



Office & Warehouse Space for Lease

118 East Jones Street in Downtown Fuquay-Varina, NC

1,046 SF Mezzanine Office

9,100+ SF Total Warehouse

376 – 1,190 SF Office

Available NOW



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**SF measurements are taken from a CAD floor plan and measure from the centerline of any demising walls and from the outside of any exterior walls.*



www.highhousecapital.com

118 East Jones St. Fuquay-Varina, NC

Commercial Lease Offer



Jones Street Warehouse

High House Capital is pleased to exclusively present the opportunity to lease an approximate **1,046 square foot mezzanine office** space at **the Jones Street Warehouse** in the heart of Downtown Fuquay-Varina, NC, as well as an approximate **9,169 square feet** of warehouse space and up to **1,190 square feet** of first-floor office. This prime location offers excellent visibility and access, situated in a vibrant and growing community. The suites are located within a larger building. Spaces are available separate or together for a combined area of **11,400+ square feet**.

PROPERTY DETAILS

ADDRESS	112-118 E. Jones St. Fuquay, NC 27526
MUNICIPALITY	Wake County
PARCEL REID	0069221
AVAILABLE SF	376 – 11,405 SF



118 East Jones St. Fuquay-Varina, NC

Mezzanine Office Suite Available for Lease Now

- Approximately **1,046 sf**
- Sub-division into smaller space may be possible
- Monthly rent starting from **\$12 psf gross**

Warehouse Space Available for Lease Now

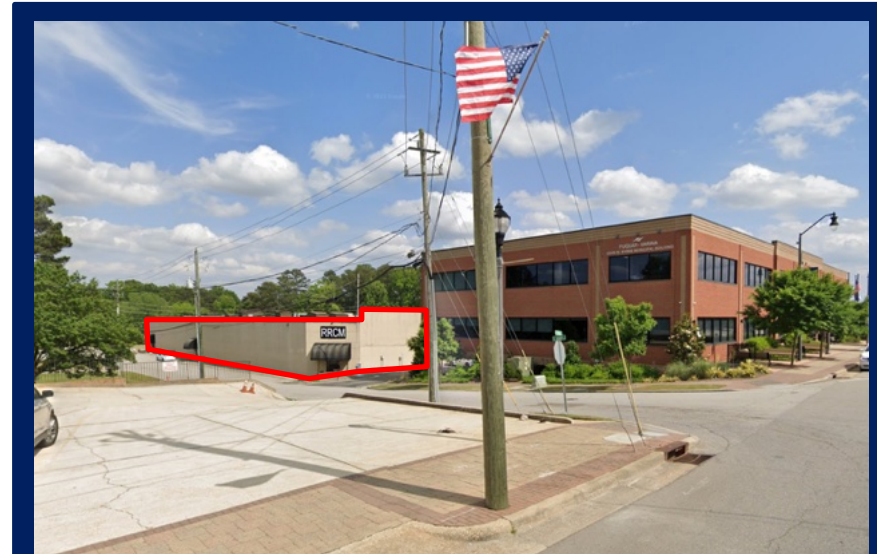
- Approximately **9,169 total sf** available
- 3 separate warehouse bays
- Interior warehouse space near drive-in garage door
- Interior & exterior loading dock access
- Monthly rent starting from **\$9 psf gross**

First-Floor Office Available Now

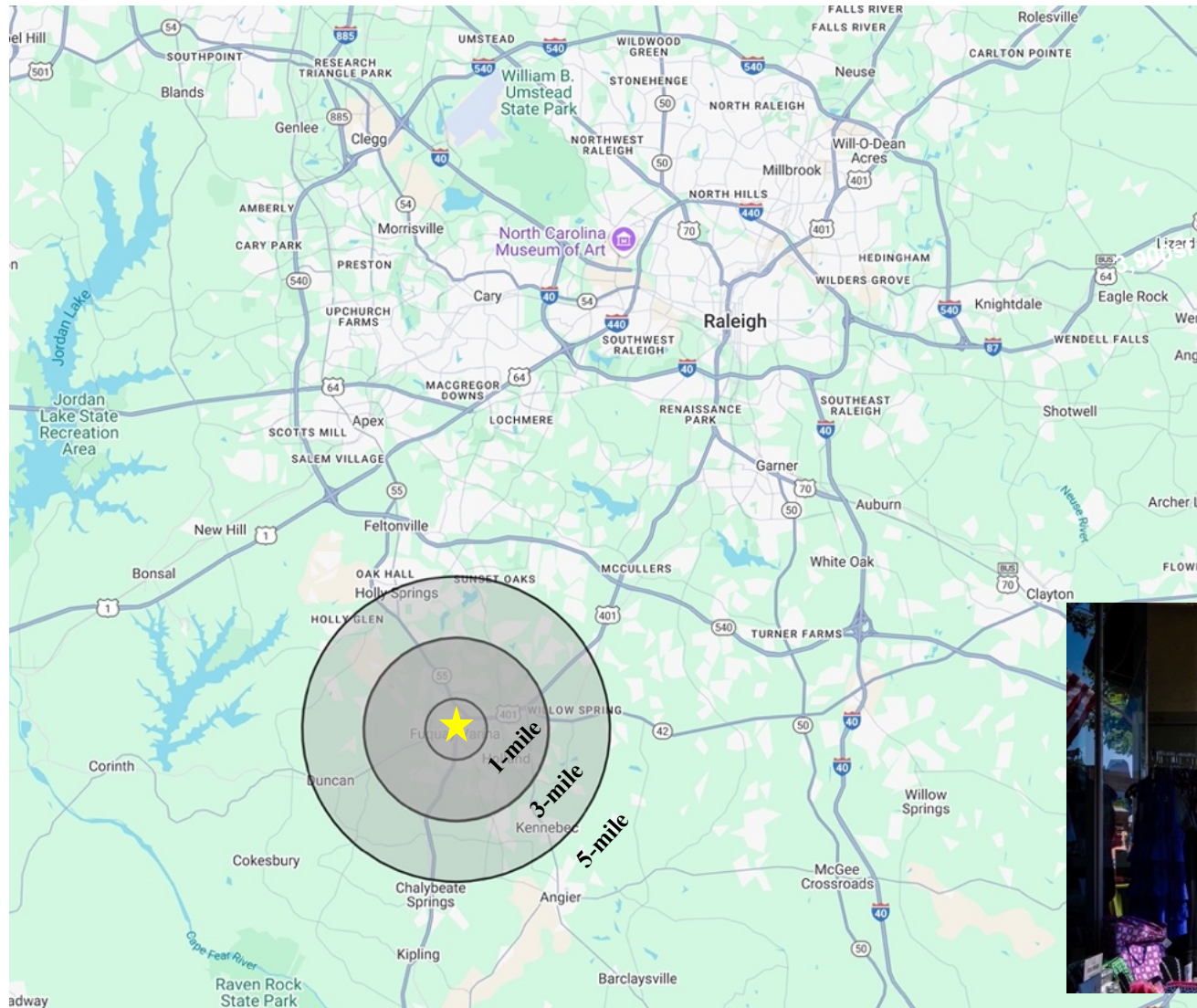
- Approximately **376 – 1,190 sf** available
- Individual office rooms ranging in size
- Monthly rent starting from **\$12 psf gross**

Other Terms

- **Utilities are included**
- Available lease term from **month-to-month or longer**



Location Overview



Downtown Fuquay

N. Main St | 17,000 AADT
Academy St Block | 9,800 AADT

Fuquay-Varina, NC

Part of Wake County, the most
populous NC county

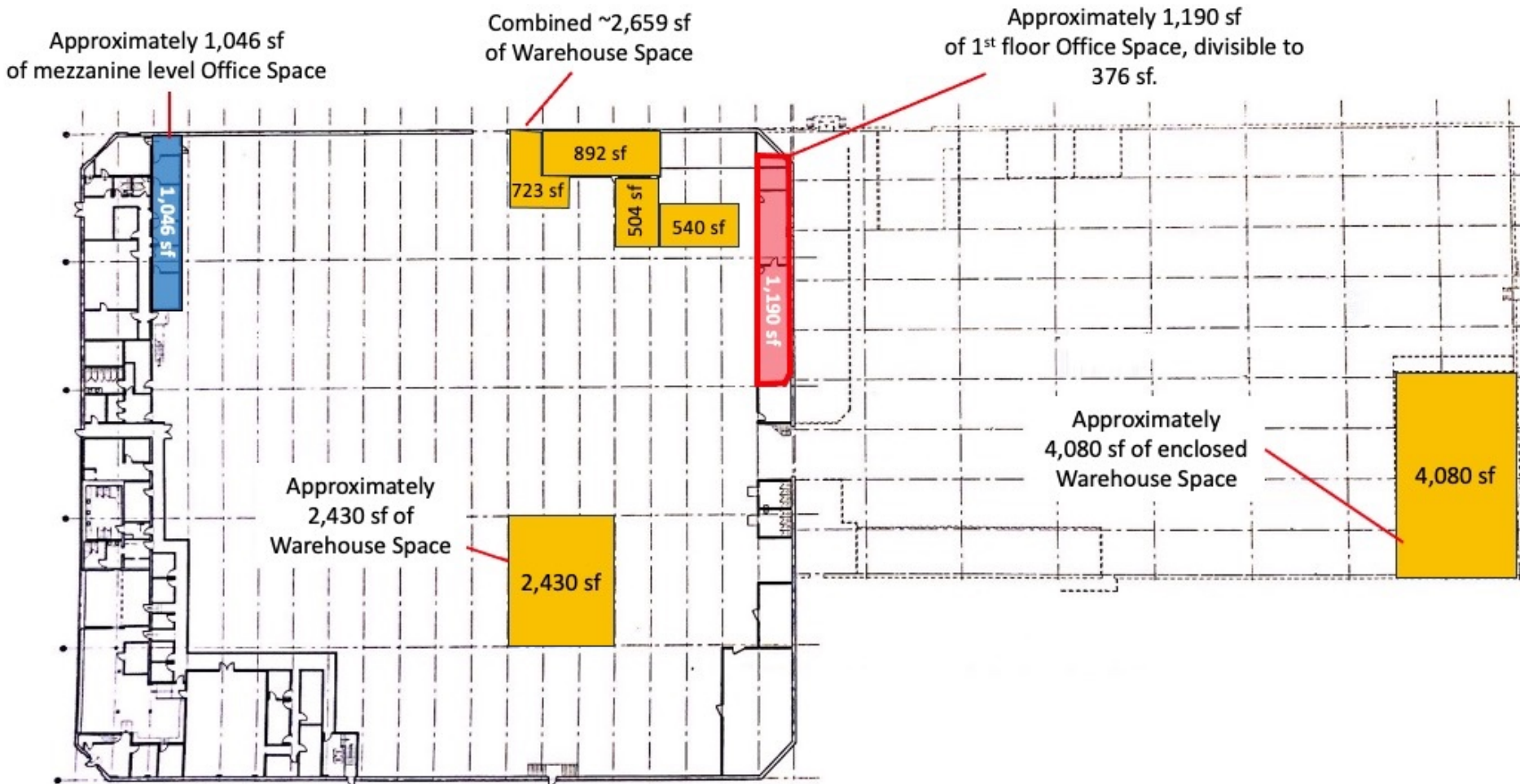
90% Population Growth Between
the Last Two Decennial Censuses



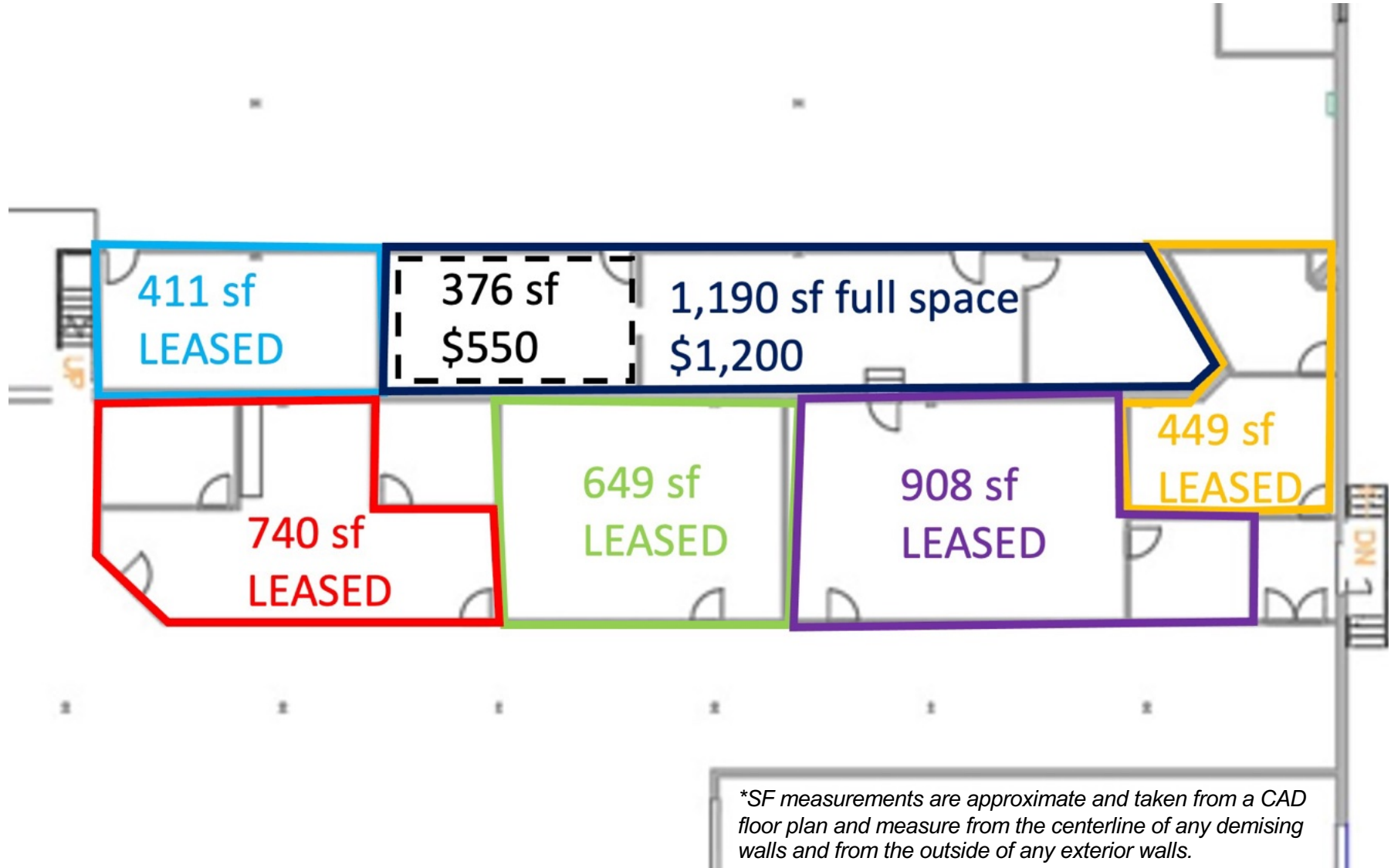
Location Overview – Downtown Fuquay



Building Floor Plan – 118 East Jones St.



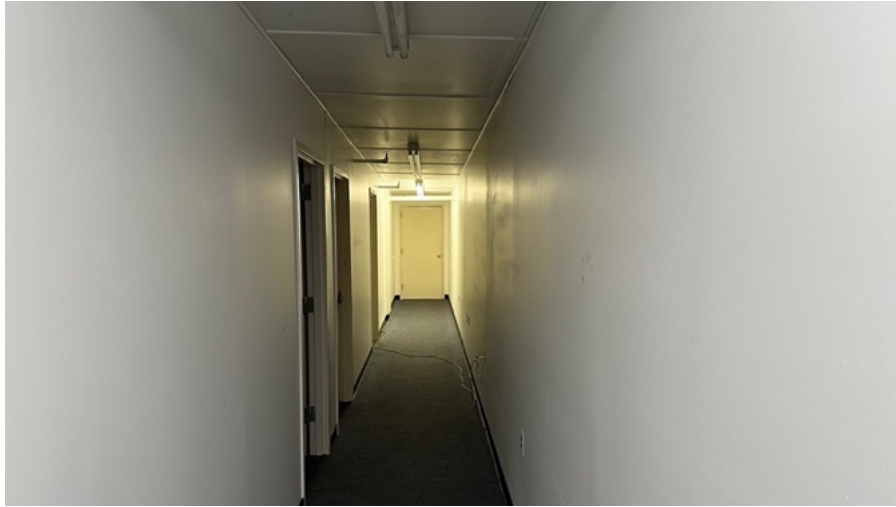
1st Floor Office Floor Plan – 118 East Jones St.



Interior Photos - Warehouse



Interior Photos – Mezzanine Office



Interior Photos – 1st Floor Office

