

# US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 42,213 SF AVAILABLE



## BUILDING 200

2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596

Summit  
Real Estate Group

FOUNDRY  
COMMERCIAL



# BUILDING 200 SITE PLAN



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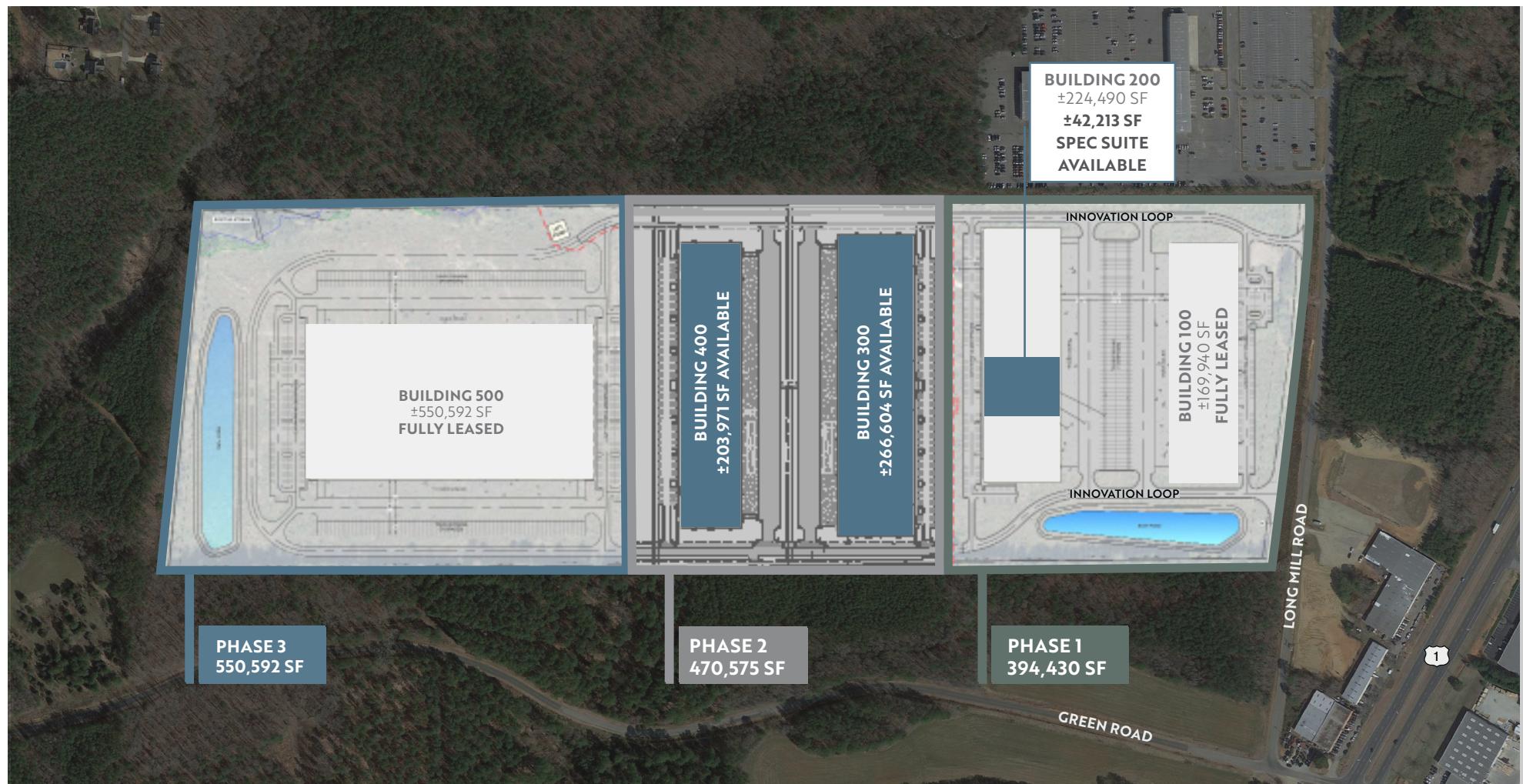
**FOUNDRY**  
COMMERCIAL

PROPERTY WEBSITE



# BUILDING 200

## SITE PLAN



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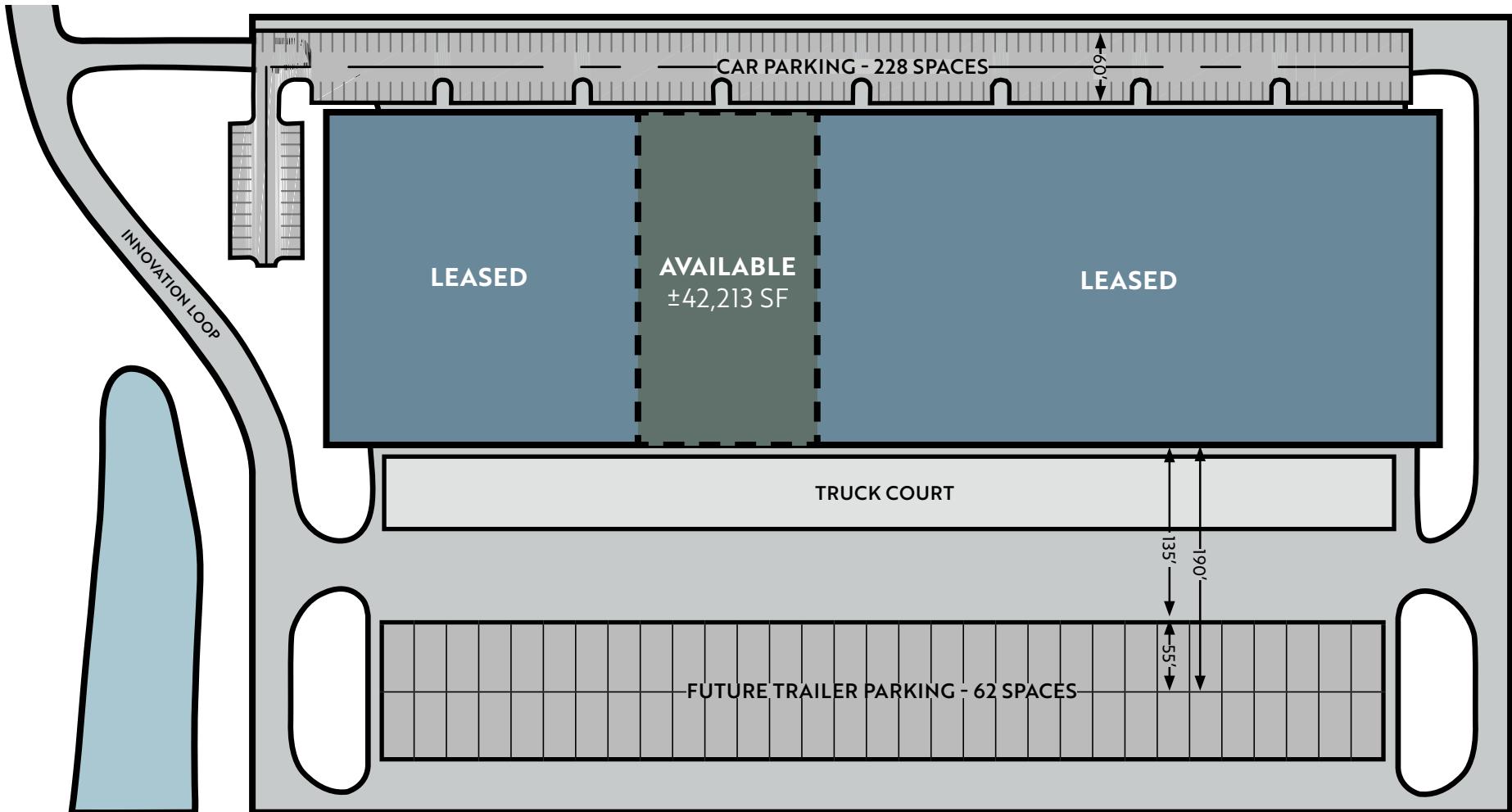
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±224,490 TOTAL SF



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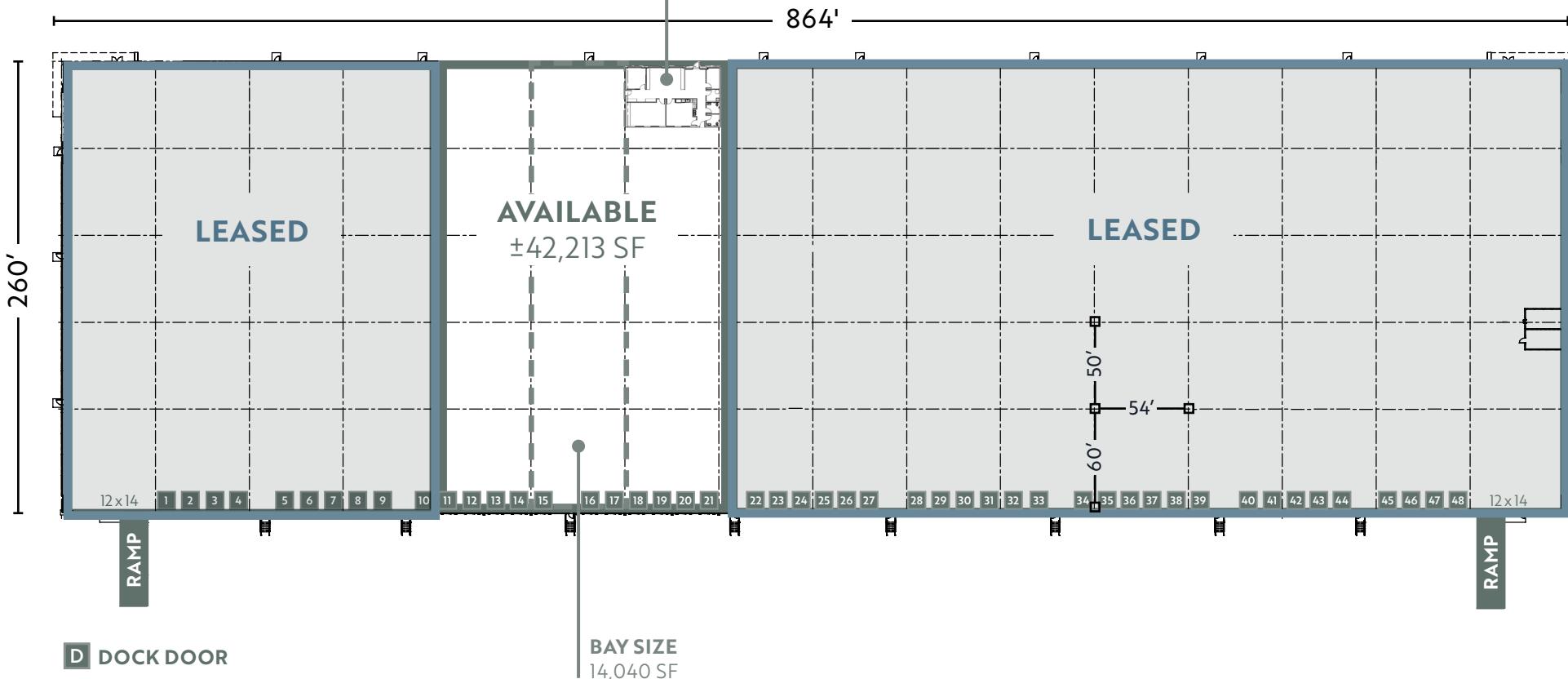


# BUILDING 200

## FLOOR PLAN

$\pm 42,213$  SF AVAILABLE

$\pm 1,916$  SF SPEC OFFICE  
SEE LARGER IMAGE ON NEXT PAGE



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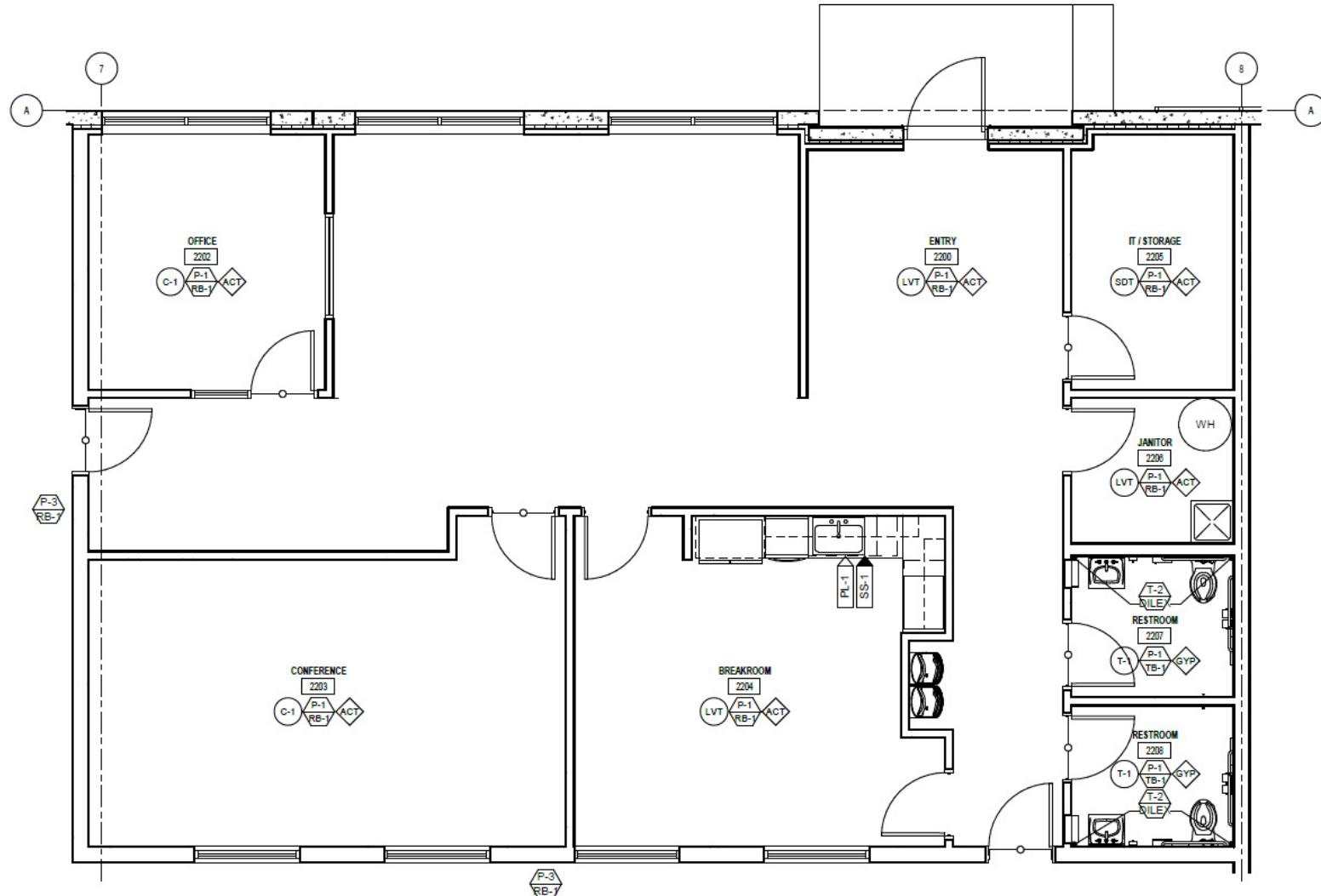
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## FLOOR PLAN ±1,916 SF SPEC OFFICE

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# BUILDING 200 FAÇADE & SPEC OFFICE IMAGES



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# BUILDING 200

## FEATURES

BUILDING NAME	US-1 North - Building 200	CEILING HEIGHT	32' after speed bay
ADDRESS	2415 Innovation Loop Youngsville, NC 27596	COLUMN SPACING	54'x50' with 60' speed bay
COUNTY	Franklin	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
DATE AVAILABLE	Now	LOADING	11 (9'x10') manual dock doors with bumpers
LEASE RATE	Call for pricing	PAVED PARKING	Up to 42
TICAM	\$1.57	TRAILER PARKING/OUTSIDE STORAGE	Available
NCPIN:	1843-63-0059	TRUCK COURT DEPTH	135' expandable to 190'
ZONING	General Business (GB) <a href="#">ZONING INFO</a>	LIGHTING	LED per tenant spec
NO. OF ACRES	±22.83 acres	ELECTRICAL CAPACITY	277/480 Volt 3-phase 4-wire 2,000 Amp Electrical Service with two (2) 600 amp/480 volt 3-phase tenant panels
BUILDING DIMENSIONS	864' x 260'	ELECTRICAL PROVIDER	Duke Energy Progress
PARK TOTAL SF	±1,342,000 SF	NATURAL GAS SERVICE PROVIDER	Dominion Energy
AVAILABLE SF	±42,213 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
OFFICE	±1,916 SF	SEWER LINE	6"
BAY SIZE	±14,040 SF	WATER MAIN SIZE	3"
EXTERIOR WALL MATERIAL	Concrete tilt wall construction	TELECOM PROVIDER	TBD
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)	HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation
FLOOR THICKNESS	6", unreinforced over 6" aggregate base with 10 MIL vapor-barrier		

# 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 50 NEW JOBS

New Jobs Created	50
Incentive Per Job	\$8,827.45
Total Incentive (Paid out over 2 years)	\$441,372.61
Annual Payout	\$220,686.30

# AREA AMENITIES

**US1NORTH**  
COMMERCE CENTER

LONG MILL ROAD



GREEN ROAD

SID MITCHELL ROAD

HOLDEN ROAD

JACKSON ROAD

WAKE  
PREPARATORY  
ACADEMY

HOLDEN ROAD

YOUNGSVILLE  
ELEMENTARY SCHOOL

1

**SHEETZ**  
BEST OF BROWN



HARRIS CROSSING

Harris Teeter



TRUIST



RICHLAND CREEK  
ELEMENTARY SCHOOL

PURNELL ROAD

## AREA EMPLOYERS

**EATON**  
Powering Business Worldwide

**FERGUSON**

**Builders  
FirstSource**

**K-FLEX**

**Majestic**  
Kitchen & Bath Creations

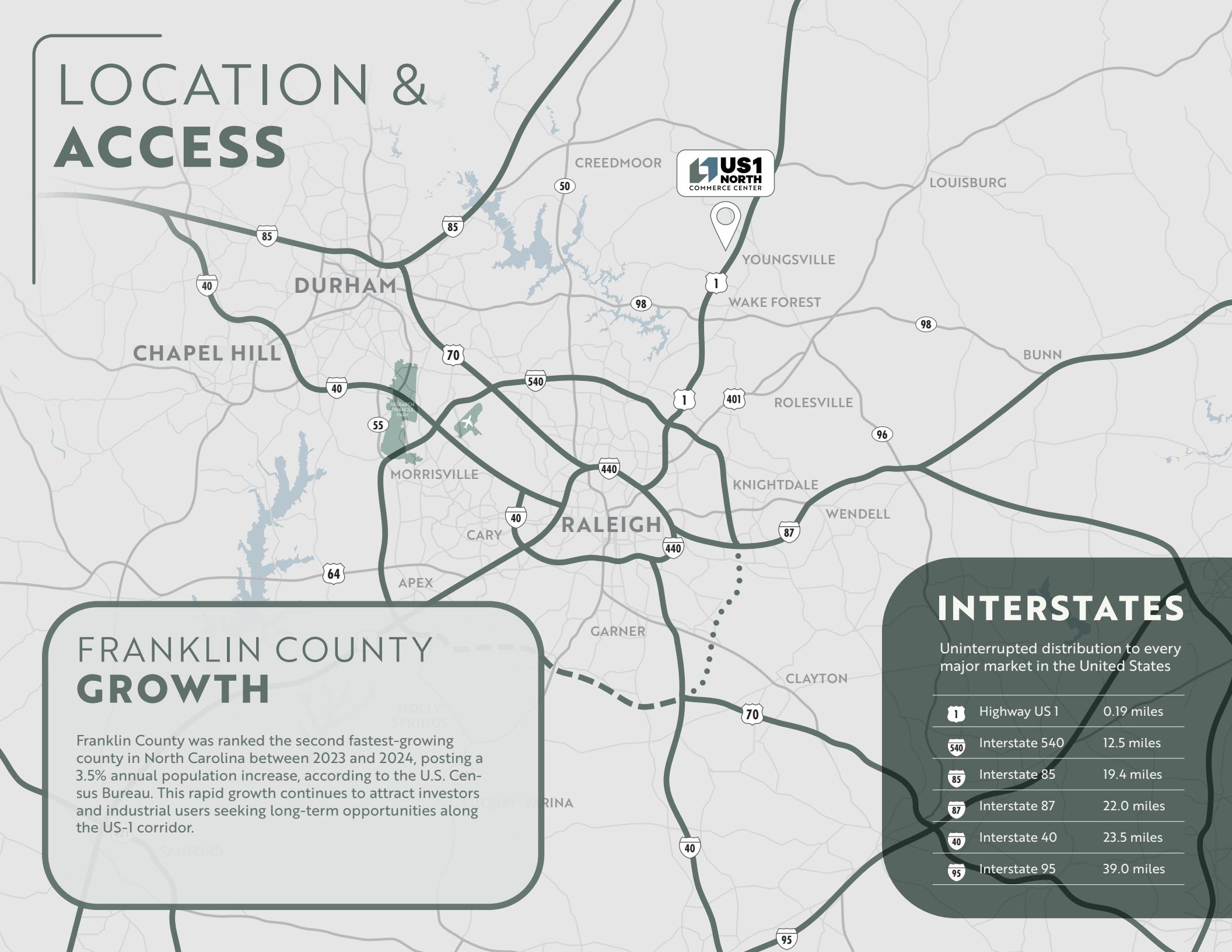
**NORLinx**

**amcor**

**Wake Electric**  
A Touchstone Energy® Cooperative

**ATLANTIC**  
PACKAGING

# LOCATION & ACCESS



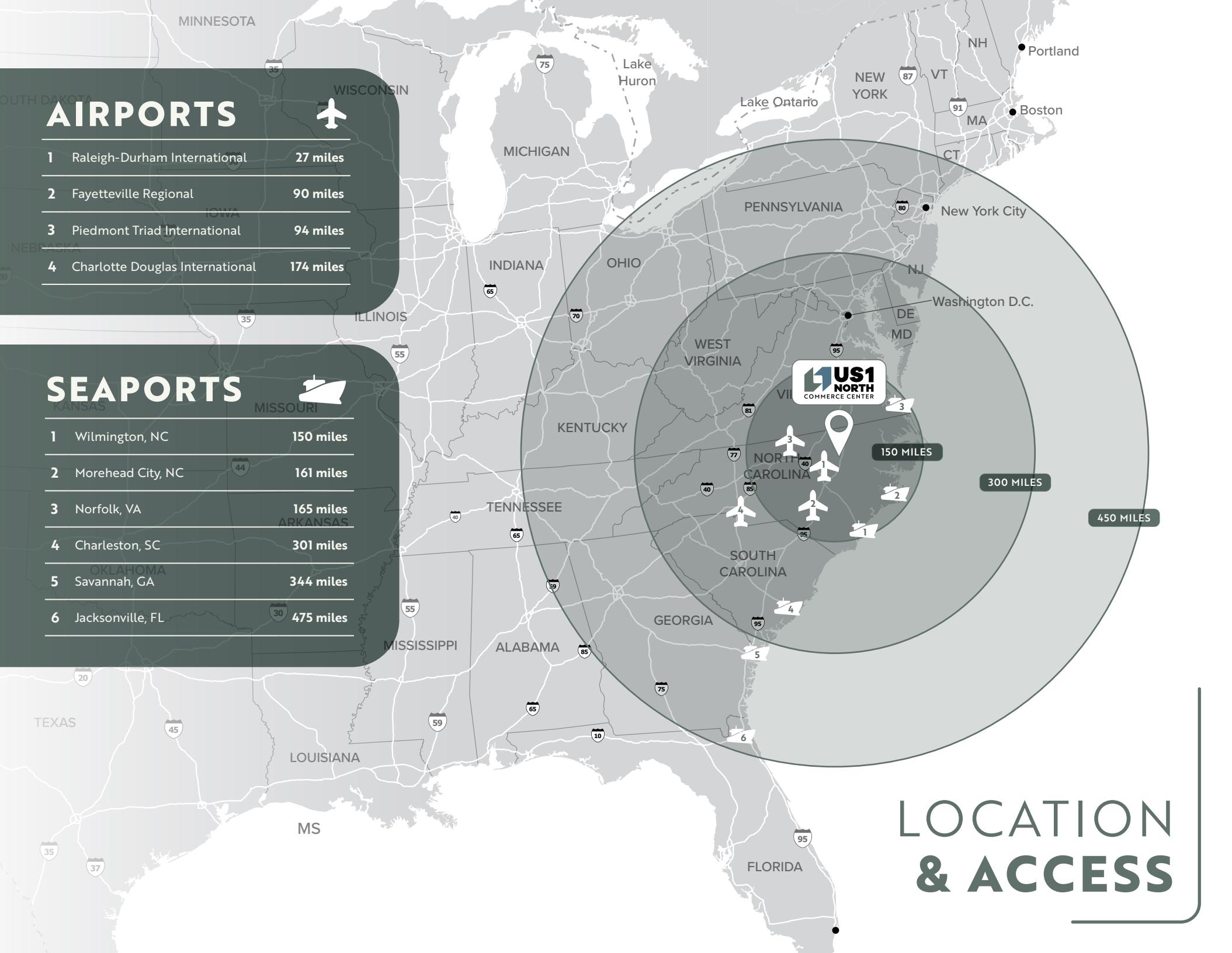
## FRANKLIN COUNTY GROWTH

Franklin County was ranked the second fastest-growing county in North Carolina between 2023 and 2024, posting a 3.5% annual population increase, according to the U.S. Census Bureau. This rapid growth continues to attract investors and industrial users seeking long-term opportunities along the US-1 corridor.

## INTERSTATES

Uninterrupted distribution to every major market in the United States

Highway US 1	0.19 miles
Interstate 540	12.5 miles
Interstate 85	19.4 miles
Interstate 87	22.0 miles
Interstate 40	23.5 miles
Interstate 95	39.0 miles



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