

FUQUAY INDUSTRIAL PARK – FOR LEASE

1001 Bridge Street | Fuquay Varina, NC 27526

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CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

1001 Bridge Street, Fuquay Varina, NC 27526

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION - RECENT IMPROVEMENTS COMPLETED

Fuquay Industrial Park offers ±8,000–24,000 SF suites within a secure 340,000 SF industrial park. Designed for efficiency and flexibility, each building features one dock door, one drive-in door, wide column spacing, and clear heights of 25' or 30' (building specific). Spaces can be delivered as-is for storage, distribution, warehousing, logistics or light manufacturing, or with tailored office build-out to meet tenant requirements.

Ongoing park-wide upgrades include paved and widened roadways, additional parking, ESFR fire suppression, LED lighting, natural gas heaters, and improved landscaping. Proximity to major highways, ample truck access, and a business-friendly location in Wake County make this an ideal home for industrial, logistics, or service-based users seeking modern space with room to grow.

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| Lease Rate: | \$10.50 - 14.50 SF/yr (NNN) |
| Available SF: | 8,000 - 24,000 SF |
| Building Size: | 340,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 2,901 | 14,928 | 34,898 |
| Total Population | 7,830 | 41,344 | 100,747 |
| Average HH Income | \$98,270 | \$121,975 | \$143,358 |

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LOCATION DESCRIPTION

Fuquay Industrial Park offers unmatched access in one of the Triangle's fastest-growing submarkets. Just 1 mile from US-401, 7 miles from US-1, and minutes from the future I-540, tenants can quickly reach Raleigh, RTP, and major Southeast distribution routes.

Located in Wake County—home to a highly skilled labor force and one of the nation's strongest economies—Fuquay-Varina combines strategic connectivity with a pro-business environment. The surrounding area is experiencing rapid residential and commercial growth, providing both a strong workforce pipeline and proximity to major customers.

EXTERIOR DESCRIPTION

Fully upgraded industrial park with newly paved and widened roadways, improved utility infrastructure (water, gas, and electric), and ample on-site parking. Each building provides both dock-high and drive-in access, generous truck courts, and excellent site circulation for logistics and operations. Ongoing enhancements include new exterior lighting, sidewalks and landscaping creating a professional and high-quality industrial environment.

INTERIOR DESCRIPTION

Flexible, high-clear industrial suites built for modern functionality. Each unit features 25'–30' clear heights, ESFR sprinklers, new 3-phase (480V) electric service, brand new roll-up doors, gas-fired heaters, LED lighting, and private restrooms. Spaces are demisable down to 12,000 SF and ideal for a range of users including warehousing, light manufacturing, building materials suppliers, storage, contractors, mechanical and electrical companies, distributors, and similar industrial operations. Optional light office build-outs available as needed.

POWER DESCRIPTION

New 3 Phase - 480V 200Amp Service

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PROPERTY DETAILS & HIGHLIGHTS

1001 Bridge Street, Fuquay Varina, NC 27526

INDUSTRIAL PROPERTY FOR LEASE



| | |
|---------------------|------------------------|
| Building Name | Fuquay Industrial Park |
| Property Subtype | Warehouse/Distribution |
| Building Size | 340,000 SF |
| Year Last Renovated | 2025 |
| Number of Buildings | 14 |

Fuquay Industrial Park offers ±8,000–24,000 SF suites within a secure 340,000 SF industrial park. Designed for efficiency and flexibility, each building features one dock door, one drive-in door, wide column spacing, and clear heights of 25' or 30' (building specific). Spaces can be delivered as-is for storage, distribution, warehousing, logistics or light manufacturing, or with tailored office build-out to meet tenant requirements.

Ongoing park-wide upgrades include paved and widened roadways, additional parking, ESFR fire suppression, LED lighting, natural gas heaters, and improved landscaping. Proximity to major highways, ample truck access, and a business-friendly location in Wake County make this an ideal home for industrial, logistics, or service-based users seeking modern space with room to grow.

- 8,000–24,000 SF flexible industrial suites
- 25'–30' clear heights with ESFR sprinklers
- Dock-high and drive-in access with new roll-up doors
- 3-phase power, gas heaters, and LED lighting throughout
- Newly paved and widened roadways with large truck courts
- 16 lined parking spaces between the buildings, and 2 larger parking lots being installed on-site
- Upgraded utilities (water, gas, electric)
- New exterior LED lighting plan, sidewalks, and landscaping
- Zoned RLI (Research Light Industrial) – ideal for warehousing, distribution, storage, logistics, mechanical contractors, and light manufacturing

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EXTERIOR PARK PHOTOS

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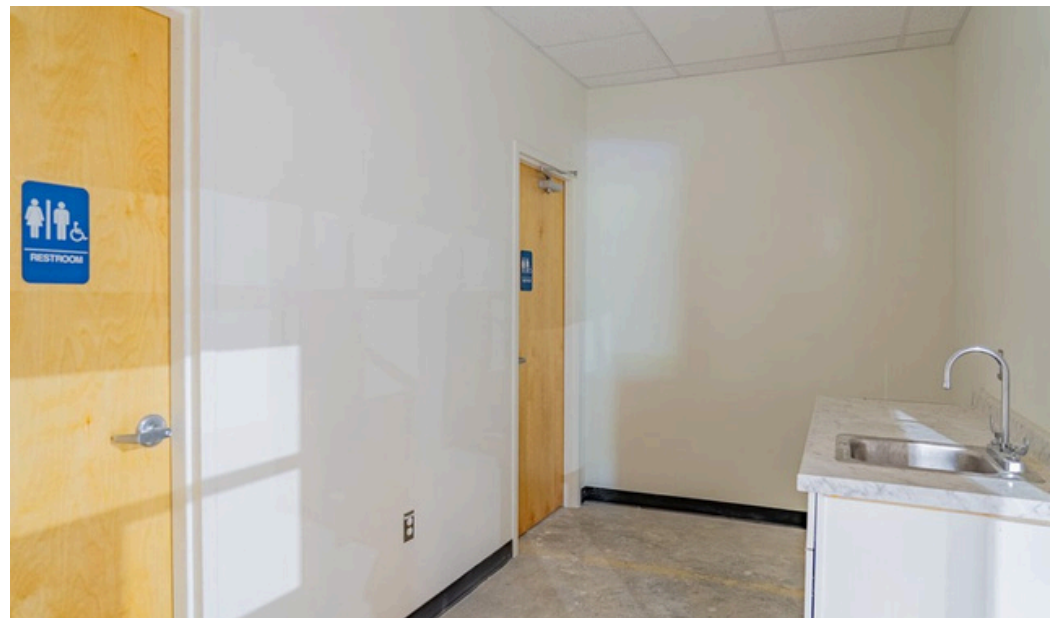
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INTERIOR PHOTOS

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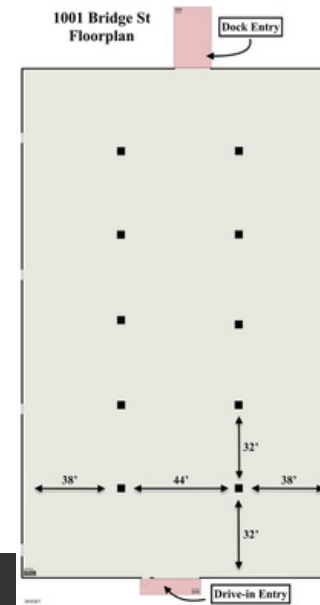
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AVAILABLE SPACES / LEASING OVERVIEW

1001 Bridge Street, Fuquay Varina, NC 27526
INDUSTRIAL PROPERTY FOR LEASE



Available Spaces



Column Spacing

LEASE INFORMATION

| | |
|--------------|----------------------------|
| Lease Type: | NNN (TICAM EST. \$1.00/SF) |
| Total Space: | 8,000 - 24,000 SF |

| | |
|-------------|-------------------------|
| Lease Term: | Negotiable |
| Lease Rate: | \$10.50 - \$14.50 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------|-----------|-----------|------------|---------------|
| Building 1 | Available | 8,000 SF | NNN | \$14.50 SF/yr |
| Building 1 | Available | 8,000 SF | NNN | \$14.50 SF/yr |
| Building 2 | Available | 24,000 SF | NNN | \$10.50 SF/yr |
| Building 3 | Available | 24,000 SF | NNN | \$10.50 SF/yr |
| Building 4 | Available | 24,000 SF | NNN | \$10.50 SF/yr |
| Building 5 | Available | 12,000 SF | NNN | \$12.50 SF/yr |
| Building 9 | Available | 24,000 SF | NNN | \$10.50 SF/yr |
| Building 10 | Available | 12,000 SF | NNN | \$12.50 SF/yr |

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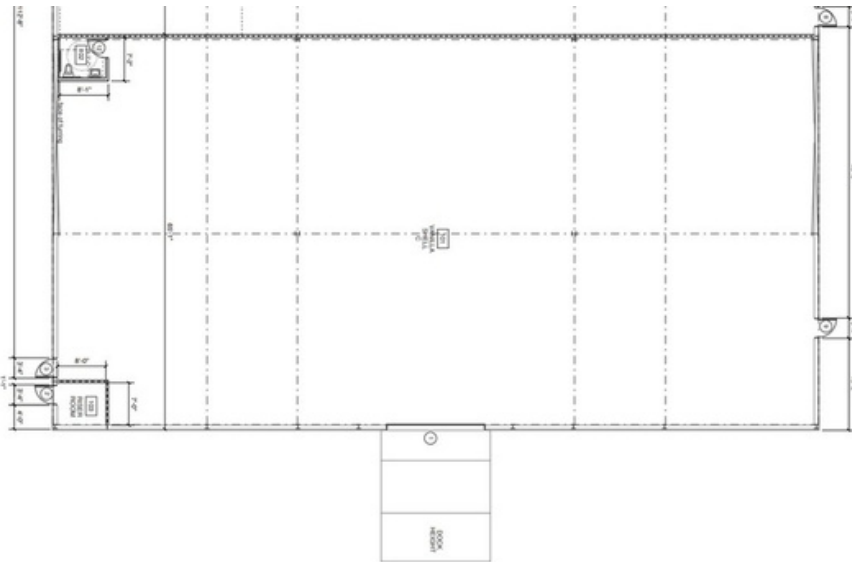
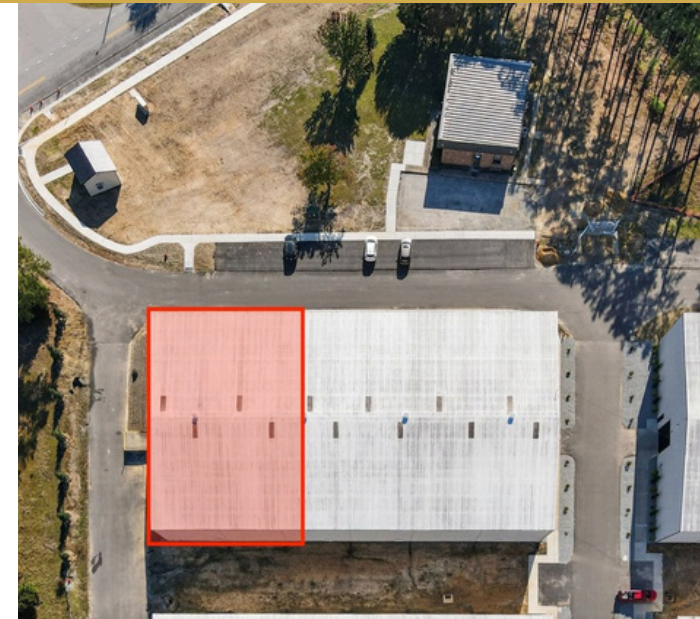
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BUILDING 1 – SUITE 100 (8K SF)

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BUILDING 1, SUITE 100 - 8,000 SF - DOCK DOOR

- Base Lease Rate: \$14.50/SF NNN (TICAM EST. \$1/SF)
- 8,000 SF
- 30' Clear Height
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized door
- Double access loading dock
- Office build out available upon request - subject to change in lease rate to reflect delivery scope

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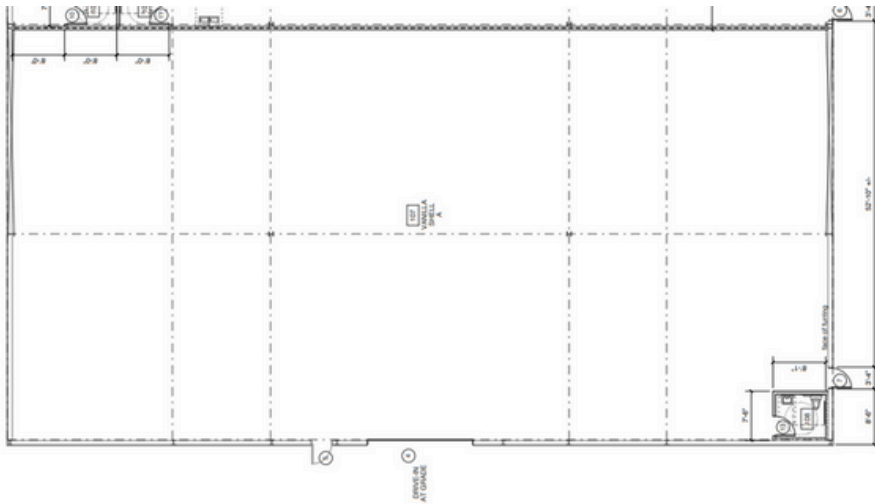
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BUILDING 1 – SUITE 200 (8K SF)

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BUILDING 1, SUITE 200 - 8,000 SF - GRADE LEVEL DRIVE IN DOOR

- Base Lease Rate: \$14.50/SF NNN (TICAM EST. \$1/SF)
- 8,000 SF
- 3 Phase 480 V Electric Service
- 30' Clear Height
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized door
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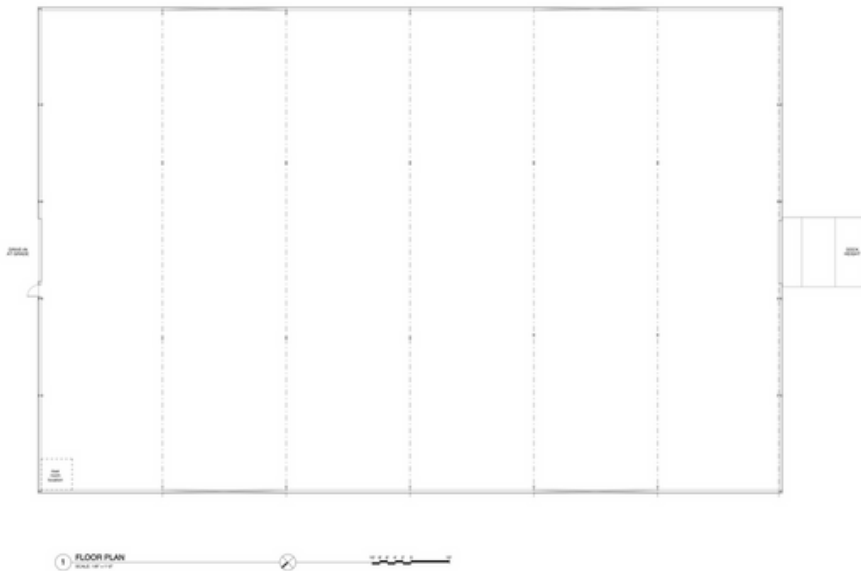
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BUILDING 2 – 24,000 SF

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BUILDING 2 - 24,000 SF

- Base Lease Rate: \$10.50/SF NNN (TICAM EST. \$1/SF)
- 24,000 SF
- 30' Clear Height
- 3 Phase 480 V Electric Service
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized Drive-In Door
- Double access loading dock
- Office build out available upon request – subject to change in lease rate to reflect delivery scope

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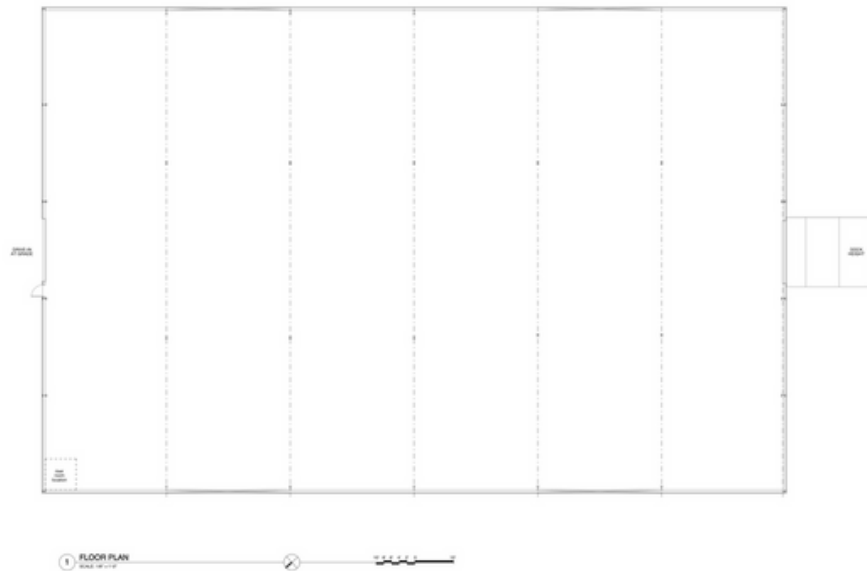
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BUILDING 3 – 24,000 SF

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BUILDING 3 - 24,000 SF

- Base Lease Rate: \$10.50/SF NNN (TICAM EST. \$1/SF)
- 24,000 SF
- 30' Clear Height
- 3 Phase 480 V Electric Service
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized Drive-In Door
- Double access loading dock
- Office build out available upon request – subject to change in lease rate to reflect delivery scope

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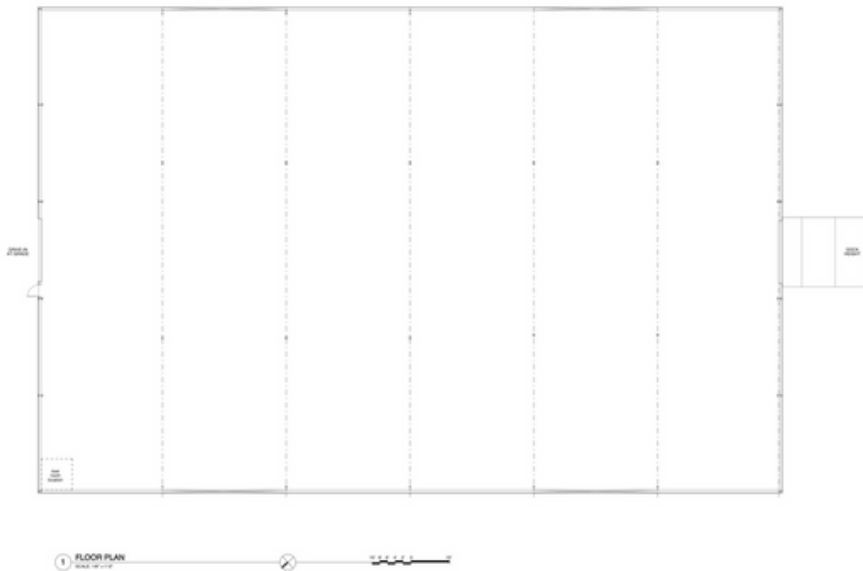
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BUILDING 4 – 24,000 SF

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BUILDING 4 - 24,000 SF

- Base Lease Rate: \$10.50/SF NNN (TICAM EST. \$1/SF)
- 24,000 SF
- 30' Clear Height
- 3 Phase 480 V Electric Service
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized Drive-In Door
- Double access loading dock
- Office build out available upon request – subject to change in lease rate to reflect delivery scope

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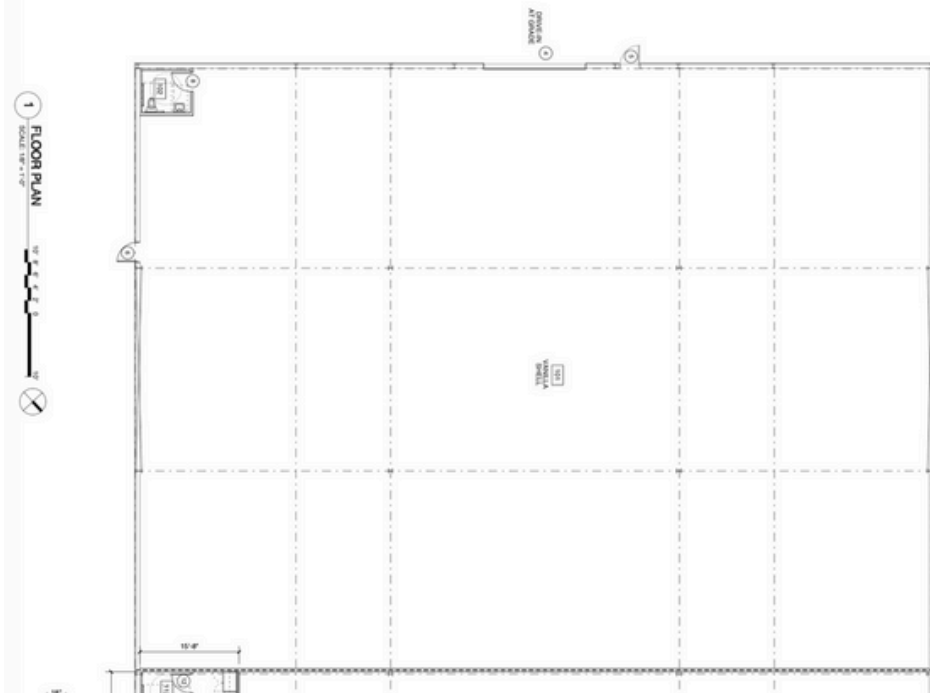
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BUILDING 5 – 12,000 SF

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BUILDING 5 - 12,000 SF

- Base Lease Rate: \$12.50/SF NNN (TICAM EST. \$1/SF)
- 12,000 SF
- 30' Clear Height
- 3 Phase 480 V Electric Service
- ESFR Sprinkler System
- LED High Bay lighting
- 16' oversized grade level drive-In door
- Office build out available upon request – subject to change in lease rate to reflect delivery scope

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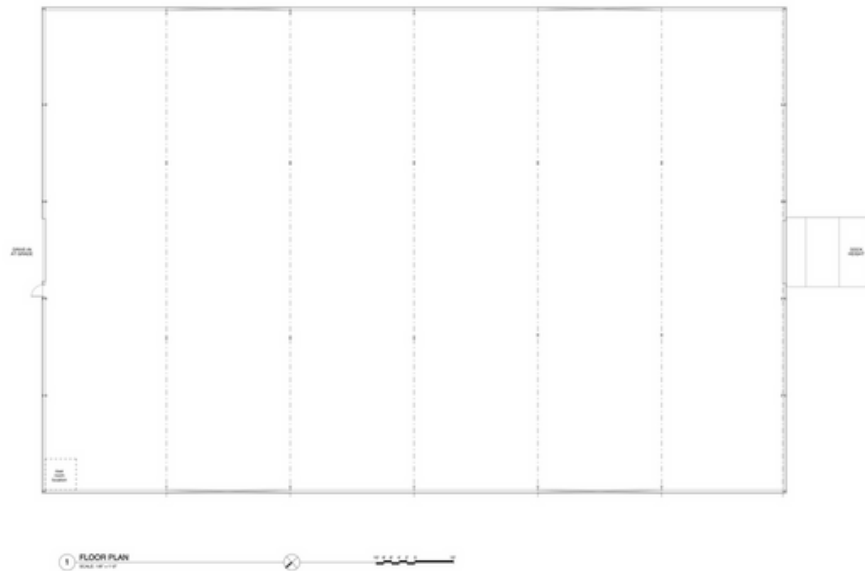
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BUILDING 9 – 24,000 SF

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BUILDING 4 - 24,000 SF

- Base Lease Rate: \$10.50/SF NNN (TICAM EST. \$1/SF)
- 24,000 SF
- 30' Clear Height
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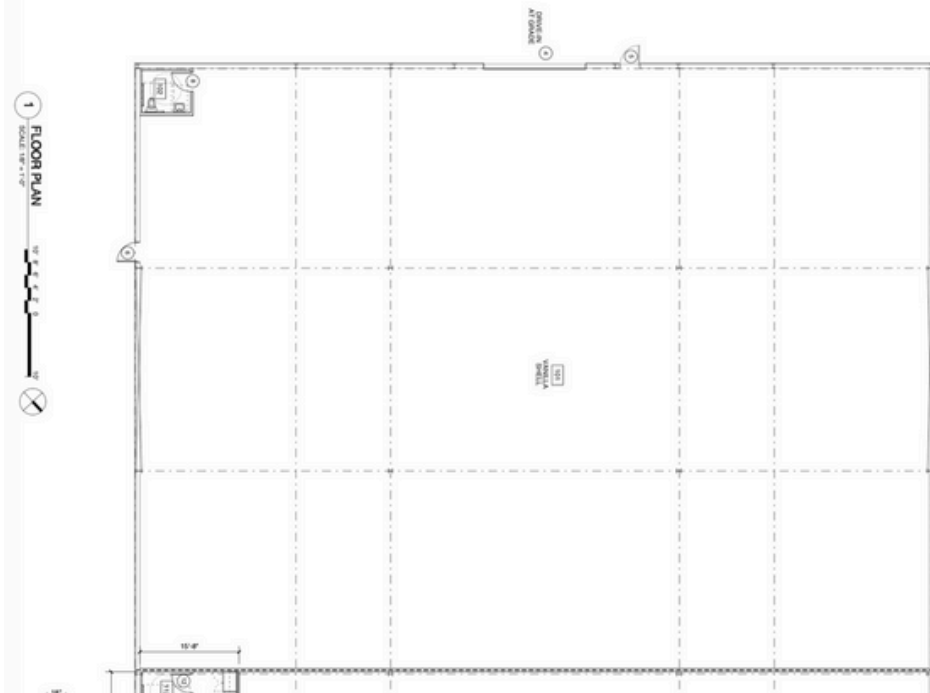
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BUILDING 10 – 12,000 SF

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INDUSTRIAL PROPERTY FOR LEASE



BUILDING 5 - 12,000 SF

- Base Lease Rate: \$12.50/SF NNN (TICAM EST. \$1/SF)
- 12,000 SF
- 30' Clear Height
- 3 Phase 480 V Electric Service
- ESFR Sprinkler System
- LED High Bay lighting
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LOCATION MAP – FUQUAY VARINA

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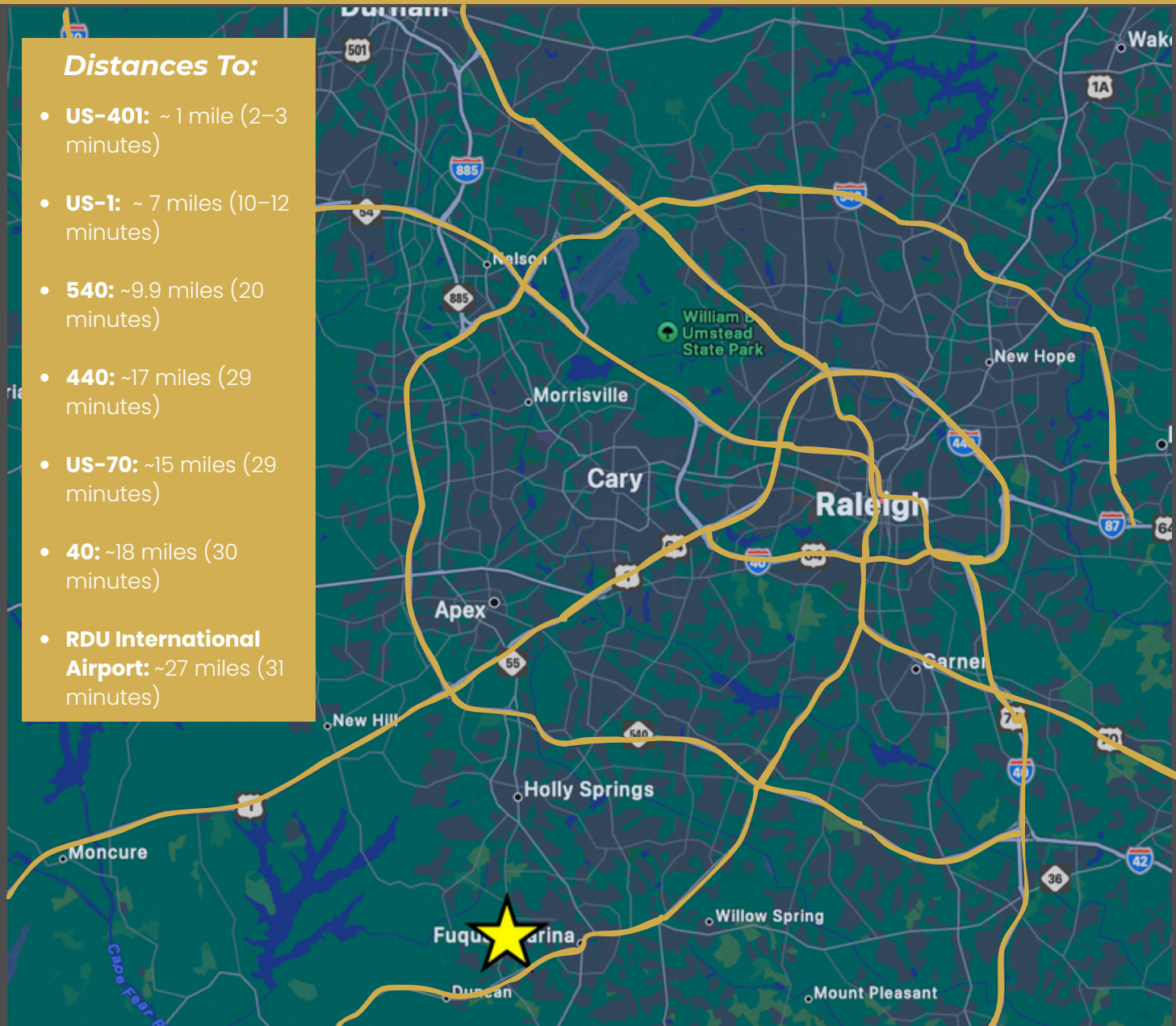
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FUQUAY INDUSTRIAL PARK

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Distances To:

- **US-401:** ~ 1 mile (2-3 minutes)
- **US-1:** ~ 7 miles (10-12 minutes)
- **540:** ~9.9 miles (20 minutes)
- **440:** ~17 miles (29 minutes)
- **US-70:** ~15 miles (29 minutes)
- **40:** ~18 miles (30 minutes)
- **RDU International Airport:** ~27 miles (31 minutes)



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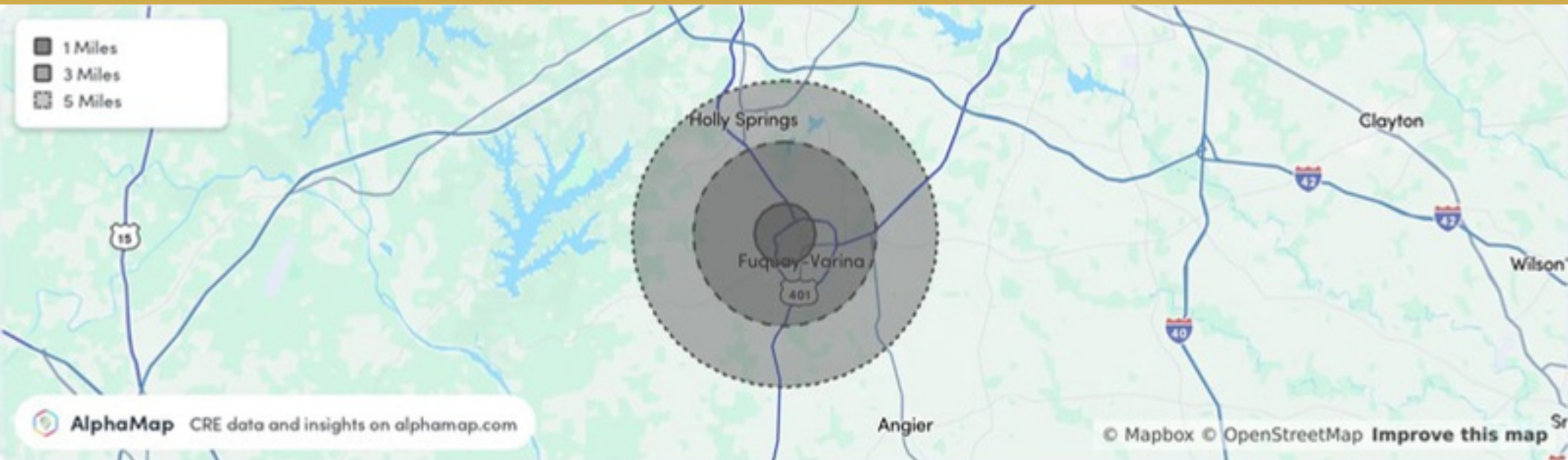
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AREA OVERVIEW / DEMOGRAPHICS

1001 Bridge Street, Fuquay Varina, NC 27526
INDUSTRIAL PROPERTY FOR LEASE



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,830 | 41,344 | 100,747 |
| Average Age | 40 | 39 | 38 |
| Average Age (Male) | 38 | 37 | 37 |
| Average Age (Female) | 42 | 40 | 39 |

HOUSEHOLD & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,901 | 14,928 | 34,898 |
| Persons per HH | 2.7 | 2.8 | 2.9 |
| Average HH Income | \$98,270 | \$121,975 | \$143,358 |
| Average House Value | \$468,891 | \$466,838 | \$499,386 |
| Per Capita Income | \$36,396 | \$43,562 | \$49,433 |

Map and demographics data derived from AlphaMap

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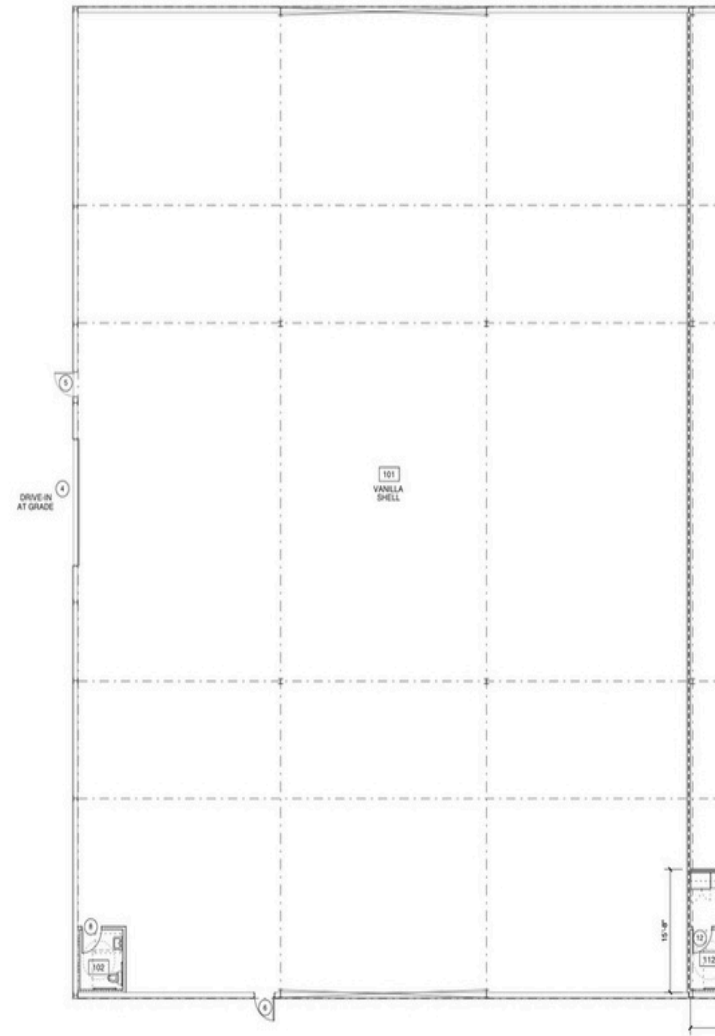
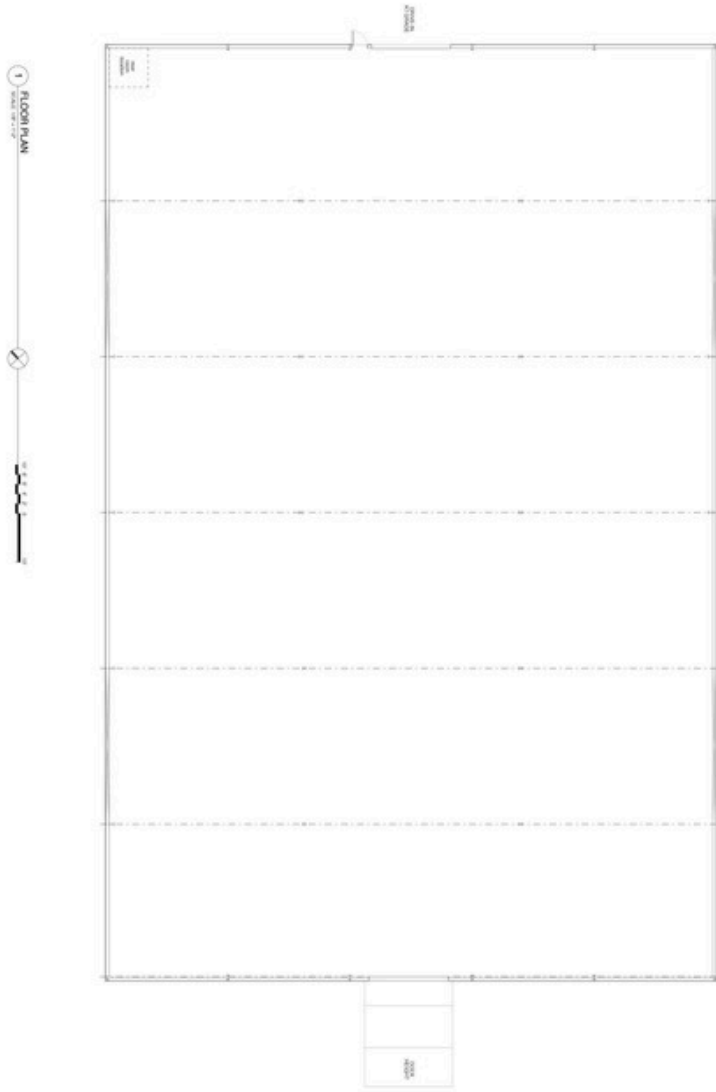
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FLOORPLANS

1001 Bridge Street, Fuquay Varina, NC 27526

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FULL 24,000 SF BUILDING FLOORPLAN

FLOOR PLAN FOR 12,000 SF – DRIVE IN SIDE OF BUILDING

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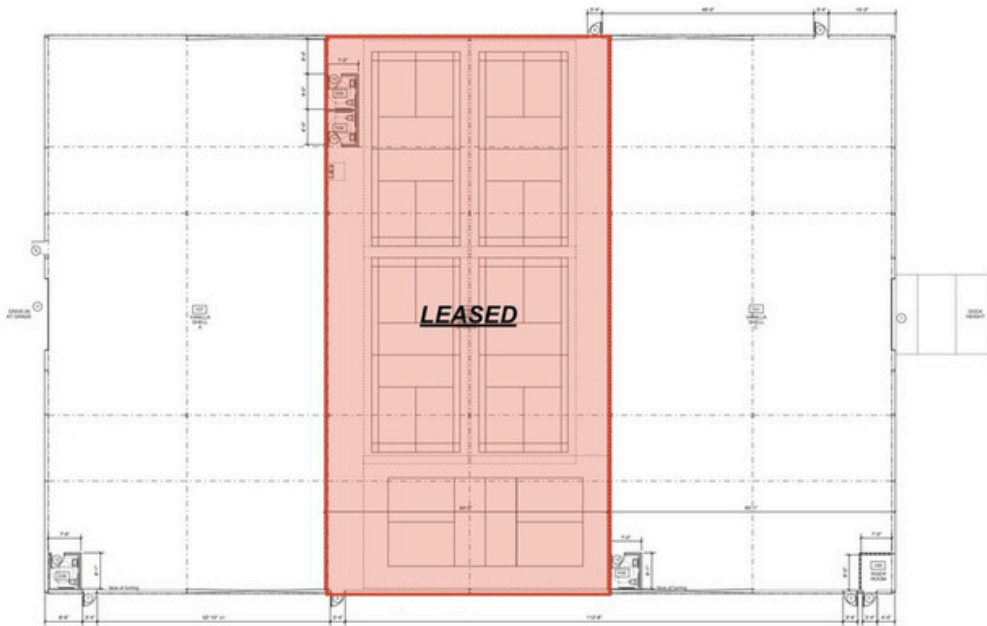
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FLOORPLANS CONTINUED

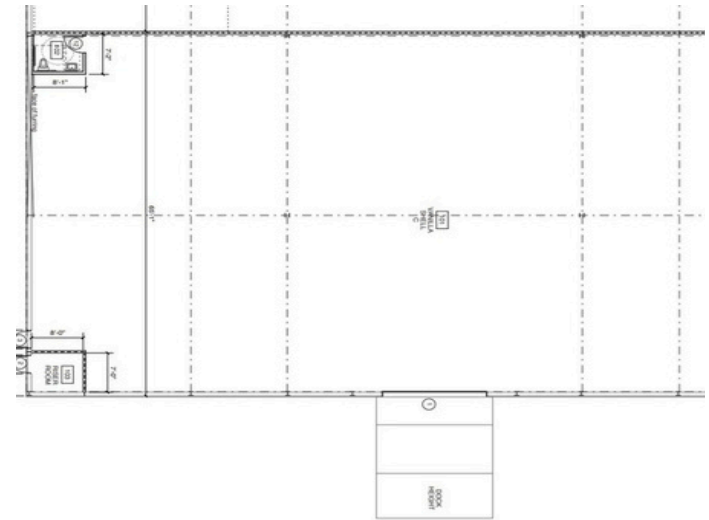
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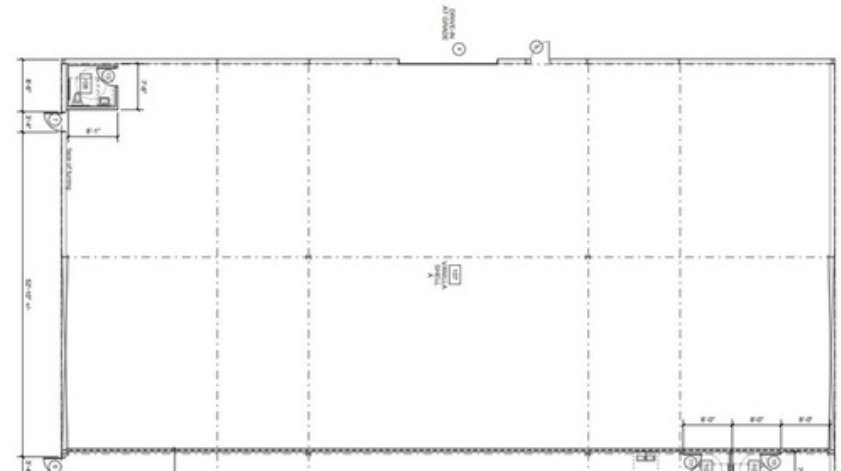
BUILDING 1 FLOORPLAN – 8K SF ON EACH ENDCAP

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8,000 SF FLOORPLAN – BUILDING 1 LOADING DOCK SIDE



8,000 SF FLOORPLAN – BUILDING 1 DRIVE IN SIDE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by City Plat in compliance with all applicable fair housing and equal opportunity laws.



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