



# FOR SALE

6,720 SF Flex Building  
110, 130 & 150 Boardwalk Drive  
Youngsville, NC 27596

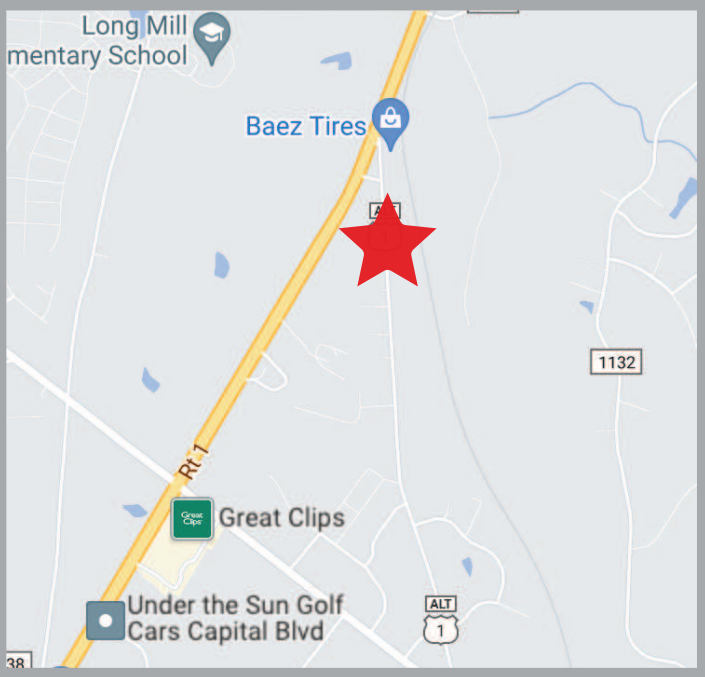
## CONTACT

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REAL ESTATE BROKERAGE





## ADDITIONAL INFORMATION

- Size: 6,720 sf. (3 units each 2,240 sf.)
- Zoning: Youngsville (C – 1) US – Highway 1 Commercial
- Uses: Light Industrial, Office or Retail
- Power: 240 – 120
- Ceiling Height: 14 to 17 feet
- Lighting: LED and clear wall panels in the Warehouse
- Block and steel construction
- Back roll up doors
- Franklin County water and sewer
- PNC natural gas
- Internet provider – Spectrum
- Current Tenants are month to month
- Property Owners Association Fee - \$125 per month
- Franklin County PIN numbers:
  - 1853-16-3766
  - 1853-16-3726
  - 1853-16-2786
- Sale Price: \$1,290,000