



FOR LEASE

## 774 EF Cottrell Rd Unit C

774 EF COTTRELL RD  
Louisburg, NC 27549

5,000 SF | \$0.84  
AVAILABLE | SF/MO

### Cory Thornton

Broker

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### Raynor Realty

203 W Nash St  
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919-496-4490  
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Lic# C35185



# Property Overview

## EXECUTIVE SUMMARY

This 5,000 SF free-standing flex warehouse offers a low-maintenance, functional space ideal for distribution, storage, or light manufacturing. The property includes approximately 950 SF of conditioned office space, one office, and a restroom facility, making it well-suited for businesses looking to bring operations under one roof.

With high-clearance warehouse space, ample parking, and convenient access to Highway 401, the location provides easy connectivity to Raleigh, Wake Forest, and surrounding areas. The lease rate is \$0.84/SF per month.

## PROPERTY HIGHLIGHTS

- Perfect for bringing all operations under one roof.
- Low-maintenance, functional space for distribution, storage, or light manufacturing.
- Lease rate \$ 0.84 SF/Mo.
- Free-standing, high clearance space
- Includes one office and restroom facility.
- Ample parking
- Convenient access to Highway 401.
- 5000 SF of flex warehouse and office. ~950 SF of conditioned office space



**5,000 SF**  
AVAILABLE SF



**\$0.84**  
ASKING RATE SF/MO



**5000**  
BUILDING SF



**2007**  
YEAR BUILT



**125,452.00 SqFt**  
LOT SIZE



**034633**  
PARCEL ID



**INDUSTRIAL**  
ZONING TYPE



**Franklin**  
COUNTY



**36.064885,-78.33  
2034**  
COORDINATES

## ACCESSIBILITY

### AIRPORTS

Raleigh-Durham International Airport	<b>28.4 mi</b>
Old Warren County Airport Site	<b>26.9 mi</b>
Triangle North Executive Airport	<b>2.7 mi</b>

### HIGHWAYS

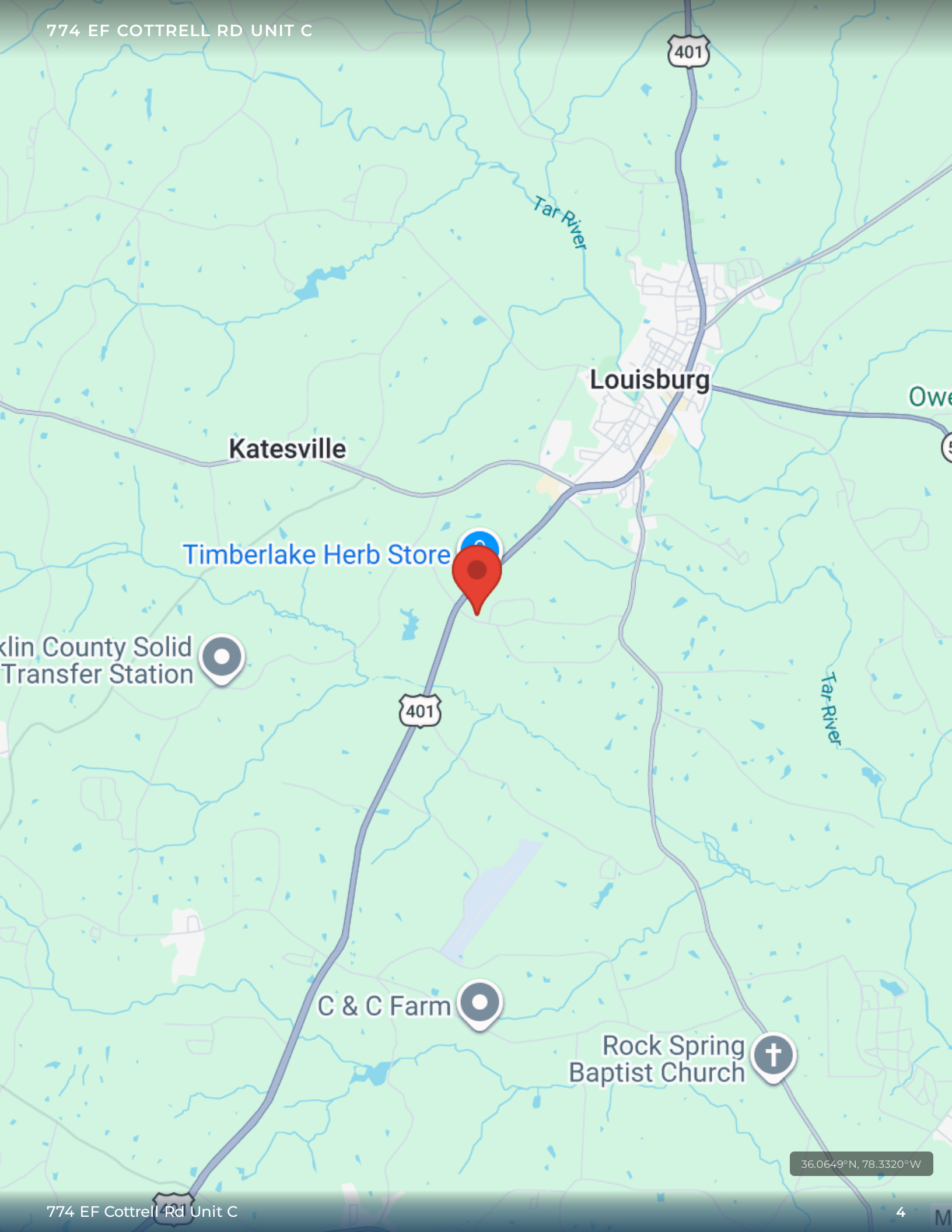
US 401	<b>0.2 mi</b>
South Bickett Boulevard	<b>1.7 mi</b>
North Bickett Boulevard	<b>3.1 mi</b>
US 401;NC 39	<b>5.8 mi</b>

# | Space Available

SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
C Office	5,000 SF	<b>\$0.84 SF/Mo</b>	MG	Industrial	3 Yrs

## SUITE DETAILS

**C Office:** Flex Warehouse and Office Space



Katesville

Louisburg

Timberlake Herb Store

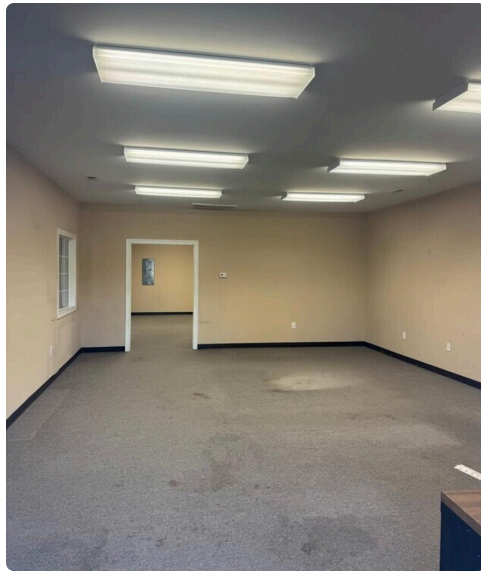
Clin County Solid  
Transfer Station

C & C Farm

Rock Spring  
Baptist Church

36.0649°N, 78.3320°W

# Gallery Page 1



# Market Overview

12/31/1969

Louisburg is a town in and the county seat of Franklin County, North Carolina, United States. As of the 2020 census, the town population was 3,064. The town is located approximately 29 miles northeast of the state capital, Raleigh, and located about 31 miles south of the Virginia border.

## KEY FACTS

Population	3,359
Area	2.8 sq mi
Elevation	220 ft
County	Franklin County
Incorporated	1779
State	North Carolina

## DEMOGRAPHIC SNAPSHOT

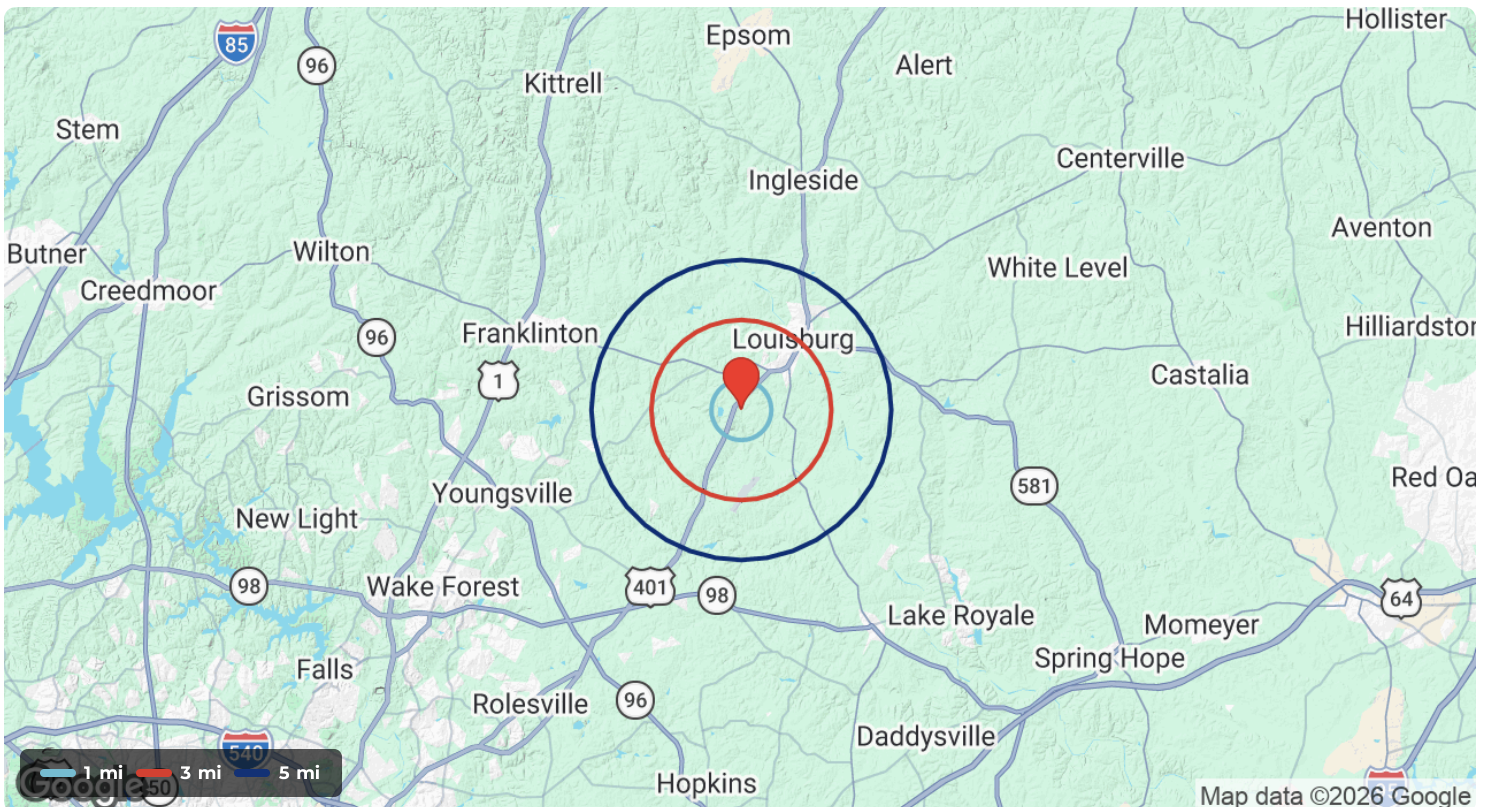
1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	Population	Population
Median HH Income	Median HH Income	Median HH Income
Households	Households	Households

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	421	3,549	8,997
2010 Population	462	4,033	10,739
2025 Population	512	4,313	11,447
2030 Population	539	4,541	12,140
2025-2030 Growth Rate	1.03 %	1.04 %	1.18 %
2025 Daytime Population	581	6,256	12,782

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	170	1,351	3,276	less than \$15,000	37	292	599
2010 Total Households	192	1,511	3,823	\$15,000-\$24,999	26	167	449
2025 Total Households	217	1,678	4,308	\$25,000-\$34,999	7	65	143
2030 Total Households	230	1,787	4,632	\$35,000-\$49,999	14	150	439
2025 Avg. Household Size	2.34	2.44	2.5	\$50,000-\$74,999	30	300	727
2025 Owner Occupied Housing	135	1,043	3,048	\$75,000-\$99,999	33	272	798
2030 Owner Occupied Housing	150	1,156	3,375	\$100,000-\$149,999	46	261	641
2025 Renter Occupied Housing	82	635	1,260	\$150,000-\$199,999	13	73	194
2030 Renter Occupied Housing	80	631	1,257	\$200,000 or greater	12	98	316
2025 Vacant Housing	1	183	455	Median HH Income	<b>\$70,456</b>	<b>\$63,415</b>	<b>\$67,610</b>
2025 Total Housing	218	1,861	4,763	Average HH Income	<b>\$83,794</b>	<b>\$80,139</b>	<b>\$85,022</b>



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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