

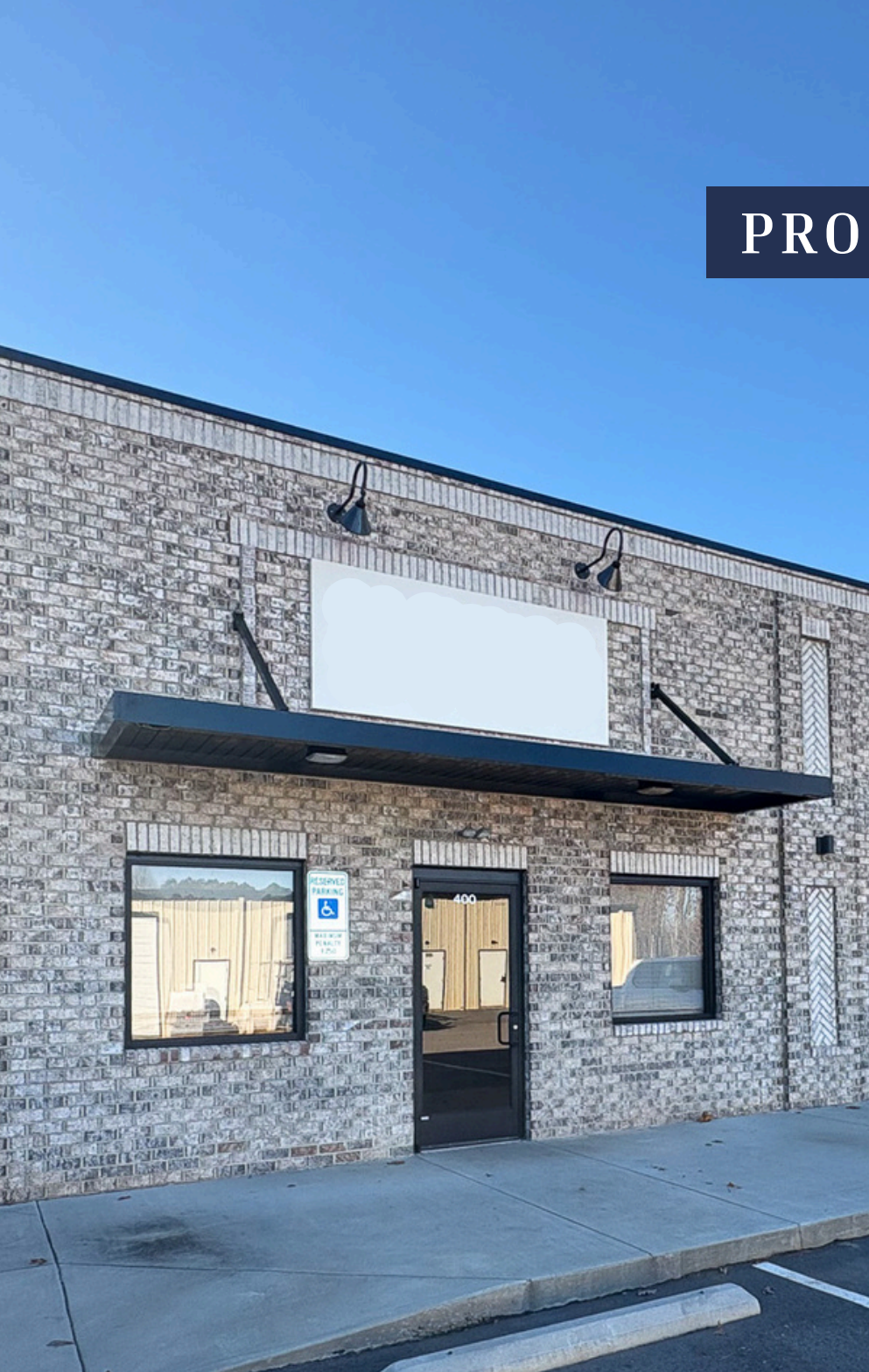
397 Park Ave

Youngsville, NC 27596

FLEX INDUSTRIAL FOR LEASE



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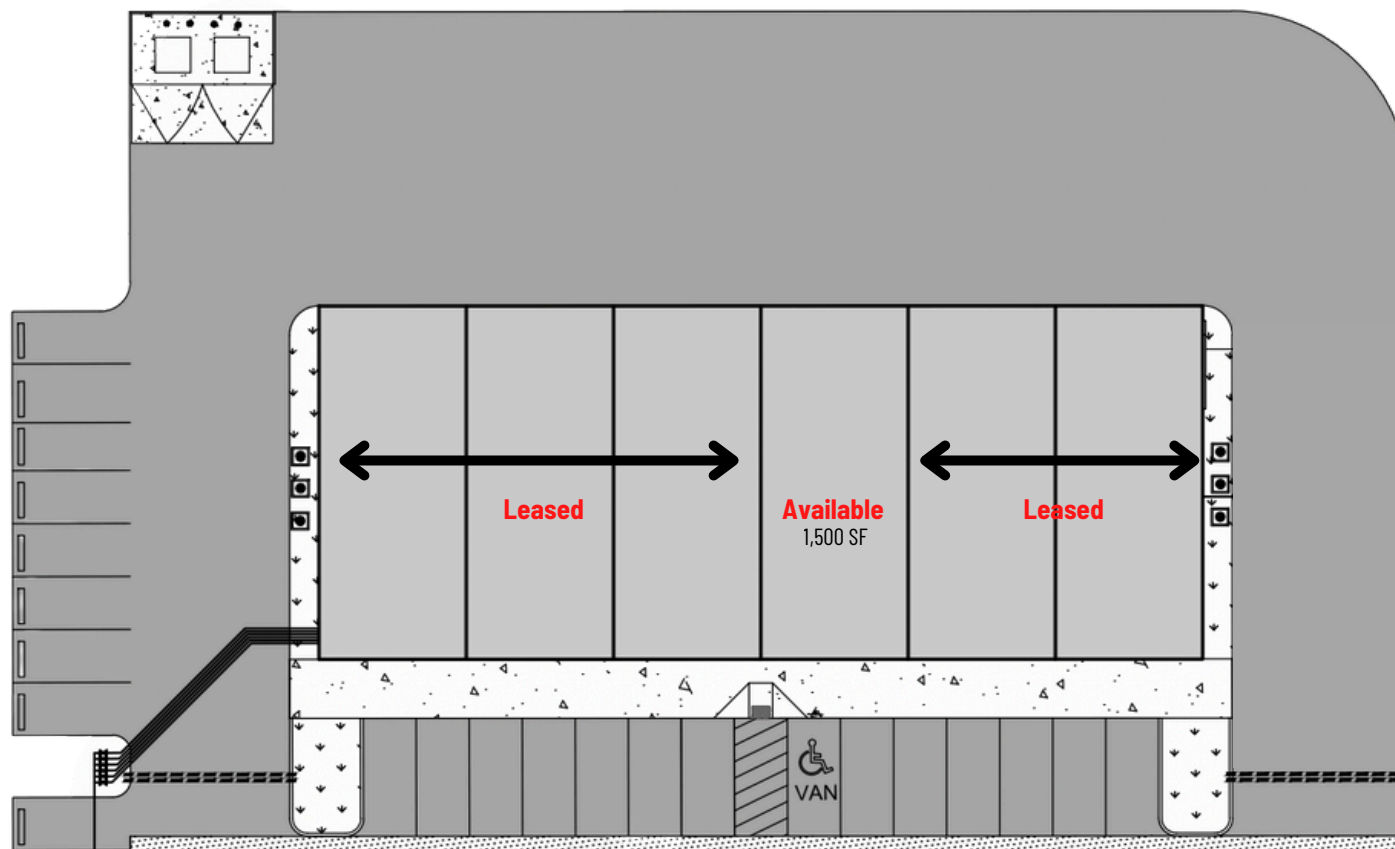
PROPERTY SUMMARY

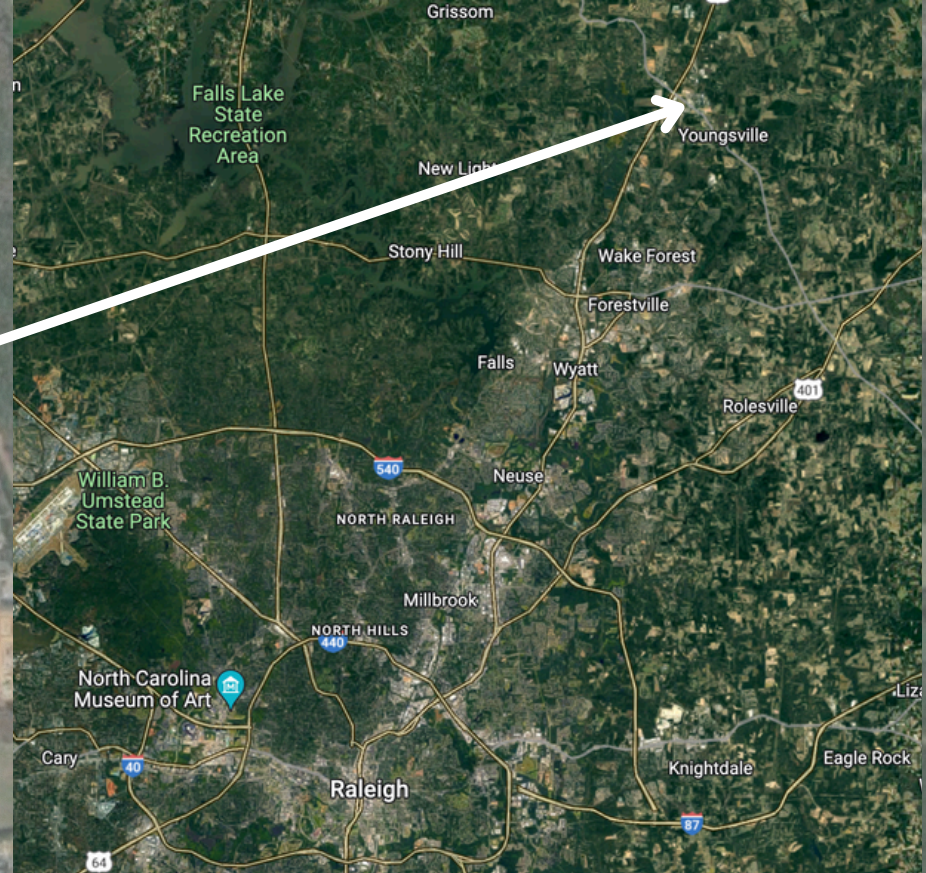
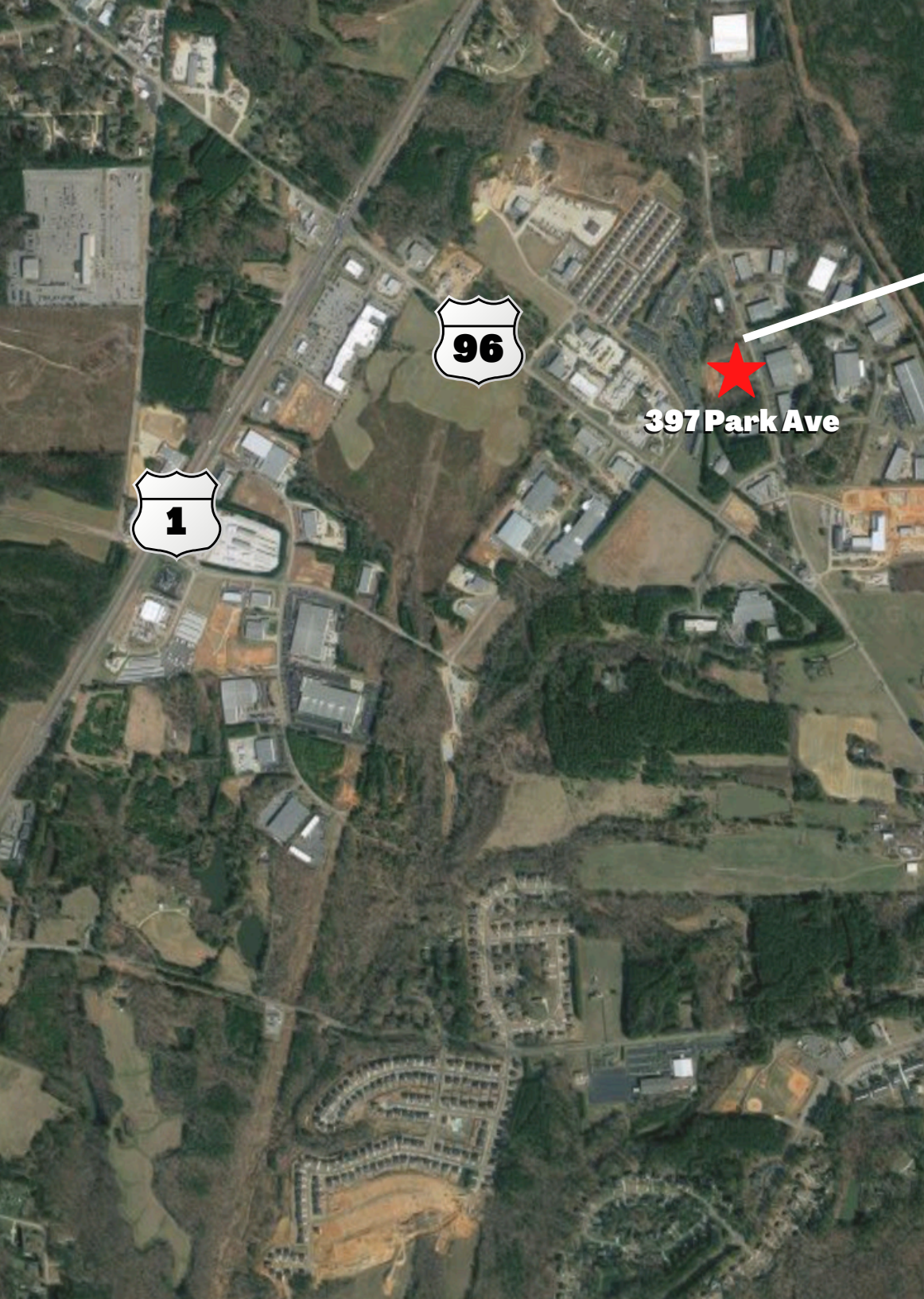
Address	397 Park Ave, Youngsville, NC
Availability	Ste 400 - 1,500 SF
Lease Rate	\$20.00 PSF FS

HIGHLIGHTS

- New Construction (2023): Modern building in Class A condition
- Turnkey Flex Space: Fully built out and move-in ready
- ±1,500 SF Total: Efficient, well-designed flex layout
- Office Area (±625 SF | 40%): Reception, private office, break area, and restroom
- Warehouse Area (±875 SF | 60%): 14' clear ceiling heights
- 12' x 12' Drive-In Door: Ideal for loading, storage, or light industrial use

Floor Plan





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