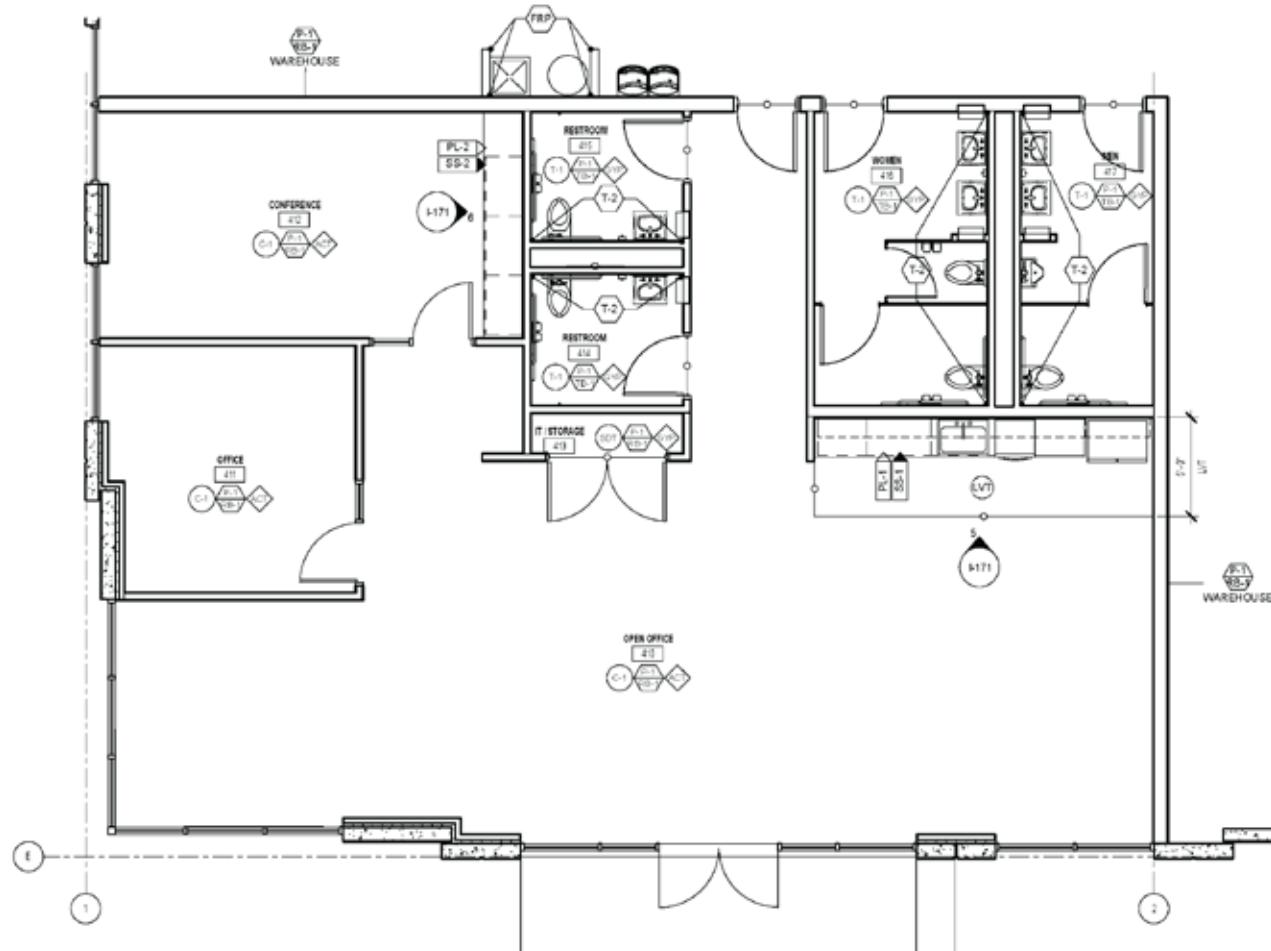
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BUILDING 400

FLOOR PLAN ±2,010 SF SPEC OFFICE



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PROPERTY WEBSITE



BUILDING 400

FEATURES

BUILDING NAME	US-1 North - Building 400
ADDRESS	Innovation Loop Youngsville, NC 27596
COUNTY	Franklin
DATE AVAILABLE	Immediately
LEASE RATE	Call for pricing
TICAM	TBD
NCPIN:	1843-63-0059
ZONING	General Business (GB) ZONING INFO
NO. OF ACRES	±22.83 acres
BUILDING DIMENSIONS	972' x 210'
PARK TOTAL SF	±1,342,000 SF
AVAILABLE SF	±203,971 SF
OFFICE	±2,010 SF
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

LOCAL INCENTIVES

REDUCED OPERATING COSTS

US1 North Commerce Center has the lowest Class A gross rents in the Raleigh-Durham MSA, job-based incentives and good labor.

LOWER REAL ESTATE TAXES

US1 North Commerce Center is an Unincorporated Franklin County, a Tier 2 county which has lower real estate taxes when compared to other Class A options in incorporated areas of Wake County and Durham County.

REAL ESTATE TAX ADVANTAGE	Tax Rate Per \$100 Taxable Value	Taxable Value PSF	Real Estate Taxes PSF	Additional RE Taxes/Yr (100,000 SF Tenant)
Unincorporated Franklin County	0.6047	\$125.00	\$0.76	
Wake County + Average Municipal Rate	0.9368	\$125.00	\$1.17	\$41,513
Durham County + Average Municipal Rate	0.9506	\$125.00	\$1.19	\$43,238

PRE-NEGOTIATED JOB-BASED INCENTIVES

US1 North Commerce Center has pre-negotiated job-based incentives which can be passed through to job creating tenants (new jobs to Franklin County)

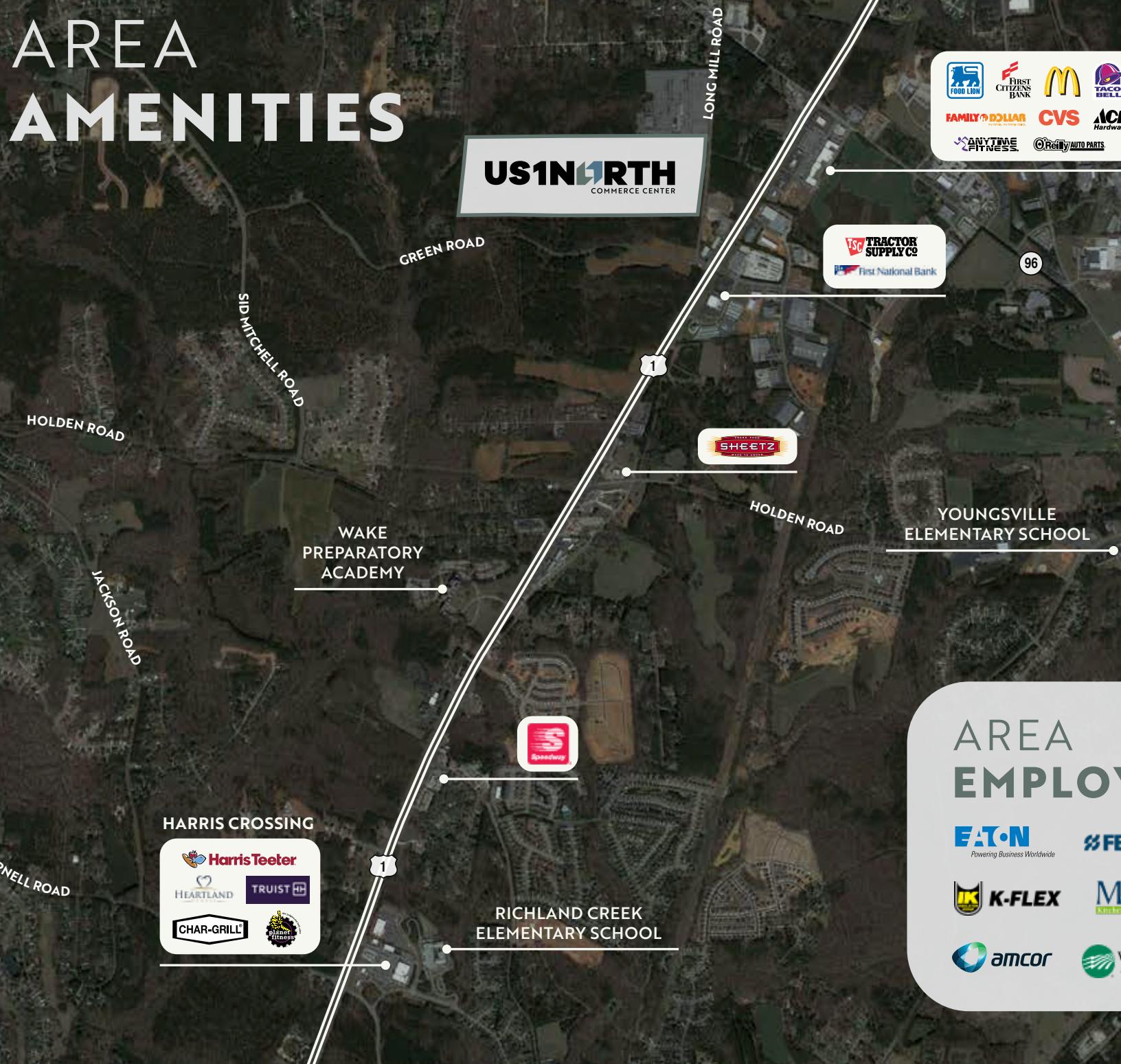
Up to \$8,827 per new job to Franklin County paid out over two years

EXAMPLE JOB BASED INCENTIVES

PHASE II - JOB	TENANT SIZE	
	50,000 SF	100,000 SF
New Jobs Created	50	
Incentive Per Job	\$7,364.86	
Total Incentive (Paid out over 4 years)	\$368,243.17	\$7.36/SF \$3.68/SF
Annual Payout	\$92,060.79	\$1.84/SF \$0.92/SF

AREA AMENITIES

US1NORTH COMMERCE CENTER



AREA EMPLOYERS



EATON
Powering Business Worldwide



FERGUSON



Builders
FirstSource



K-FLEX



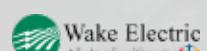
Majestic
Kitchen Bath Centers



NORLNX



amcor

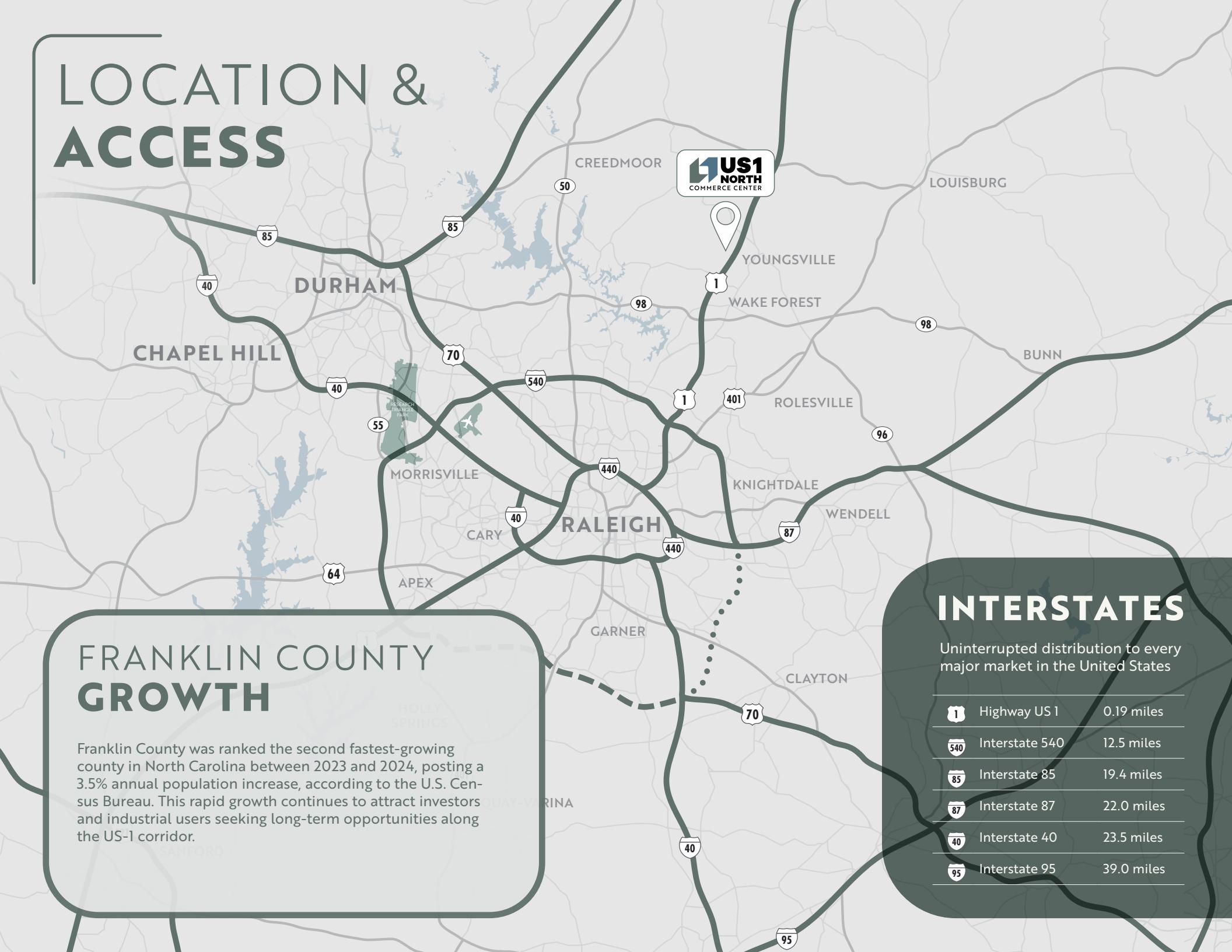


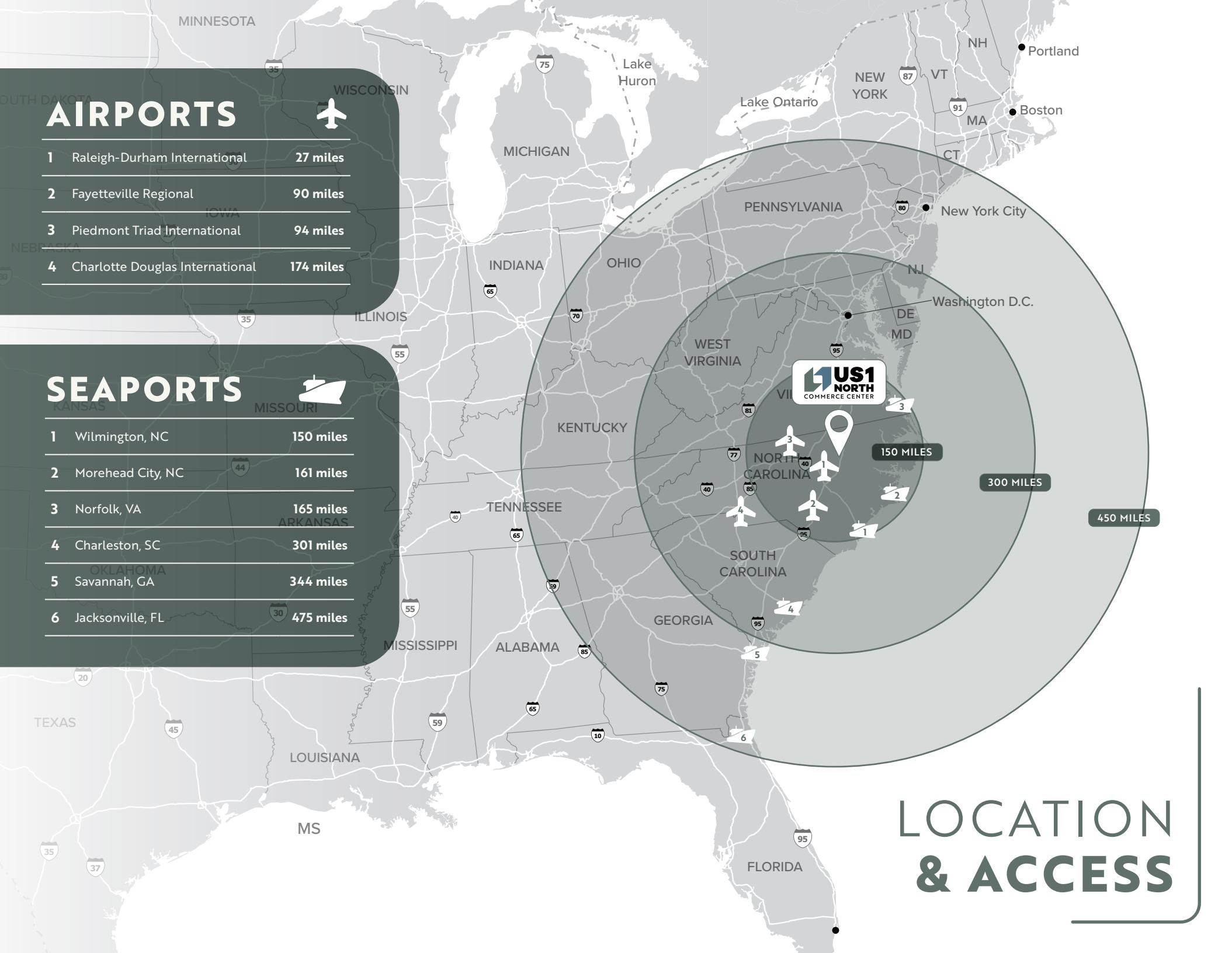
Wake Electric
A Tennessee Energy Company



ATLANTIC
PACKAGING

LOCATION & ACCESS





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