

# Fuquay-Varina Industrial Park For Lease

1001 BRIDGE STREET | FUQUAY-VARINA, NC 27526



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# Property Dashboard

10,000- 24,318 SF

Square Footage Per Building

**\$10/ SF**

*Lease Rate*

**NNN**

*Lease Type*

**Negotiable**

*Lease Term*

**RLI**

*Zoning*

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	<b>8,735</b>	<b>39,995</b>	<b>78,084</b>
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	<b>\$86,716</b>	<b>\$106,756</b>	<b>\$118,929</b>

## KEY AMENITIES

Each building is +/- 24,318 sf | Totaling +/- 336,000 SF

Ceiling Height : 25' or 30' (*building specific*)

Current Use: Storage, Distribution & Warehouse

## PROPERTY HIGHLIGHTS

- There are two access points at Judd Parkway and Bridge Street which make it easy for you to enter and exit the property.
- Each building has one drive-in and one dock door for your convenience.
- The roadways on the property are designed to accommodate tractor trailers, offering easy accessibility to each building.
- The property is entirely gated and fenced to provide you with a high level of security.
- Ceiling Height is 25' or 30' (building specific)
- With its proximity less than 2 miles to US-401, near US-1, and the upcoming I-540 expansion, the property offers easy access to major highways and thoroughfares.

# BRIDGE STREET PROPERTY UPGRADES

WITNESS FUQUAY INDUSTRIAL PARK UNDERGOING REMARKABLE UPGRADES AND RENOVATIONS, POISED TO OFFER AN ELEVATED AND MODERNIZED ENVIRONMENT FOR BUSINESSES TO OPERATE.

- THOUGH THE ROADWAYS ON THE PROPERTY ARE CURRENTLY GRAVEL, THERE ARE FUTURE PLANS TO PAVE THEM FOR SMOOTHER AND MORE ACCESSIBLE TRAVEL.
- A FIRE SUPPRESSION SYSTEM WILL BE INSTALLED IN EACH BUILDING TO ENSURE SAFETY
- ABILITY TO ADD IN DRIVE-IN DOORS
- NEW ROADS CUSTOMIZED / PAVED
- NEW LED LIGHTING
- FRESHLY PAINTED
- 2 NEW BATHROOMS
- NEW ELECTRICAL UPGRADES
- (PHASE 3) ELECTRICAL UPGRADES
- NATURAL GASLINE
- NEW HEATERS
- ABILITY TO DESIGN / BUILD INTERIORS









# Floor Plan

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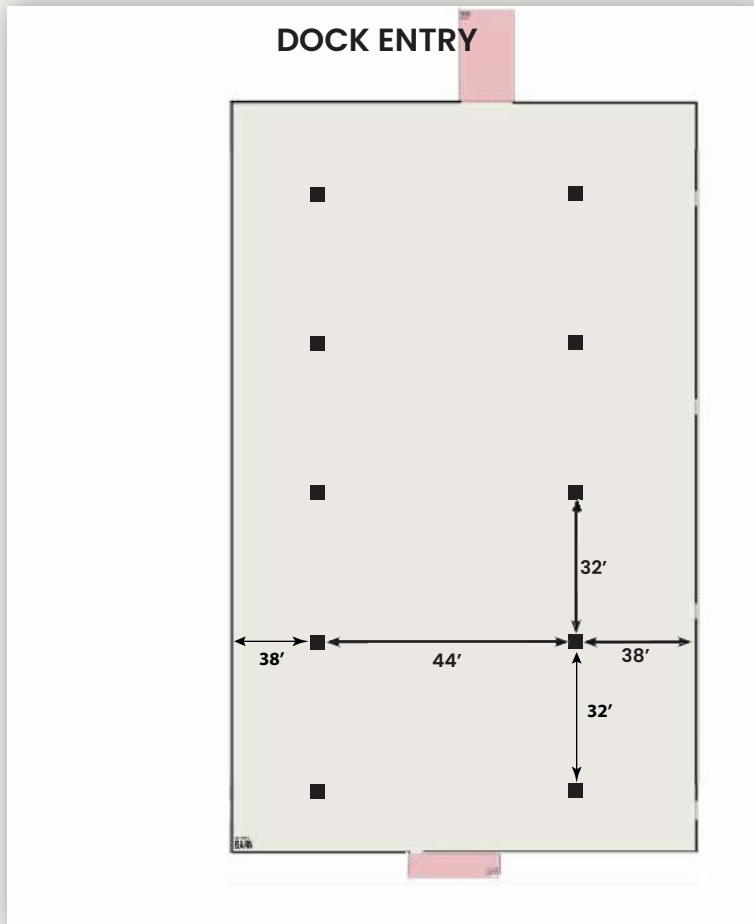
## *Buildings 1-6*

Barn: 24318 SQ FT

Dock Dimensions: 6'6" x 24'2"

Dock 264 SQ FT

Drive-in Entry: 16' x 14'



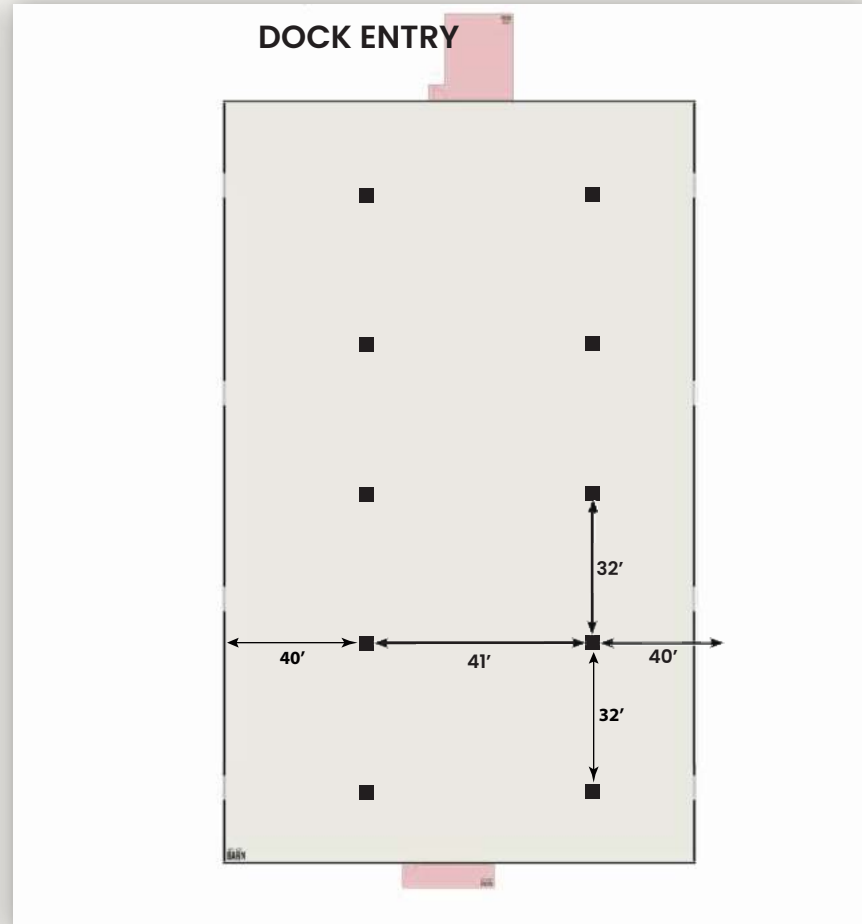
## *Buildings 7-14*

Barn: 24318 SQ FT

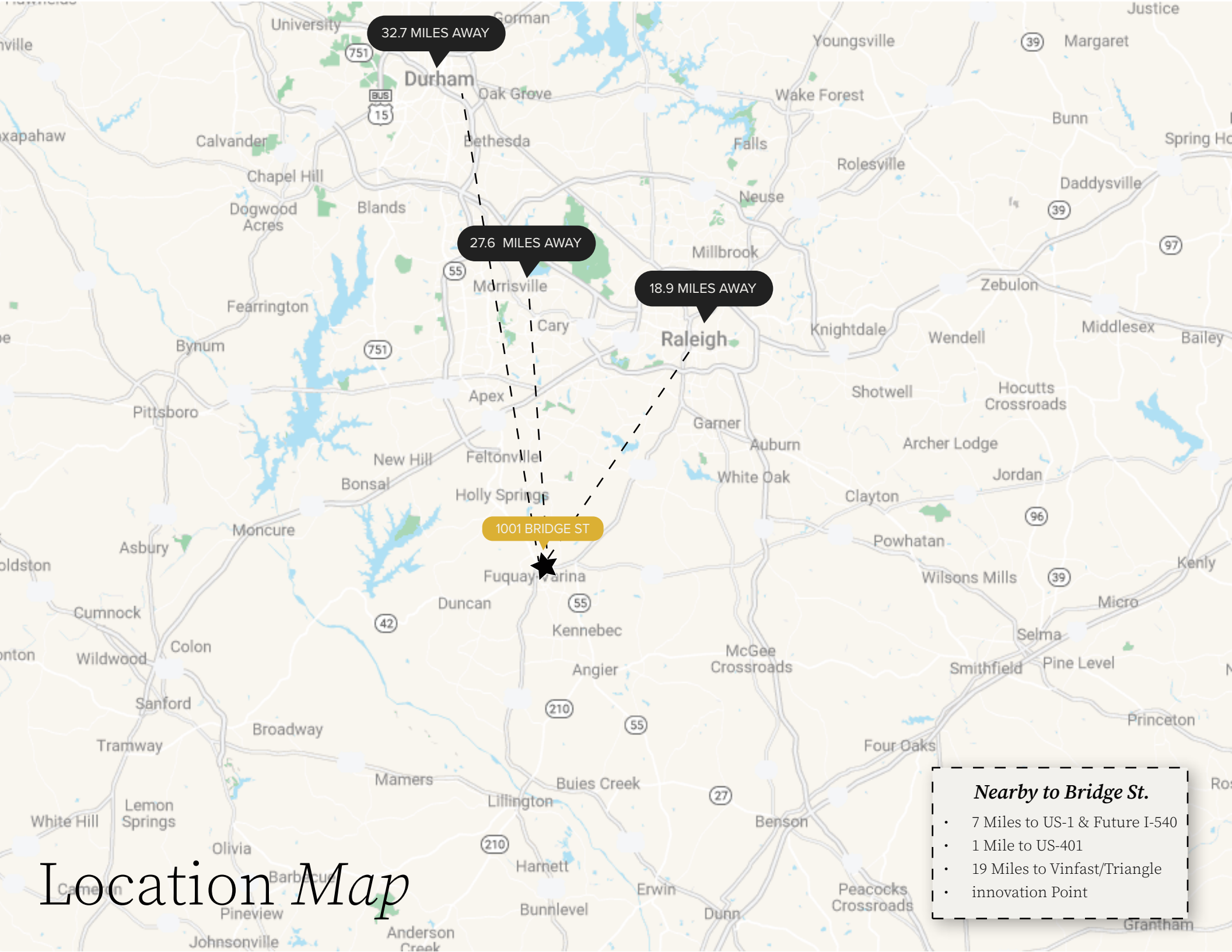
Dock Dimensions: 6'6" x 24'2"

Dock 396 SQ FT

Drive-in Entry: 16' x 14'







32.7 MILES AWAY

27.6 MILES AWAY

18.9 MILES AWAY

1001 BRIDGE ST

- Nearby to Bridge St.**
- 7 Miles to US-1 & Future I-540
  - 1 Mile to US-401
  - 19 Miles to Vinfast/Triangle innovation Point

# Location Map

# Parcel Map

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# Site Plan



## BUILDING AVAILABILITY

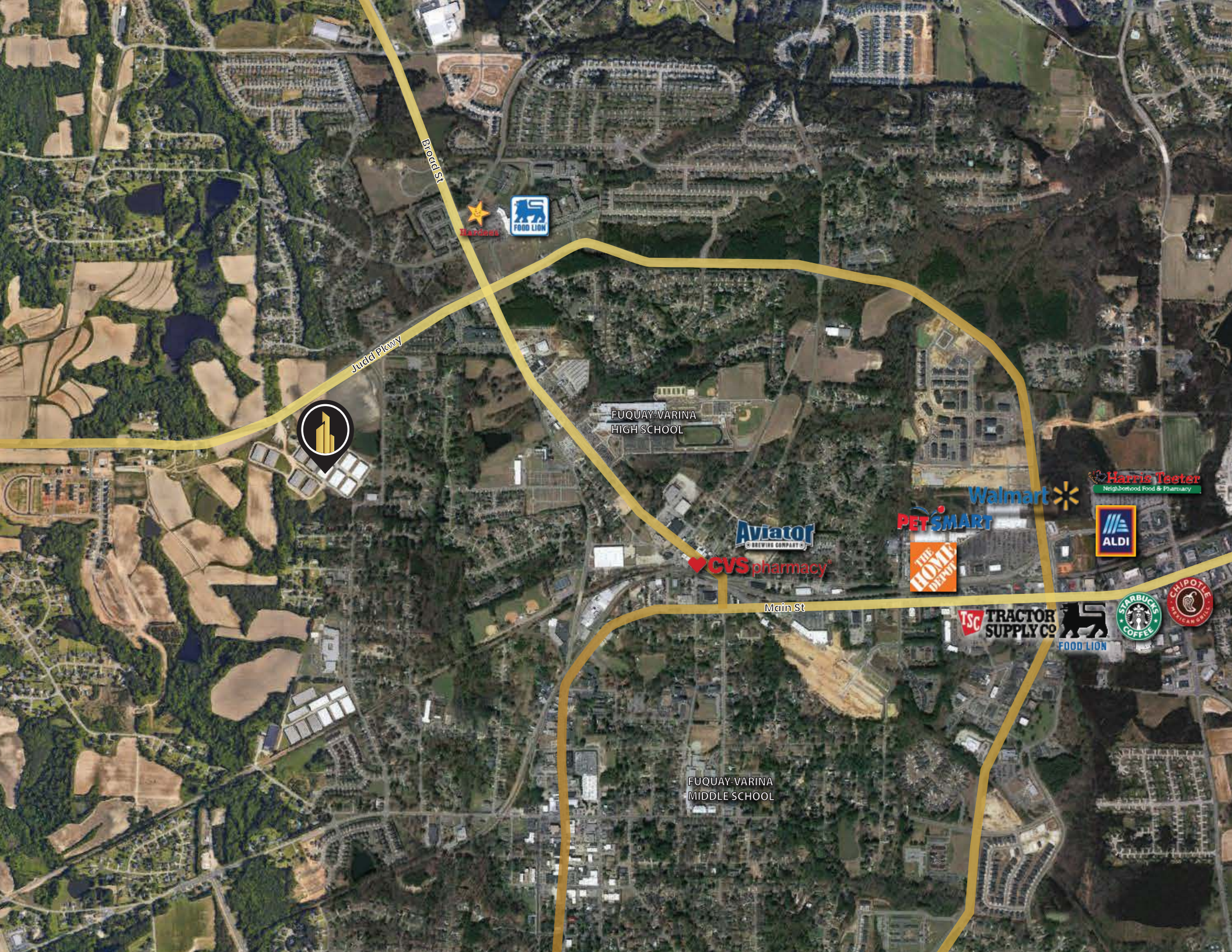
*1 Dock and Drive-in Per Building*

<b>Building 1</b>	Fully Leased
<b>Building 2</b>	Fully Leased
<b>Building 3</b>	30' Ceiling Height
<b>Building 4</b>	30' Ceiling Height
<b>Building 5</b>	30' Ceiling Height
<b>Building 6</b>	30' Ceiling Height
<b>Building 7</b>	25' Ceiling Height
<b>Building 8</b>	25' Ceiling Height
<b>Building 9</b>	25' Ceiling Height
<b>Building 10</b>	Fully Leased
<b>Building 11</b>	Fully Leased
<b>Building 12</b>	25' Ceiling Height
<b>Building 13</b>	25' Ceiling Height
<b>Building 14</b>	Fully Leased



AERIAL VIEW  
WITH PAVED DRIVE  
AND PARKING





Blount St

Judd Pkwy



FUQUAY VARINA HIGH SCHOOL

CVS pharmacy

Main St

FUQUAY VARINA MIDDLE SCHOOL



# Market Overview - *Fuquay-Varina, NC*



Fuquay-Varina is a town in Wake County and borders Holly Springs, Garner and Raleigh. The hyphenated name attests to the town's history as two separate towns. Originally, visitors from near and far traveled to the quaint little town near Raleigh seeking the healing powers of the Fuquay mineral spring. Many hotels, restaurants, and shops grew up around the spring to cater to the tourist trade.

Fuquay Springs and Varina merged in 1963 to create the modern town. Economically, the town initially grew due to tobacco trade and agriculture, but has seen recent population growth and real estate development due to its proximity to Research Triangle Park. NC 55, NC 42, and US 401 are the major roads in Fuquay-Varina.

While development in the area today includes numerous residential communities and commercial sites along the major roadways into town, many of the older structures from its past remain within the town limits. The Victorian, Craftsman, and Colonial Revival homes constructed in the late 19th century and early 20th century are contributing structures to the Fuquay Springs Historic District, while the downtown shops and businesses are part of the Varina Commercial Historic District. This small-town charm is the reason the community has been named one of the best suburban towns in the Triangle for families, one of the safest towns in North Carolina, and one of the best places for homeownership in North Carolina.



# Surrounding *Demographics*

2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,735	39,995	78,084
Households	3,424	14,643	27,653
Families	2,048	10,569	20,859
Average Household Size	2.48	2.71	2.81
Owner Occupied Housing Units	2,062	10,830	21,534
Renter Occupied Housing Units	1,363	3,813	6,119
Median Age	37.6	36.7	36.6
Median Household Income	\$72,200	\$87,812	\$97,433
Average Household Income	\$86,716	\$106,756	\$118,929
2027 Summary	1 Mile	3 Mile	5 Mile
Population	9,377	46,165	87,992
Households	3,667	16,877	31,082
Families	2,177	12,154	23,353
Average Household Size	2.49	2.72	2.82
Owner Occupied Housing Units	2,219	12,184	23,802
Renter Occupied Housing Units	1,448	4,693	7,280
Median Age	37.0	35.9	35.8
Median Household Income	\$81,628	\$100,467	\$107,992
Average Household Income	\$103,141	\$125,974	\$138,613





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