

# US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 203,971 SF TOTAL



## BUILDING 400

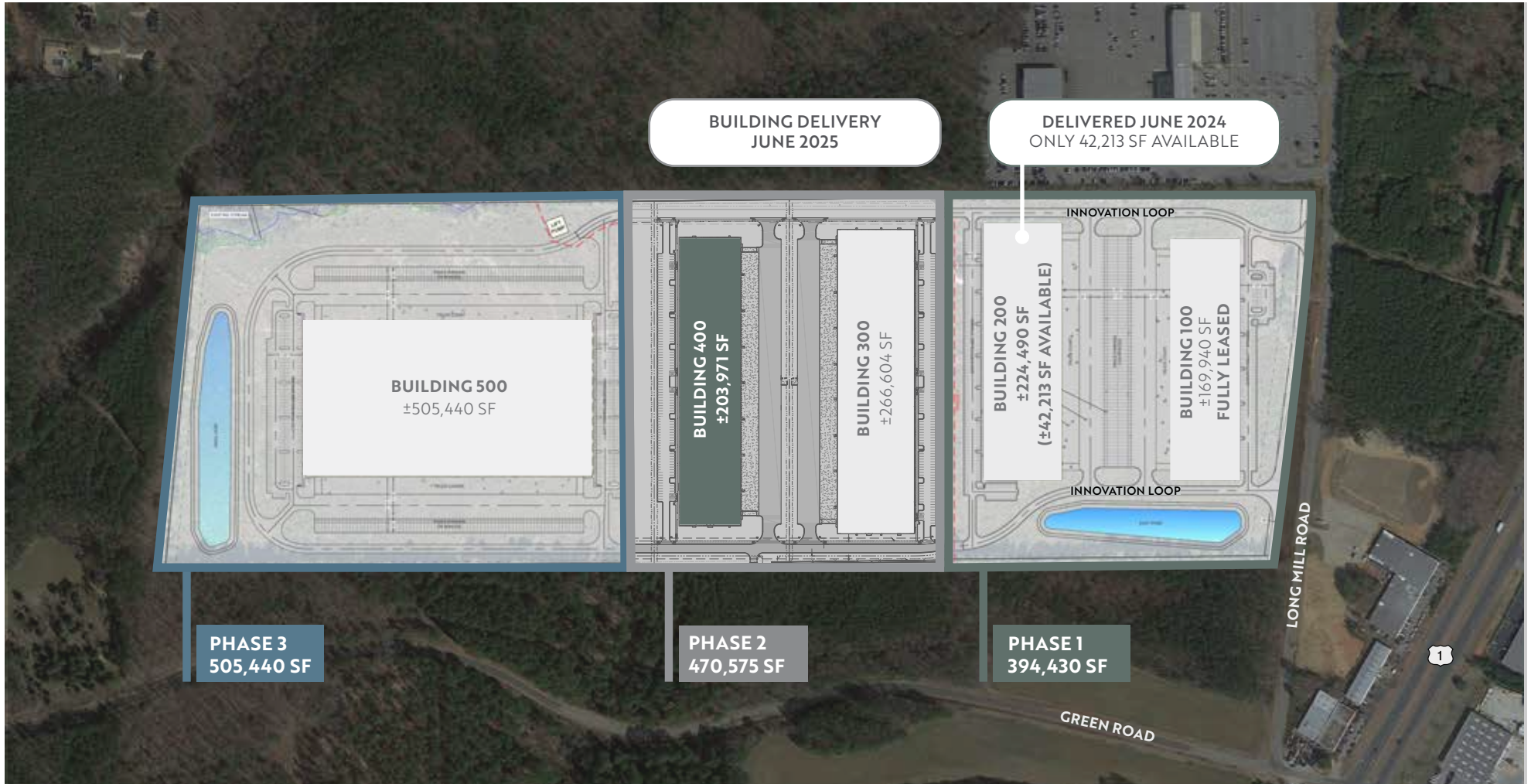
INNOVATION LOOP | YOUNGSVILLE, NC 27596

**Summit**  
Real Estate Group

**FOUNDRY**  
COMMERCIAL



# BUILDING 400 SITE PLAN



**ALEXIS LAMBETH**

Partner, Industrial Services  
(919) 524.3593  
alexis.lambeth@foundrycommercial.com

**JIM ALLAIRE**

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



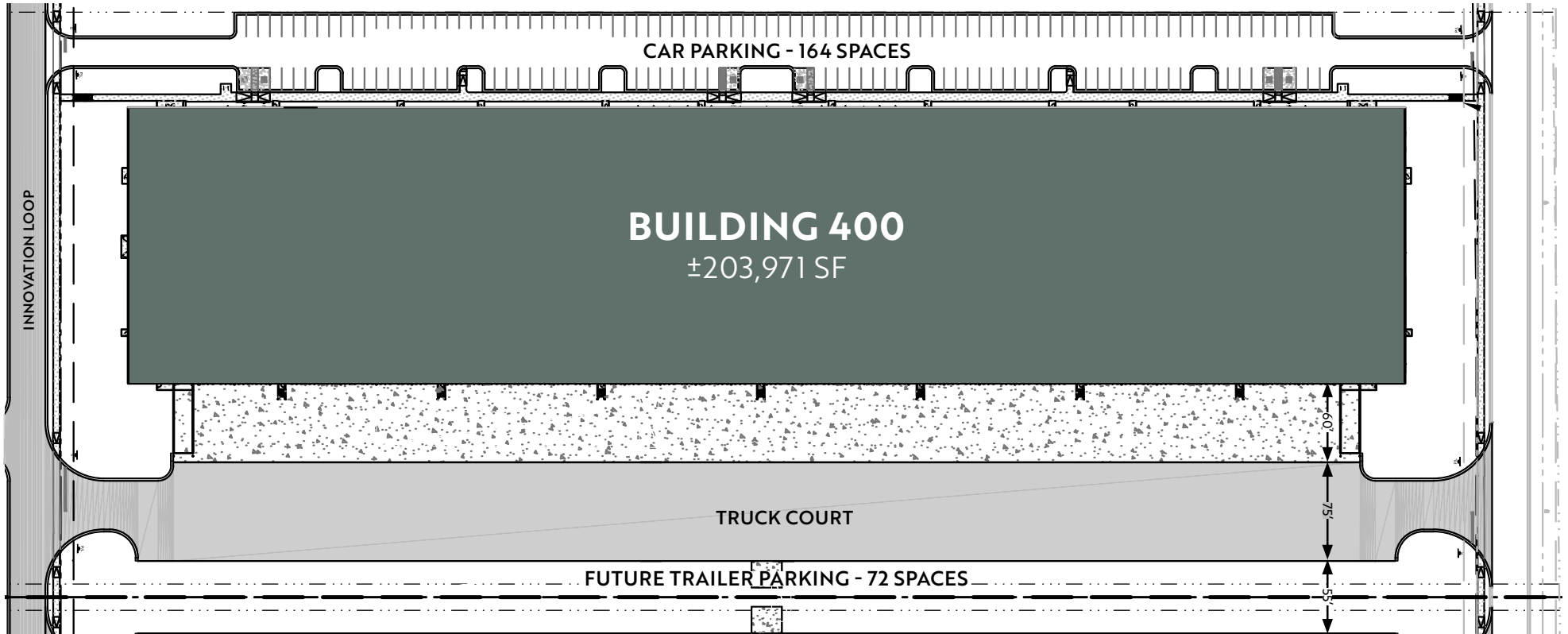
[PROPERTY WEBSITE](#)

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## SITE PLAN



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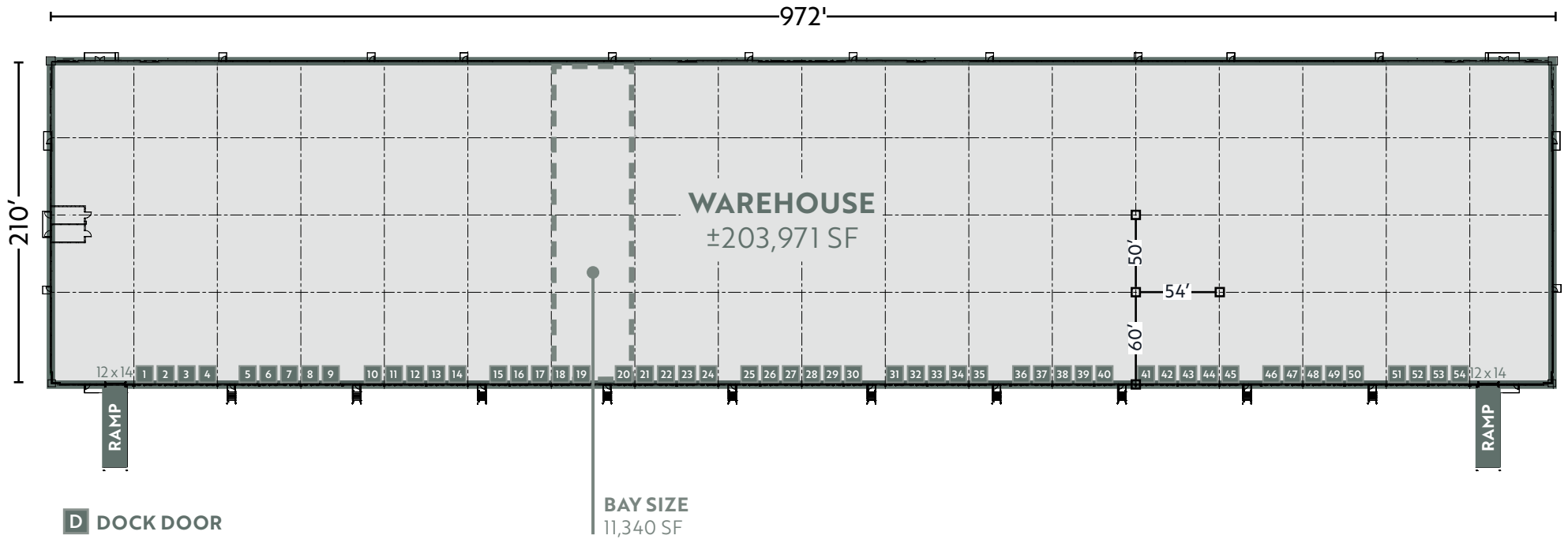
PROPERTY WEBSITE



# BUILDING 400

## FLOOR PLAN

±203,971 SF AVAILABLE



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PROPERTY WEBSITE



# BUILDING 400

## FEATURES

BUILDING NAME	US-1 North - Building 400	COLUMN SPACING	54'x50' with 60' speed bay
ADDRESS	Innovation Loop Youngsville, NC 27596	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
COUNTY	Franklin	LOADING	54 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors with operators
DATE AVAILABLE	Estimated June 2025	PAVED PARKING	164 spaces (ability to add more)
LEASE RATE	Call for pricing	TRAILER PARKING/OUTSIDE STORAGE	Available
TICAM	TBD	TRUCK COURT DEPTH	135' expandable to 190'
NCPIN:	1843-63-0059	LIGHTING	LED per tenant spec
ZONING	General Business (GB) <a href="#">ZONING INFO</a>	ELECTRICAL CAPACITY	277/480 Volt 3-phase, 4-wire 2000 Amp Electrical Service with four (4) 400 amp/480 volt 3-phase tenant panels
NO. OF ACRES	±22.83 acres	ELECTRICAL PROVIDER	Duke Energy Progress
BUILDING DIMENSIONS	972' x 210'	NATURAL GAS SERVICE PROVIDER	Dominion Energy
PARK TOTAL SF	±1,342,000 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
AVAILABLE SF	±203,971 SF	SEWER LINE	6"
OFFICE	Build to suit	WATER MAIN SIZE	3"
BAY SIZE	±11,340 SF	TELECOM PROVIDER	TBD
EXTERIOR WALL MATERIAL	Concrete tilt wall construction	HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation
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		

# AREA AMENITIES

**US1N1RTH**  
COMMERCE CENTER

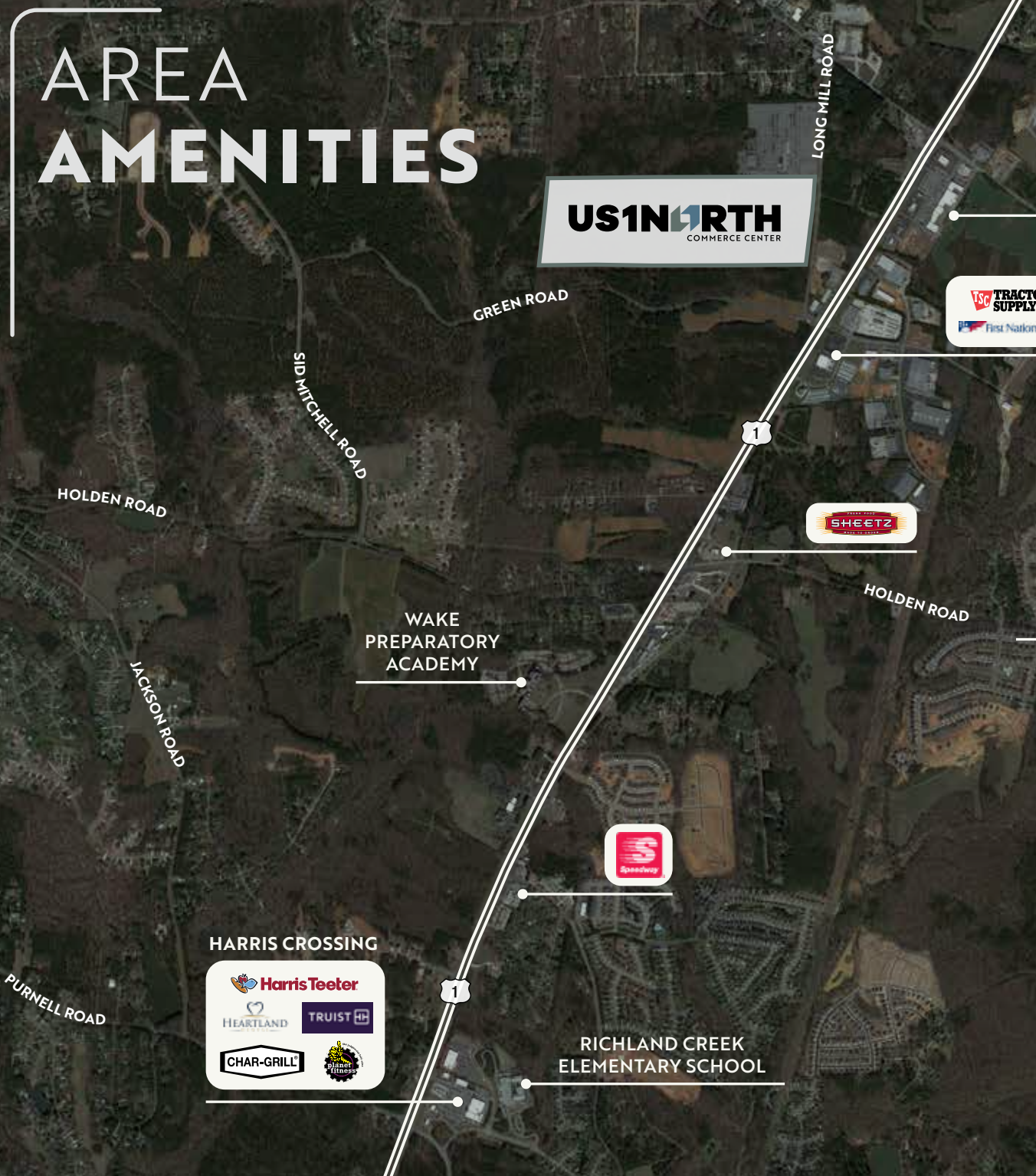


**RICHLAND CREEK ELEMENTARY SCHOOL**

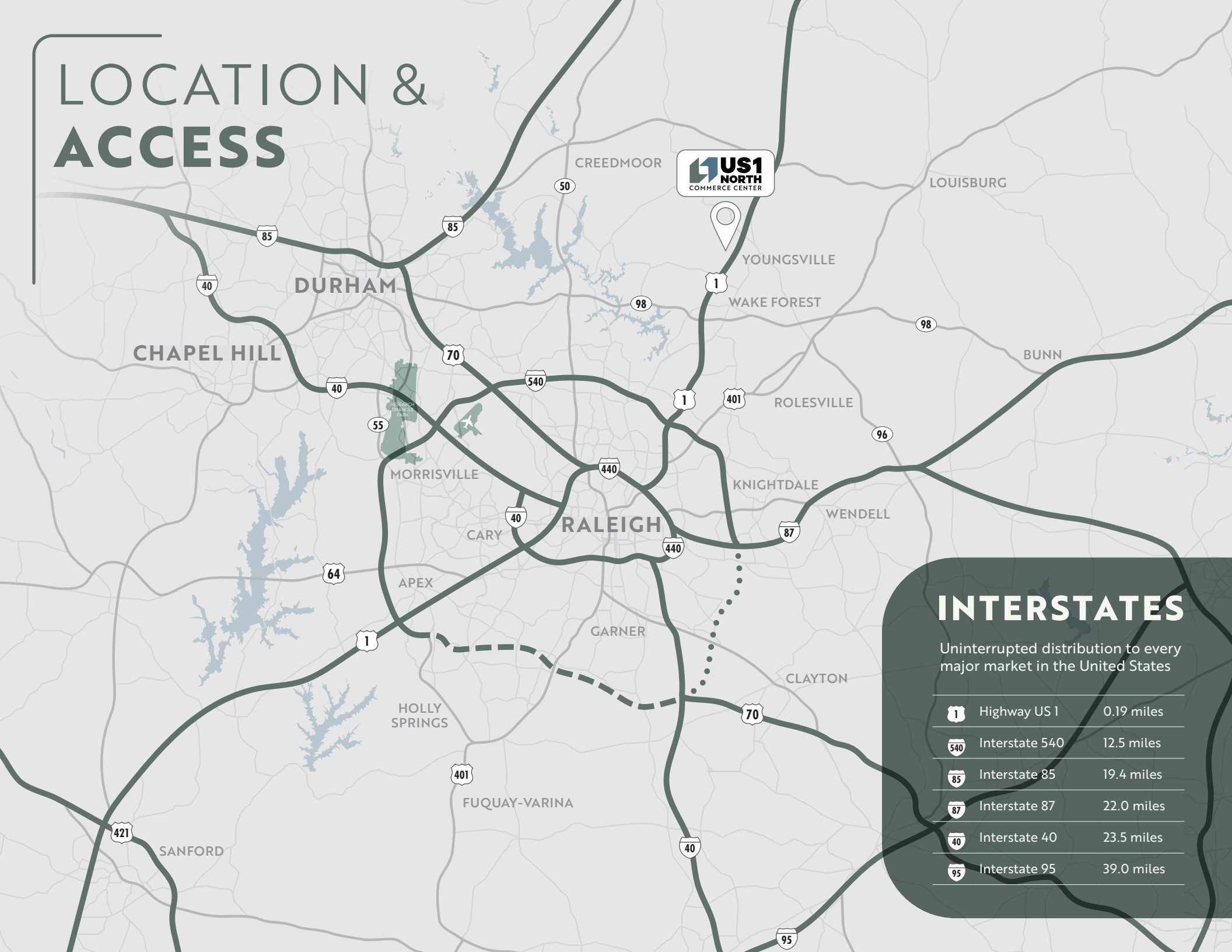
**WAKE PREPARATORY ACADEMY**

**YOUNGVILLE ELEMENTARY SCHOOL**

# AREA EMPLOYERS



# LOCATION & ACCESS



## 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

# AIRPORTS

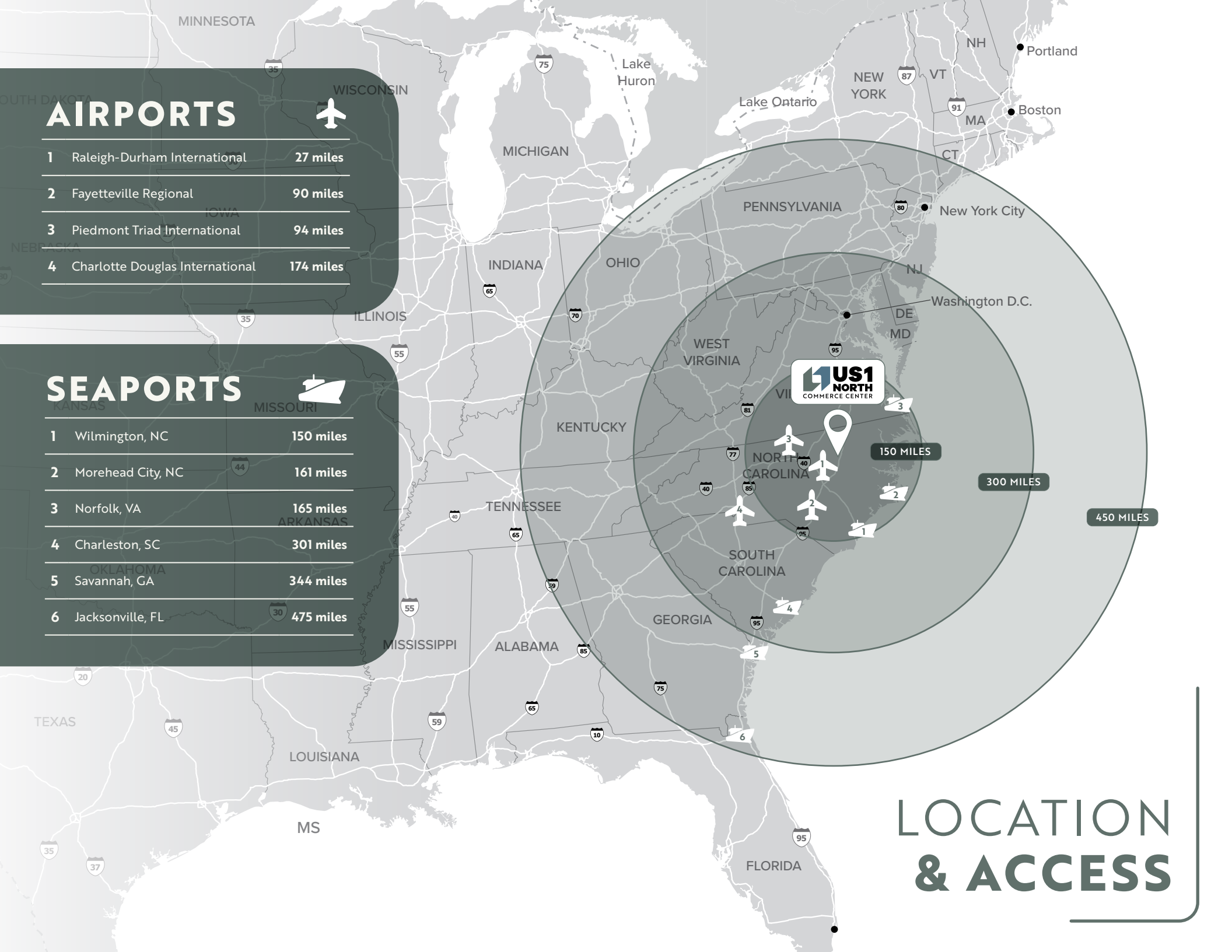


- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 27 miles  |
| 2 | Fayetteville Regional           | 90 miles  |
| 3 | Piedmont Triad International    | 94 miles  |
| 4 | Charlotte Douglas International | 174 miles |

# SEAPORTS



- |   |                   |           |
|---|-------------------|-----------|
| 1 | Wilmington, NC    | 150 miles |
| 2 | Morehead City, NC | 161 miles |
| 3 | Norfolk, VA       | 165 miles |
| 4 | Charleston, SC    | 301 miles |
| 5 | Savannah, GA      | 344 miles |
| 6 | Jacksonville, FL  | 475 miles |



150 MILES

300 MILES

450 MILES

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