



BUILDING 400

2435 INNOVATION LOOP | YOUNGSVILLE, NC 27596

US1N4RTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE
± 147,714 SF AVAILABLE (DIVISIBLE)



BUILDING 400

BUILDING 100
FULLY LEASED

BUILDING 200
±42,213 SF AVAILABLE

BUILDING 300
±266,604 SF AVAILABLE

BUILDING 400
±147,714 SF AVAILABLE

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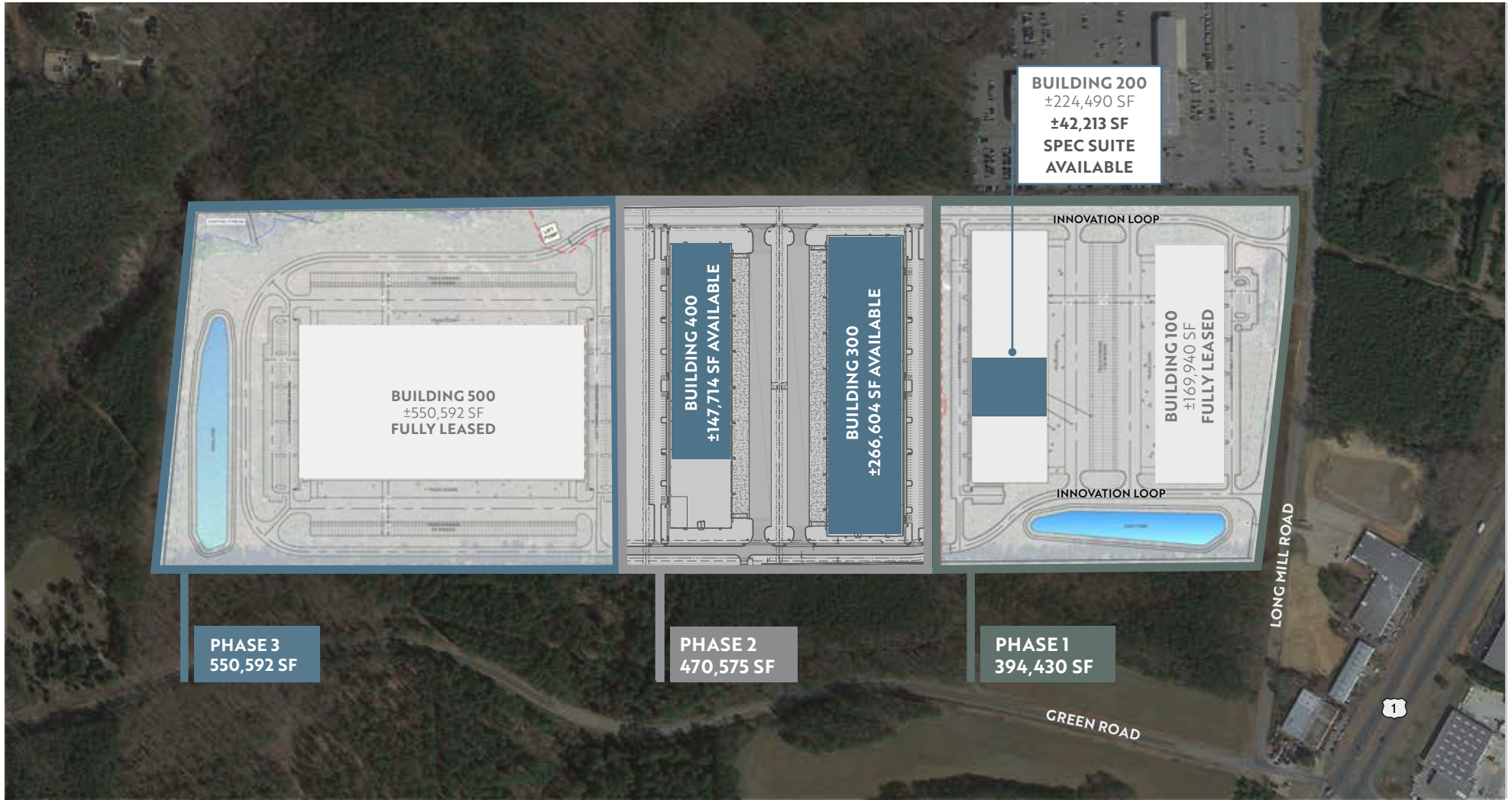
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PROPERTY WEBSITE



BUILDING 400 SITE PLAN



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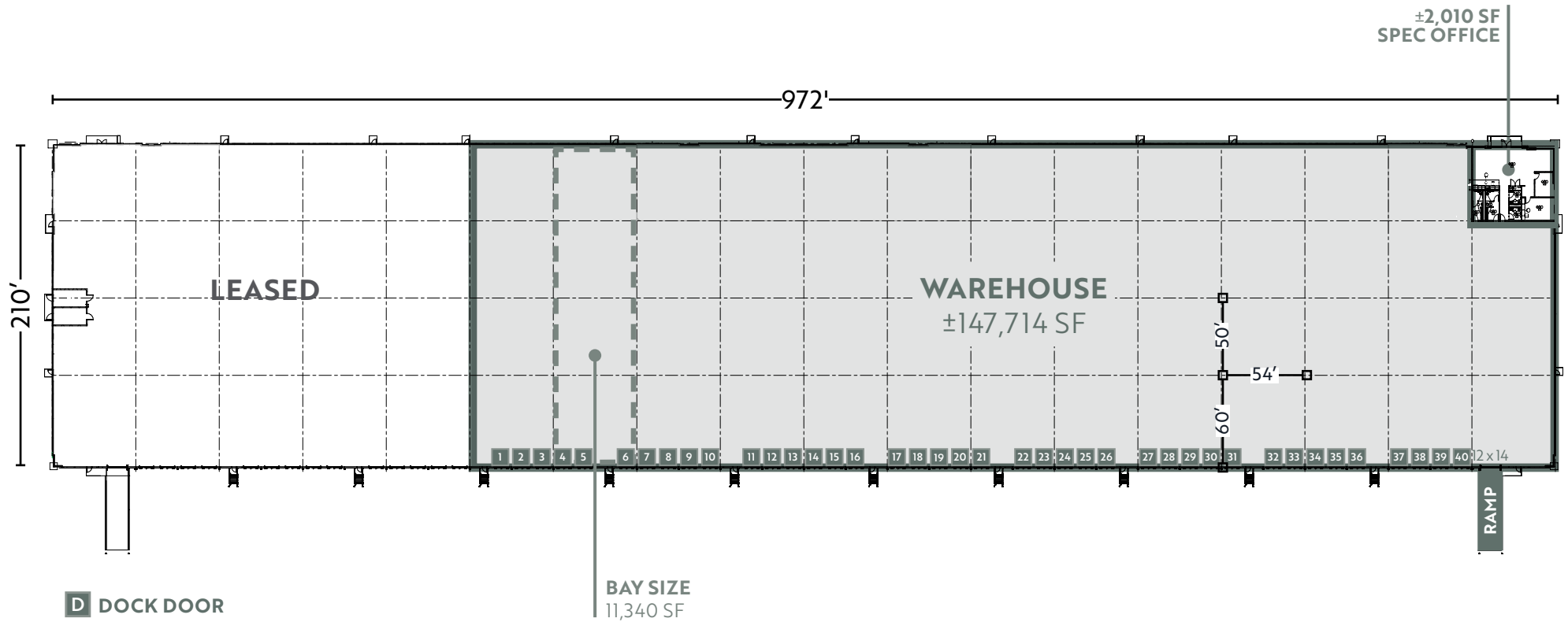
PROPERTY WEBSITE



BUILDING 400

FLOOR PLAN

±147,714 SF AVAILABLE (DIVISIBLE)



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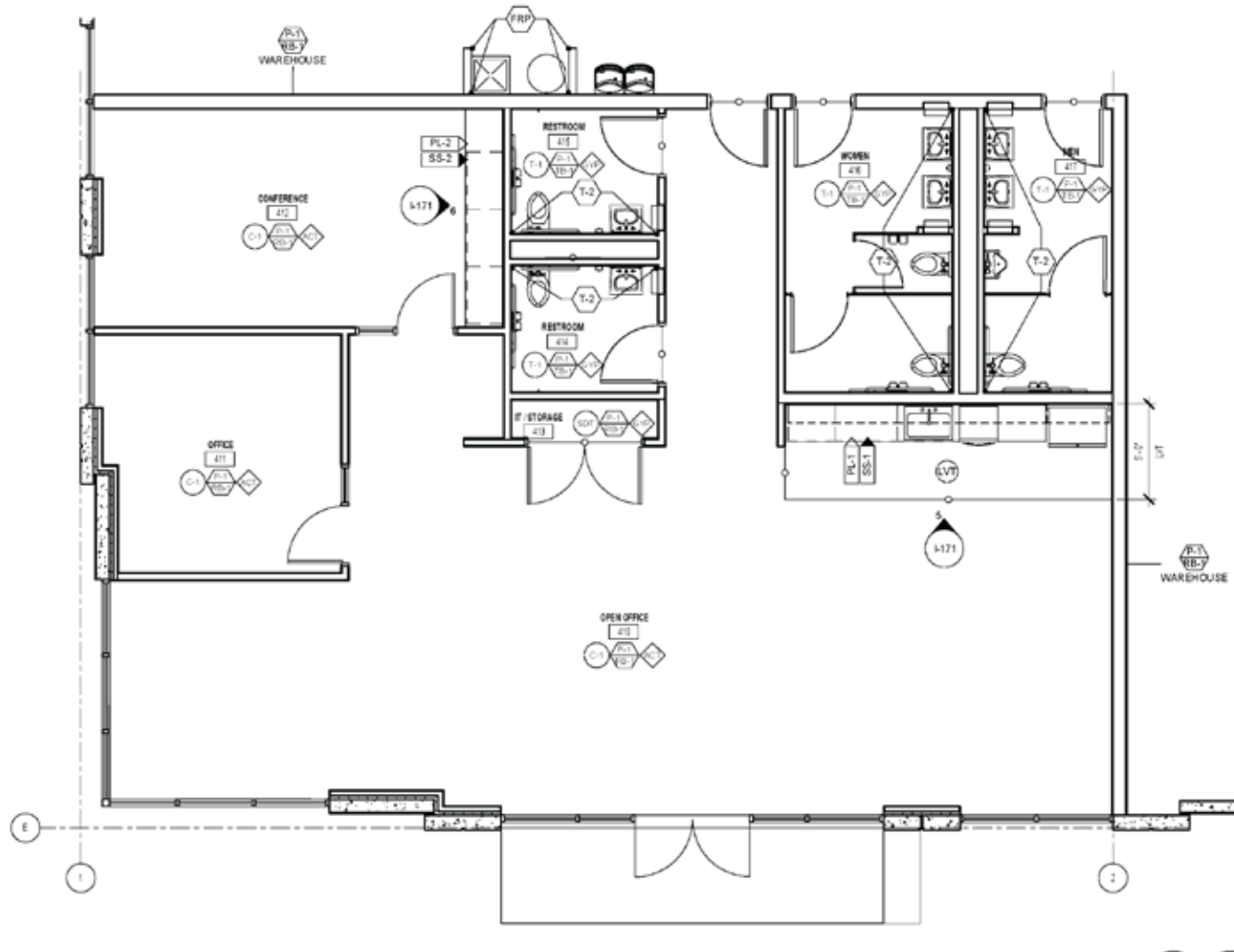
FOUNDRY
COMMERCIAL

PROPERTY WEBSITE



BUILDING 400

FLOOR PLAN ±2,010 SF SPEC OFFICE



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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 | 40 (9'x10') manual dock doors with bumpers 1 (12'x14') drive-in door with operators |
| DATE AVAILABLE | Immediately | PAVED PARKING | 128 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) ZONING INFO | 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 | ±147,714 SF | SEWER LINE | 6" |
| OFFICE SF | ±2,010 SF spec office | 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 | | |

LOCAL INCENTIVES

REDUCED OPERATING COSTS

USI 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

USI 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

USI 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 \$7,364.86 per new job to Franklin County paid out over two years

EXAMPLE JOB BASED INCENTIVES

| PHASE II - JOB | TENANT SIZE | |
|---|--------------|---------------------|
| | 50,000 SF | 100,000 SF |
| New Jobs Created | 50 | |
| Incentive Per Job | \$7,364.86 | |
| Total Incentive (Paid out over 4 years) | \$368,243.17 | \$7.36/SF \$3.68/SF |
| Annual Payout | \$92,060.79 | \$1.84/SF \$0.92/SF |

AREA AMENITIES

US1N1RTH
COMMERCE CENTER



RICHLAND CREEK ELEMENTARY SCHOOL

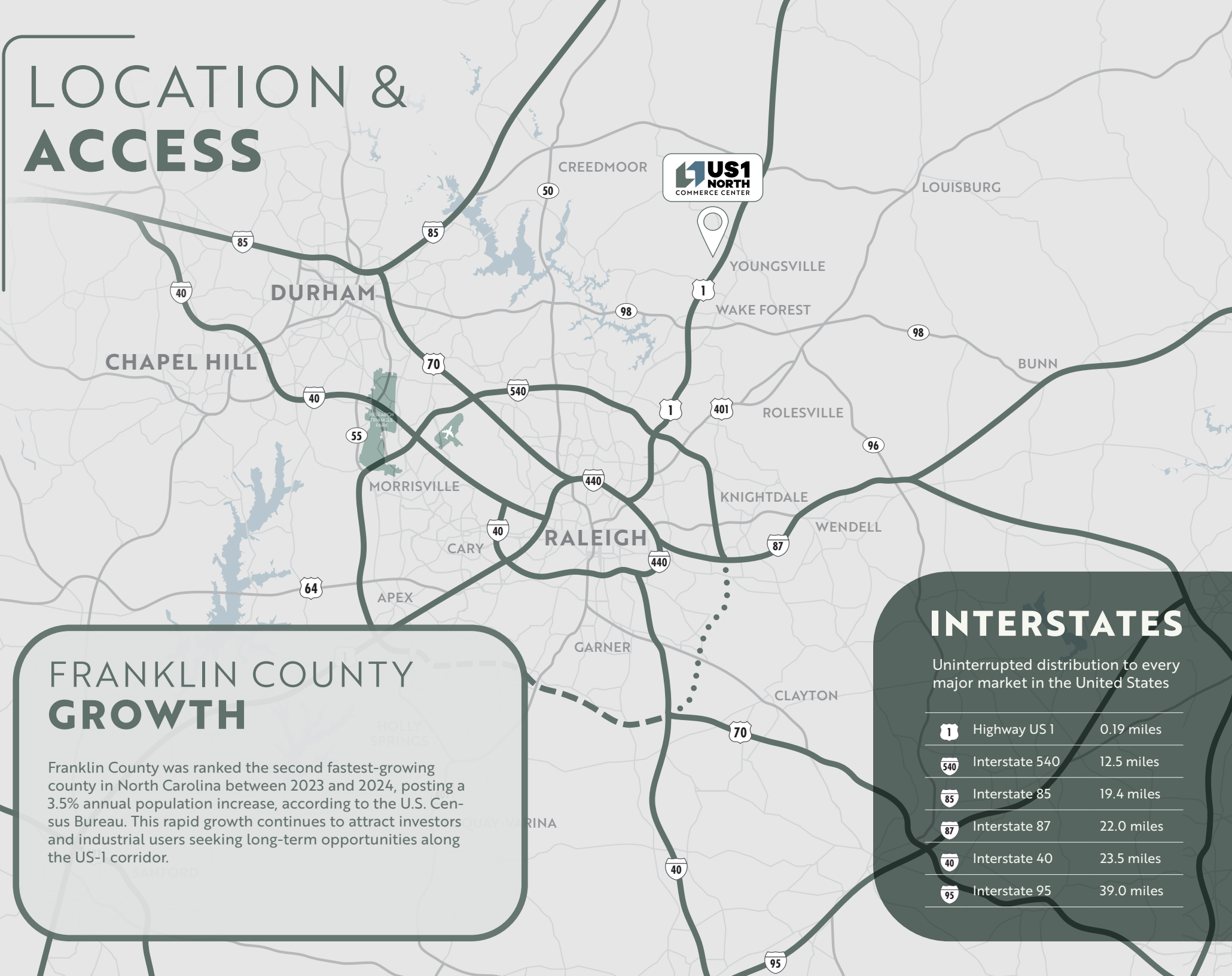
WAKE PREPARATORY ACADEMY

YOUNGVILLE ELEMENTARY SCHOOL

AREA EMPLOYERS



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 |

AIRPORTS

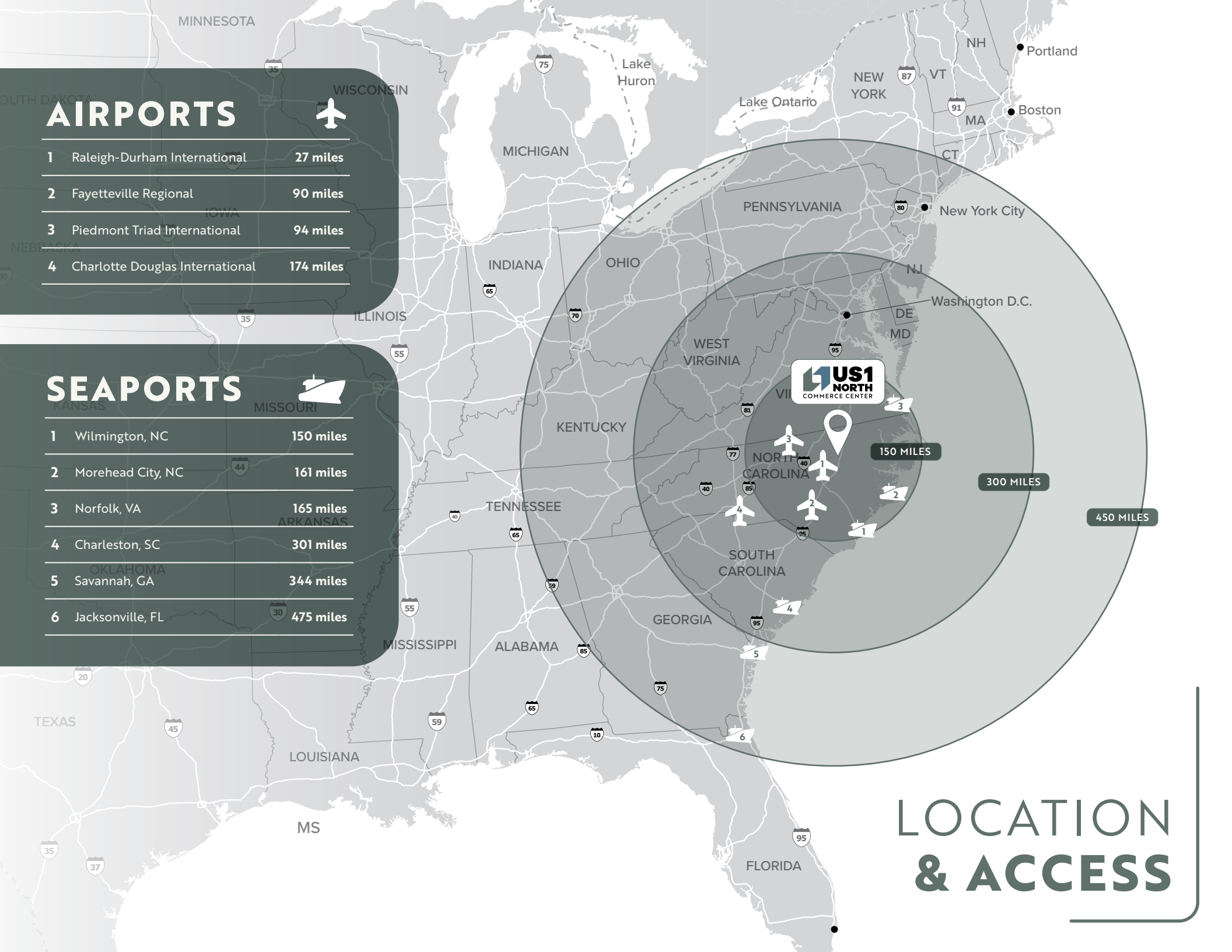


- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

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 |



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