

# INDUSTRIAL SPACE FOR LEASE

25 & 35 CASCADE COURT, YOUNGSVILLE, NC 27596

**NEW CONSTRUCTION!**

**DAN MCCLOY, SIOR**  
Vice President  
919.270.9587  
dmccloy@lee-associates.com

**JONATHON HARRISS**  
Broker  
980.226.6738  
jharriss@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

# PROPERTY SUMMARY

## LOCATION DESCRIPTION

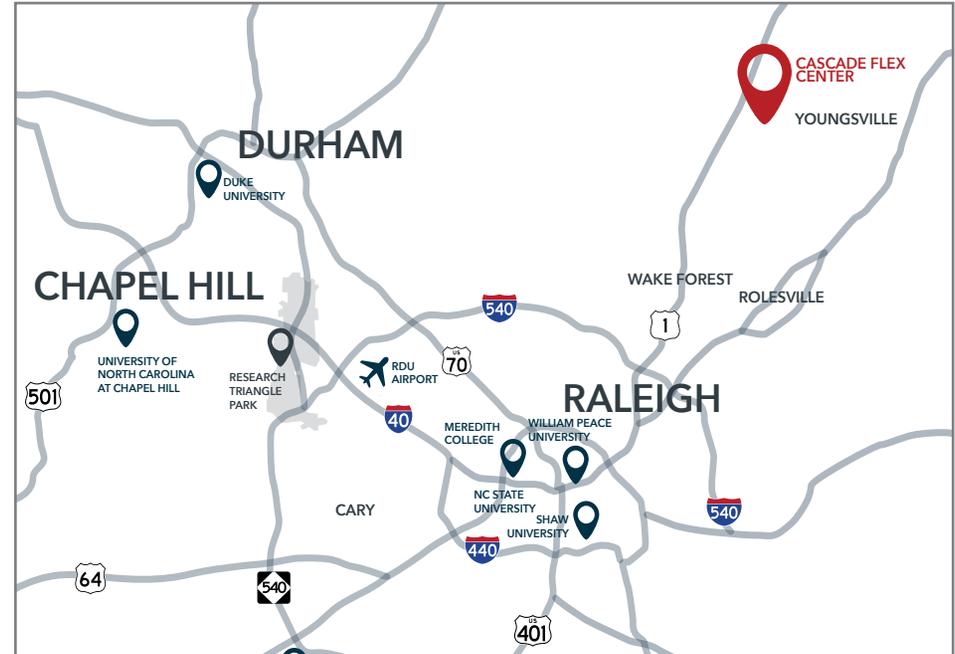
- » Prime US-1 industrial Corridor
- » Immediate access to US-1 and 15 miles to I-540
- » 39 Minutes from RDU
- » Strategic access to Raleigh Durham MSA
- » Located in a new industrial park

## PROPERTY HIGHLIGHTS

- » 24,000 SF Total (two 12,000 SF buildings)
- » 2,000 - 12,000 SF Available
- » Built in 2026
- » Brick and storefront facade
- » Clear height: 22'
- » LED warehouse lighting
- » Floor slab: 6" 4,000 psf reinforced concrete
- » Fully insulated warehouse
- » 12 Drive-in doors (10' x 12')
- » Rear load configuration
- » 310' - 140' truck court
- » Trailer storage/laydown yard available

## LEASE RATE

- » \$19.95/SF, Modified Gross
- » Tenant Improvement Allowance available



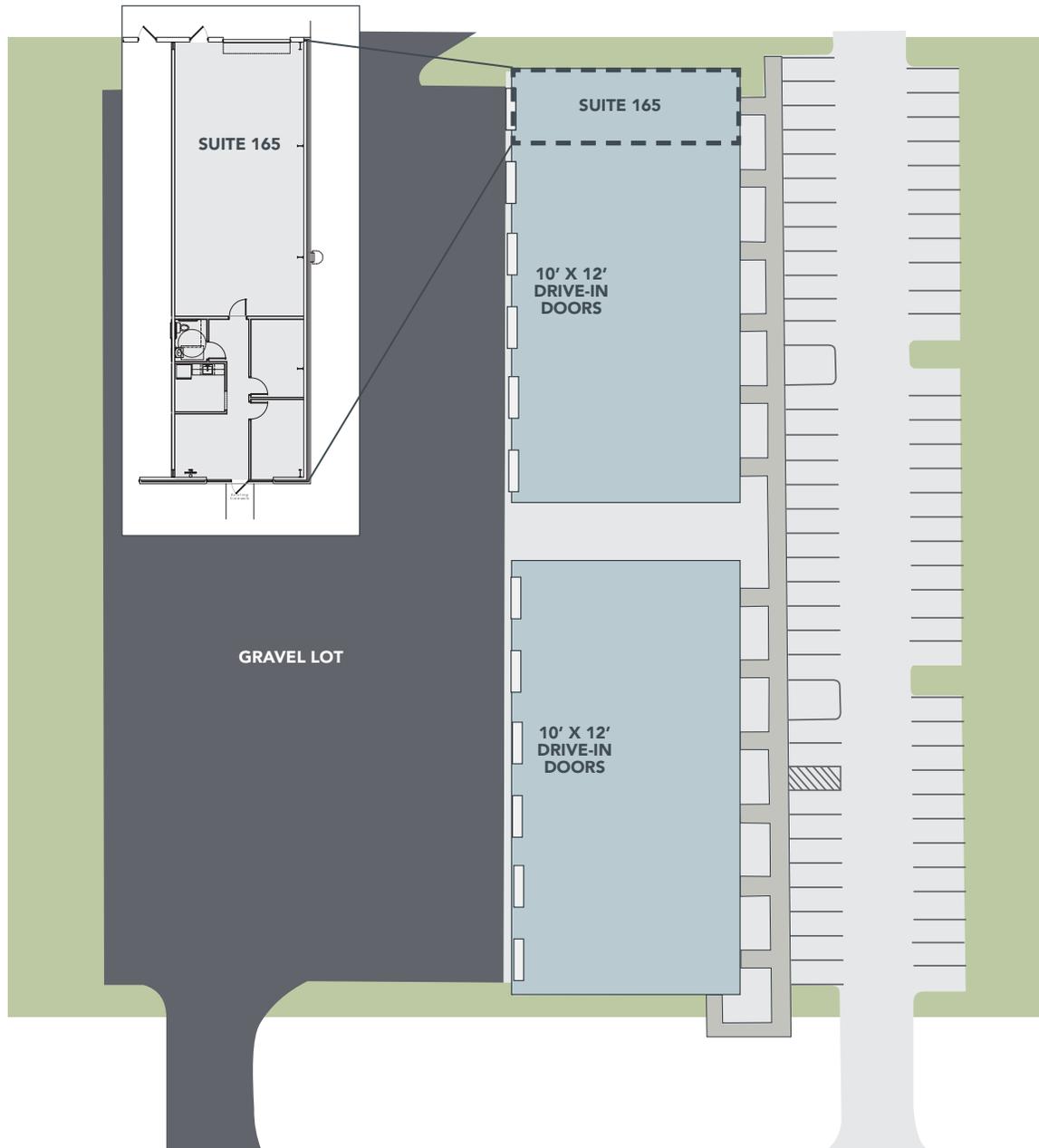
FLEX FOR LEASE • 25 & 35 CASCADE COURT • YOUNGSVILLE, NC 27596

# PROPERTY PHOTOS



FLEX FOR LEASE • 25 & 35 CASCADE COURT • YOUNGSVILLE, NC 27596

# SITE PLAN



## PROPERTY DETAILS

<b>SIZE</b>	24,000 SF TOTAL
<b>YEAR BUILT</b>	2026
<b>CONSTRUCTION</b>	BRICK & STOREFRONT FACADE
<b>POWER</b>	200 AMPS / 208 VOLTS / 3-PHASE
<b>CONDITIONING</b>	CLIMATE CONTROLLED WAREHOUSE AVAILABLE
<b>SITE SIZE</b>	4.51 ACRES
<b>ZONING</b>	<b><u>GENERAL BUSINESS</u></b>
<b>PARKING</b>	64 PAVED SPACES
<b>UTILITIES</b>	COUNTY WATER/SEPTIC

## SPEC SUITE DETAILS - SUITE 165

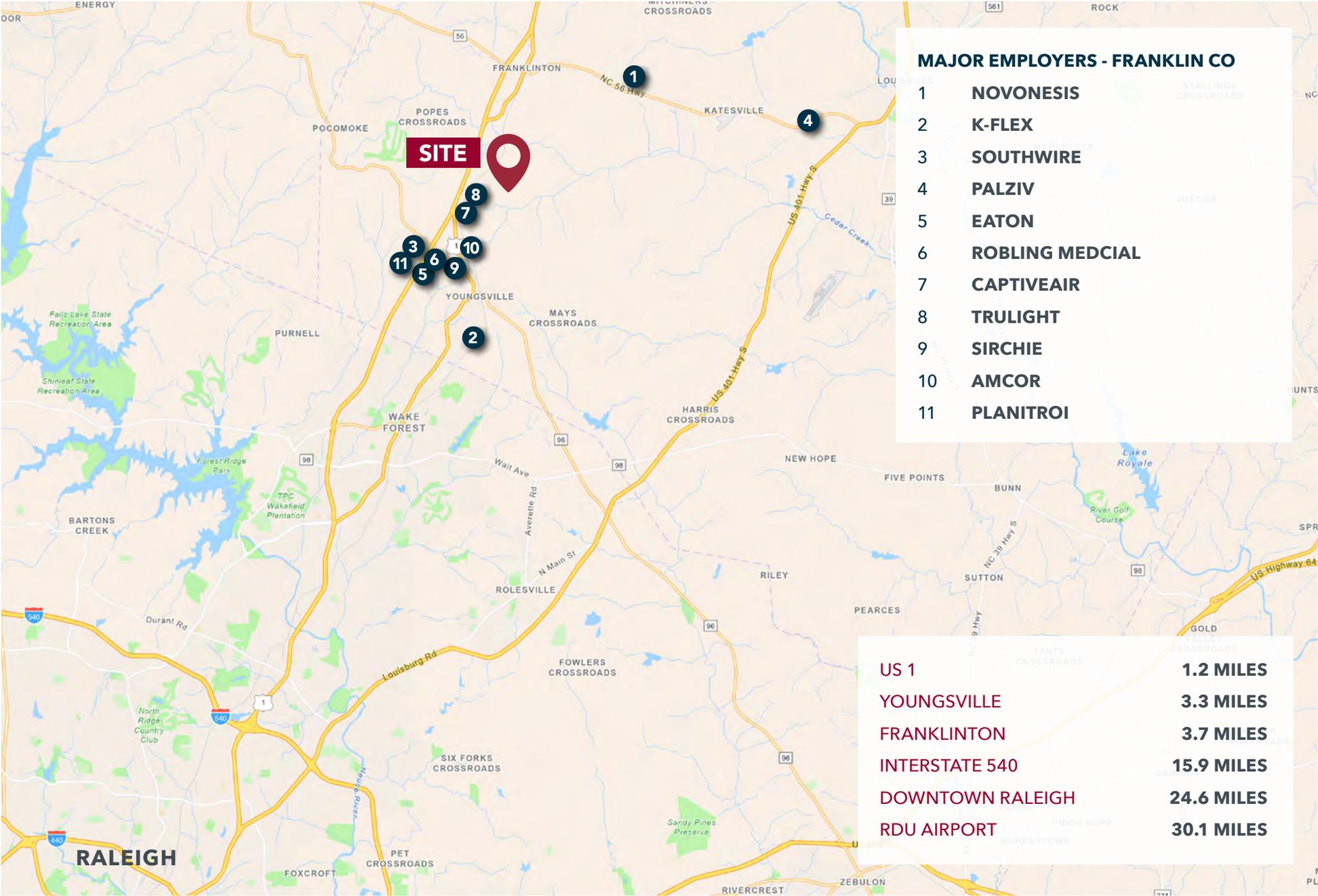
<b>SUITE SIZE</b>	2,000 SF (25' X 85')
<b>OFFICE AREA</b>	750 SF
<b>WAREHOUSE</b>	1,250 SF
<b>BUILDOUT</b>	RECEPTION, 2 PRIVATE OFFICES, BREAK, ADA COMPLIANT RESTROOMS, HVAC THROUGHOUT OFFICE

## IDEAL USES

- » **LIGHT INDUSTRIAL**
- » **SUPPLY HOUSE**
- » **ASSEMBLY**
- » **CONTRACTOR FACILITY**
- » **FLEX / R&D**

FLEX FOR LEASE • 25 & 35 CASCADE COURT • YOUNGSVILLE, NC 27596

# AREA OVERVIEW



### MAJOR EMPLOYERS - FRANKLIN CO

1	NOVONESIS
2	K-FLEX
3	SOUTHWIRE
4	PALZIV
5	EATON
6	ROBLING MEDCIAL
7	CAPTIVEAIR
8	TRULIGHT
9	SIRCHIE
10	AMCOR
11	PLANITROI

US 1	1.2 MILES
YOUNGVILLE	3.3 MILES
FRANKLINTON	3.7 MILES
INTERSTATE 540	15.9 MILES
DOWNTOWN RALEIGH	24.6 MILES
RDU AIRPORT	30.1 MILES

FLEX FOR LEASE • 25 & 35 CASCADE COURT • YOUNGVILLE, NC 27596