

Fuquay-Varina Industrial Park For Lease

1001 BRIDGE STREET | FUQUAY-VARINA, NC 27526



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Property Dashboard

12,095- 24,190 SF

Square Footage Per Building

\$10/ SF

Lease Rate

NNN

Lease Type

Negotiable

Lease Term

RLI

Zoning

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	8,735	39,995	78,084
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$86,716	\$106,756	\$118,929

KEY AMENITIES

Each building is +/- 24,190 sf | Totaling +/- 336,000 SF

Ceiling Height : 25' or 30' (building specific)

Current Use: Storage, Distribution & Warehouse, Light Manufacturing, Athletics

PROPERTY HIGHLIGHTS

- There are two access points at Judd Parkway and Bridge Street which make it easy for you to enter and exit the property.
- Each building has one drive-in and one dock door for your convenience.
- The roadways on the property are designed to accommodate tractor trailers, offering easy accessibility to each building.
- The property is entirely gated and fenced to provide you with a high level of security.
- Ceiling Height is 25' or 30' (building specific)
- With its proximity less than 2 miles to US-401, near US-1, and the upcoming I-540 expansion, the property offers easy access to major highways and thoroughfares.

BRIDGE STREET PROPERTY UPGRADES

- **Adding 3-Phase 480V 400 Amp electrical service to each building**
- **Paving all roadways throughout the park**
- **Adding additional paved parking lots**
- **Installing fire suppression in each building**
- **New LED lighting installed**
- **Natural gas heaters in each building**
- **2 new bathrooms installed per building**
- **Ability to build out office space as needed**
- **New exterior lighting plan throughout the park**
- **New comprehensive landscaping plan**



Floor Plan

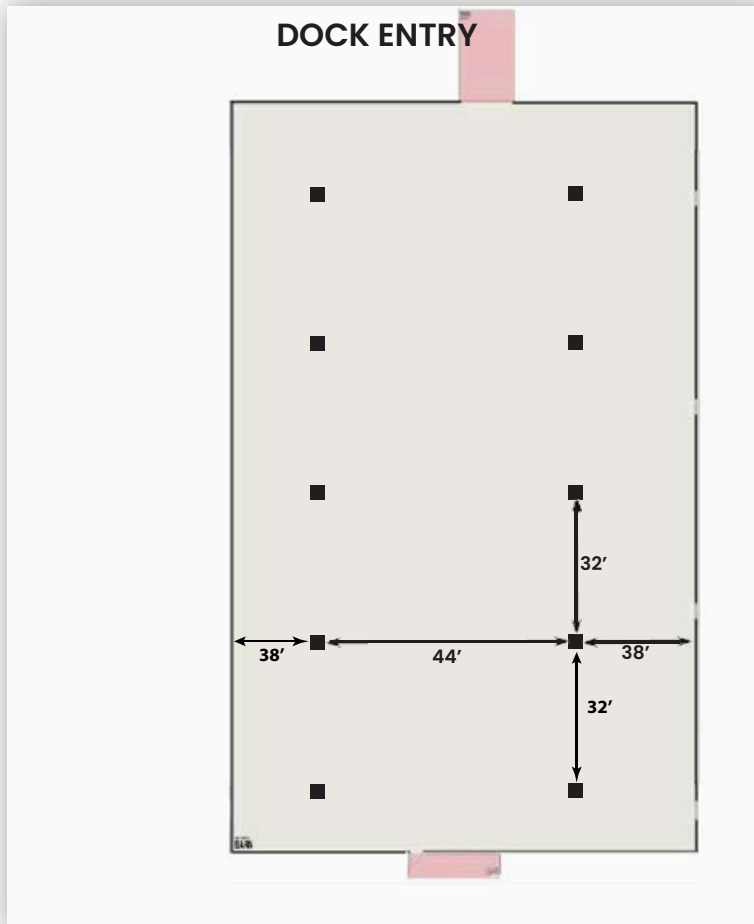
Buildings 1-6

Barn: 24318 SQ FT

Dock Dimensions: 6'6" x 24'2"

Dock 264 SQ FT

Drive-in Entry: 16' x 14'



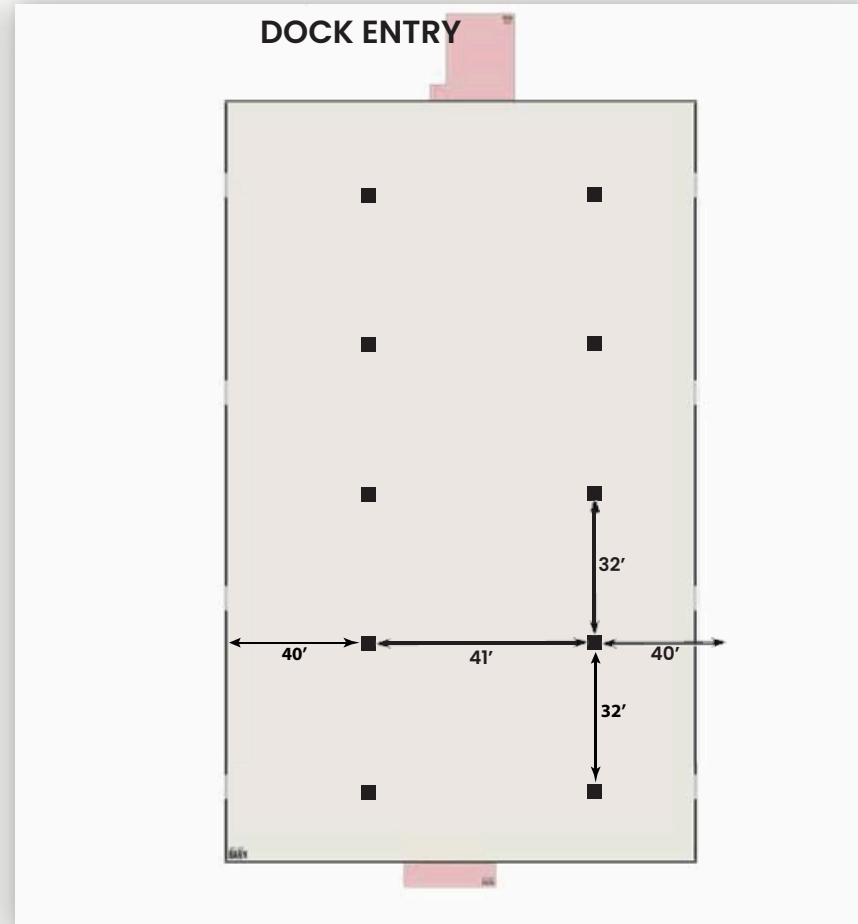
Buildings 7-14

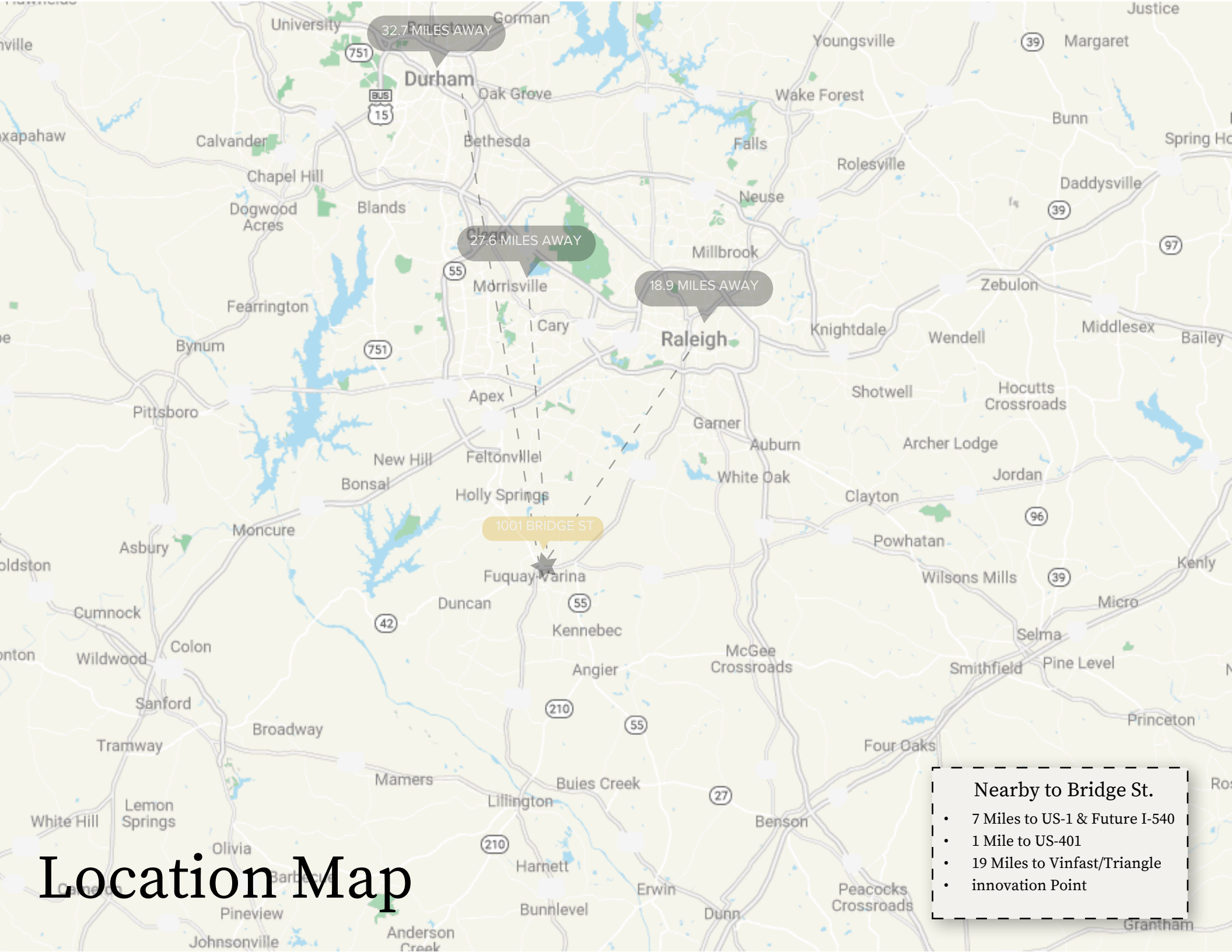
Barn: 24318 SQ FT

Dock Dimensions: 6'6" x 24'2"

Dock 396 SQ FT

Drive-in Entry: 16' x 14'



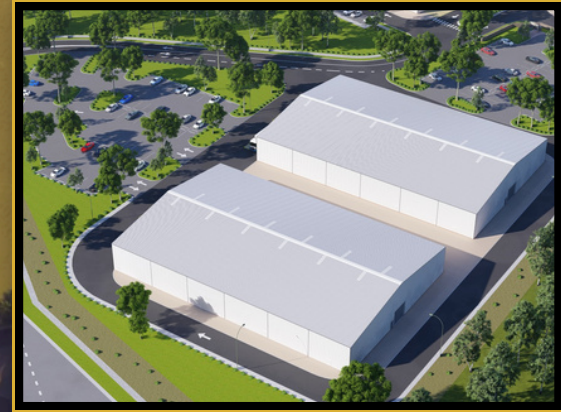


Location Map

- Nearby to Bridge St.
- 7 Miles to US-1 & Future I-540
 - 1 Mile to US-401
 - 19 Miles to Vinfast/Triangle innovation Point



Site Plan



BUILDING AVAILABILITY

1 Dock and Drive-in Per Building

Building 1	30' Ceiling Height
Building 2	Fully Leased
Building 3	30' Ceiling Height
Building 4	30' Ceiling Height
Building 5	1/2 Building Available
Building 6	Fully Leased
Building 7	25' Ceiling Height
Building 8	Fully Leased
Building 9	25' Ceiling Height
Building 10	Fully Leased
Building 11	25' Ceiling Height
Building 12	25' Ceiling Height
Building 13	Fully Leased
Building 14	Fully Leased

Park in Current State



Park Renderings (Est. Q1 2025 Delivery)



Parcel Map



Local Overview



Market Overview - Fuquay-Varina, NC



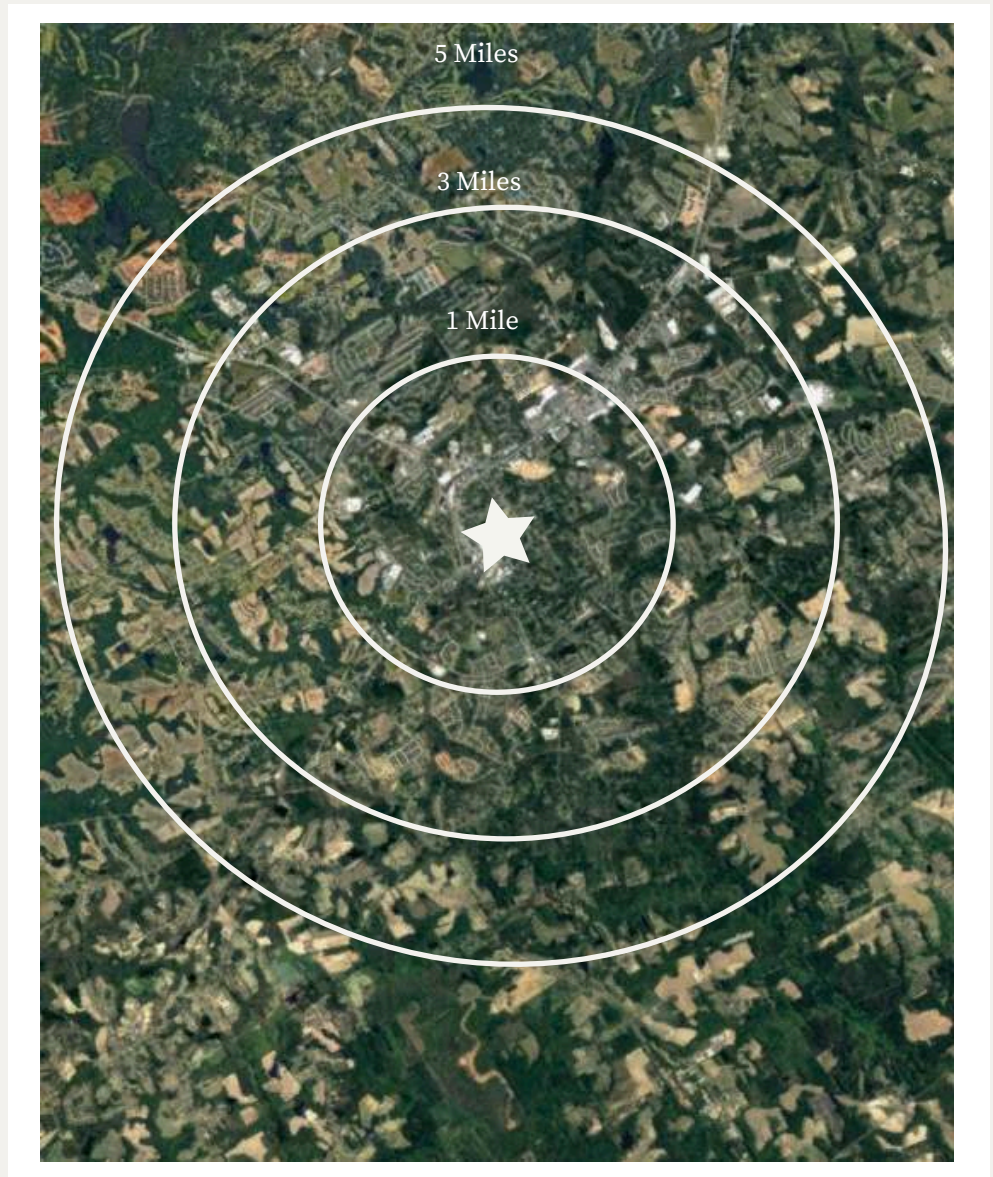
Fuquay-Varina is a town in Wake County and borders Holly Springs, Garner and Raleigh. The hyphenated name attests to the town's history as two separate towns. Originally, visitors from near and far traveled to the quaint little town near Raleigh seeking the healing powers of the Fuquay mineral spring. Many hotels, restaurants, and shops grew up around the spring to cater to the tourist trade. Fuquay Springs and Varina merged in 1963 to create the modern town. Economically, the town initially grew due to tobacco trade and agriculture, but has seen recent population growth and real estate development due to its proximity to Research Triangle Park. NC 55, NC 42, and US 401 are the major roads in Fuquay-Varina. While development in the area today includes numerous residential communities and commercial sites along the major roadways into town, many of the older structures from its past remain within the town limits. The Victorian, Craftsman, and Colonial Revival homes constructed in the late 19th century and early 20th century are contributing structures to the Fuquay Springs Historic District, while the downtown shops and businesses are part of the Varina Commercial Historic District. This small-town charm is the reason the community has been named one of the best suburban towns in the Triangle for families, one of the safest towns in North Carolina, and one of the best places for home ownership in North Carolina.



Surrounding Demographics

2022	Summary	Population	1 Mile	3 Miles	5 Miles
Households	Families	Average	8,735	39,995	78,084
Household	Size	Owner	3,424	14,643	27,653
Occupied	Housing	Units Renter	2,048	10,569	20,859
Occupied	Housing	Units	2.48	2.71	2.81
Median Age	Median	Household	2,062	10,830	21,534
Income	Average	Household	1,363	3,813	6,119
Income			37.6	36.7	36.6
			\$72,200	\$87,812	\$97,433
			\$86,716	\$106,756	\$118,929

2027	Summary	Population	3 Mile	5 Mile	
Households	Families	Average	9,377	46,165	87,992
Household	Size	Owner	3,667	16,877	31,082
Occupied	Housing	Units Renter	2,177	12,154	23,353
Occupied	Housing	Units	2.49	2.72	2.82
Median Age	Median	Household	2,219	12,184	23,802
Income	Average	Household	1,448	4,693	7,280
Income			37.0	35.9	35.8
			\$81,628	\$100,467	\$107,992
			\$103,141	\$125,974	\$138,613



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