

FOR SALE / LEASE

209 TECHNOLOGY PARK LN

Fuquay-Varina, NC



22,230 Industrial Building Strategically Located in High Growth Market

MEDALIST CAPITAL

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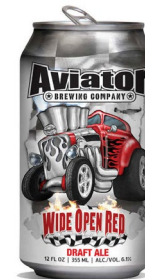
EXECUTIVE SUMMARY

Investment Highlights

- WELL MAINTAINED BUILDING THAT CAN BE USED BY TRADITIONAL INDUSTRIAL USERS OR CREATIVE RETAIL
- GREAT HIGHWAY ACCESS TO SERVICE WIDE RANGE OF TRIANGLE
- SIGNIFICANT CAPITAL IMPROVEMENT BY CURRENT OWNERSHIP
- RECORD RENTAL GROWTH AND HIGH BARRIERS TO ENTRY

209 Technology Park has been the home to Aviator Brewery for over ten years. The property features a great combination of warehouse, office, and retail space that can easily be converted. Technology park lane is filled with a diverse array of industrial and flex users.

Fuquay-Varina, along with the entire Triangle, has experienced high population and economic growth over the past 10 years. The property represents the rare opportunity for an owner to purchase a building well below replacement cost in a limited industrial market that maintains low vacancy.



ABOUT THE PROPERTY

Address	209 Technology Park Ln
City, State, Zip	Fuquay-Varina, NC 27526
REID	0274406
Acres	1.84
Zoning	RLI
Year Built / Addition	2001 / 2012
Jurisdiction	Fuquay-Varina, NC
Square Feet	~22,230
Conditioned Space (non WH)	4,000 sf
Clear Heights	Front WH 12'02" to 18'6" Center Back WH 13'9" to 19'07" Center
Docks High(s)	2 10' W x 14' H and 2 10'w x 12'H
Drive In (s)	1
Power	3 Phase 208v 1000amps
Parking Spaces	15
Cooler Box	80' x 40'
Insulated Slab	Single Elevation
Sprinkler	None
Outdoor Storage	± 25,000 sf



**No warranty or representation is made for the accuracy or assumptions of the information contained herein. All information is subject to omissions, errors, price changes, prior sale, and/or withdrawal without notice. No liability is assumed for any inaccuracy of the information contained herein.*

THE MARKET

The Raleigh-Durham Industrial Market continues to remain strong. Rental rates in 2023 continued to rise but at a slower pace than in previous years. The market added 5 million square feet of new construction which contributed to the rise in vacancy for the year as new construction outpaced absorption. Due to high interest rates and economic uncertainty, 2024 will see less new delivered construction which should cause a decline in vacancy.

The outlook for overall Triangle remains positivity with new projects underway. Wolfspeed continues with their 5-billion-dollar semiconductor in Chatham County with production anticipated by the end of 2024. Other major projects include Vinfast's EV project, new Apple campus, and many more.

Population growth for the Triangle remains high with Raleigh adding over a 1,000 new residents each and every month. Even with its high growth, the Triangle still remains relatively affordable, a robust job market, outstanding educational options, abundant outdoor spaces, and abundance of entertainment options.

Southern Wake Sub-Market

- Overall vacancy is 6.3% for the submarket with warehouse at 4.5% and flex at 10%
- Just over 6 million sf of rentable space.
- Over 42,000 of new construction
- Warehouse Rental Rates \$10.62 and Flex Rates \$17.99

4.8%

Warehouse
Vacancy

\$9.08

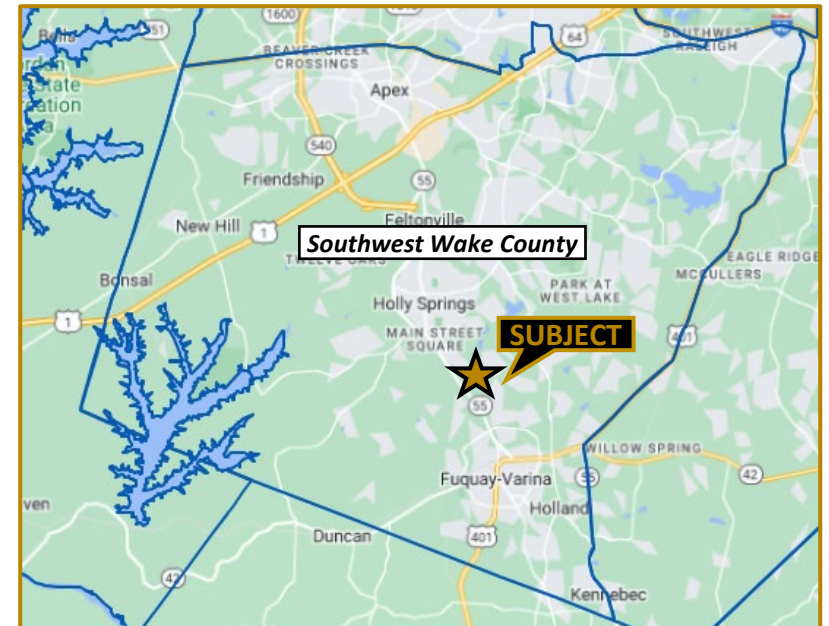
Warehouse
Rental Rate

\$17.01

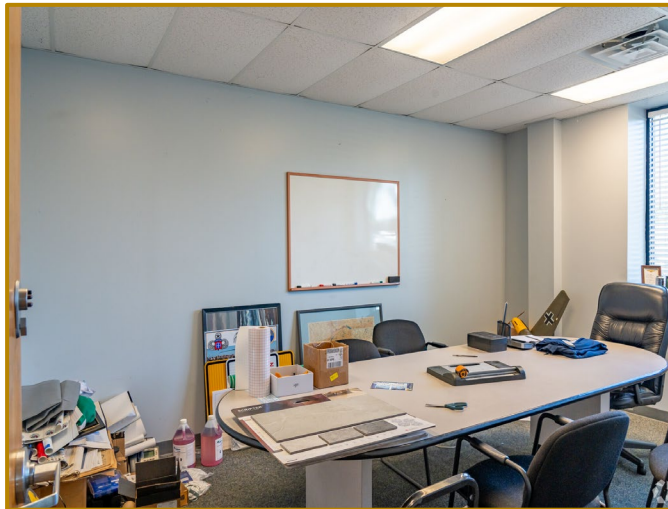
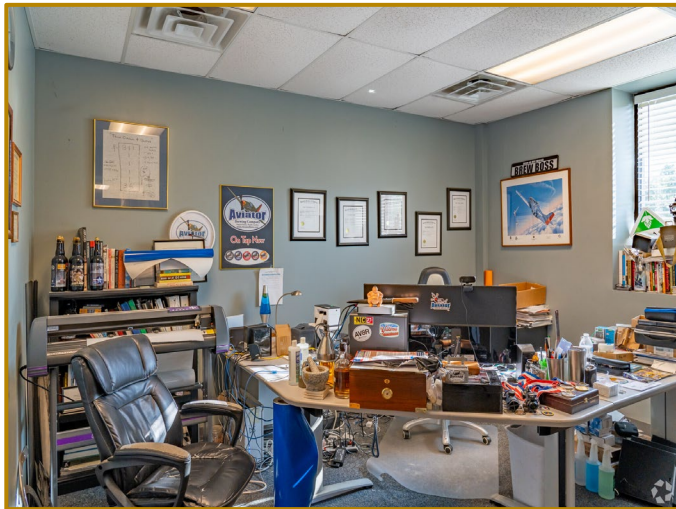
Flex
Rental Rate

9.8%

Flex
Vacancy



INTERIOR PHOTOGRAPHS



5 Offices
1 Conference Room
2 Sets of Restrooms
1 Breakroom
2 Bars (it's a Brewery!)



INTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



EXTERIOR PHOTOGRAPHS



THE LOCATION

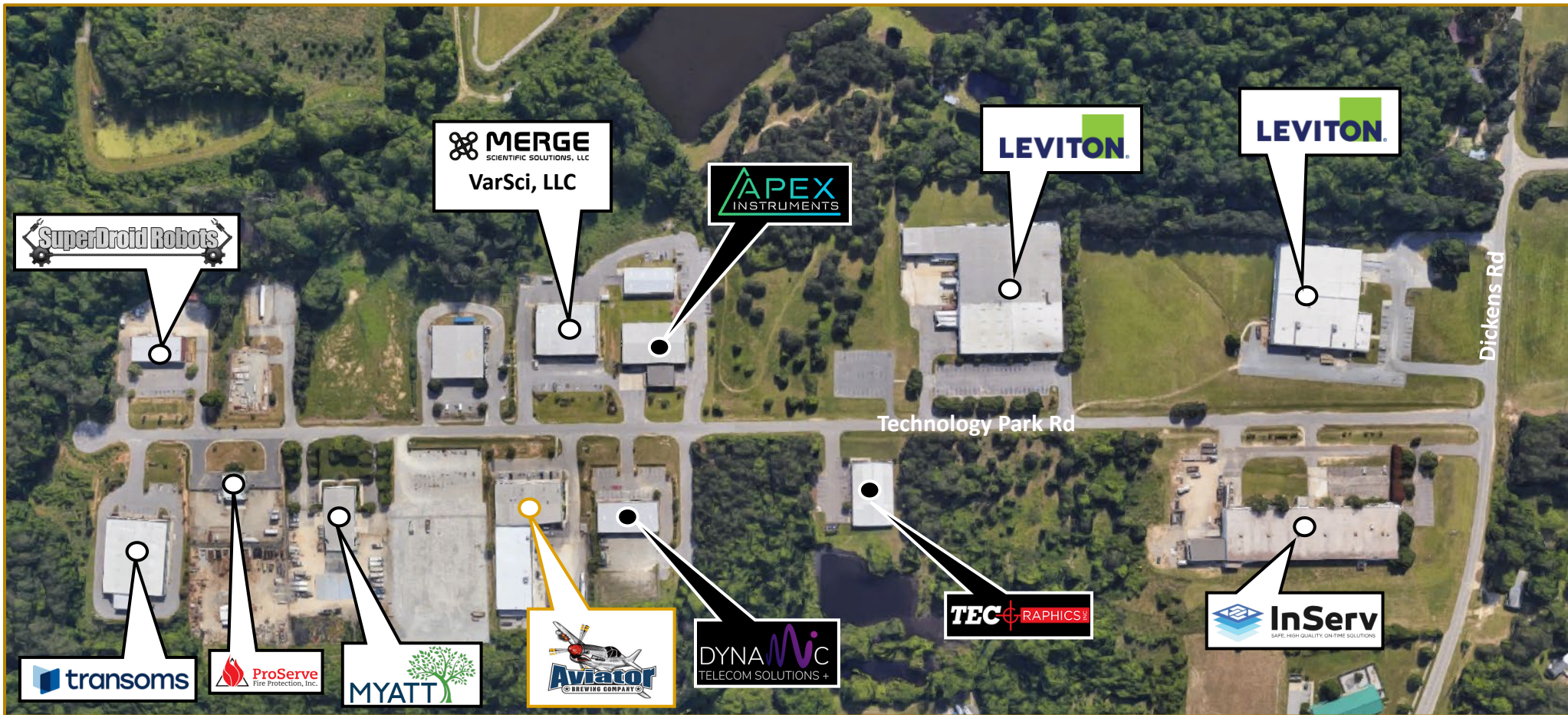
Today, Fuquay-Varina remains an ideal destination for visitors looking for a day-trip adventure or weekend getaway. The town, located just 15 minutes south of Raleigh, has flourished into a vibrant, family-friendly community. The population has grown by 335% in the past 20 years to over 35,000 citizens making it one of the fastest growing towns in North Carolina.

With 2 beautiful downtown districts, an abundance of charm, a rich history and plenty to see and do, Fuquay-Varina offers a dash more to those seeking an adventure. The town offers a thriving art scene, award-winning breweries, authentic festivals, and exceptional dining and shopping.

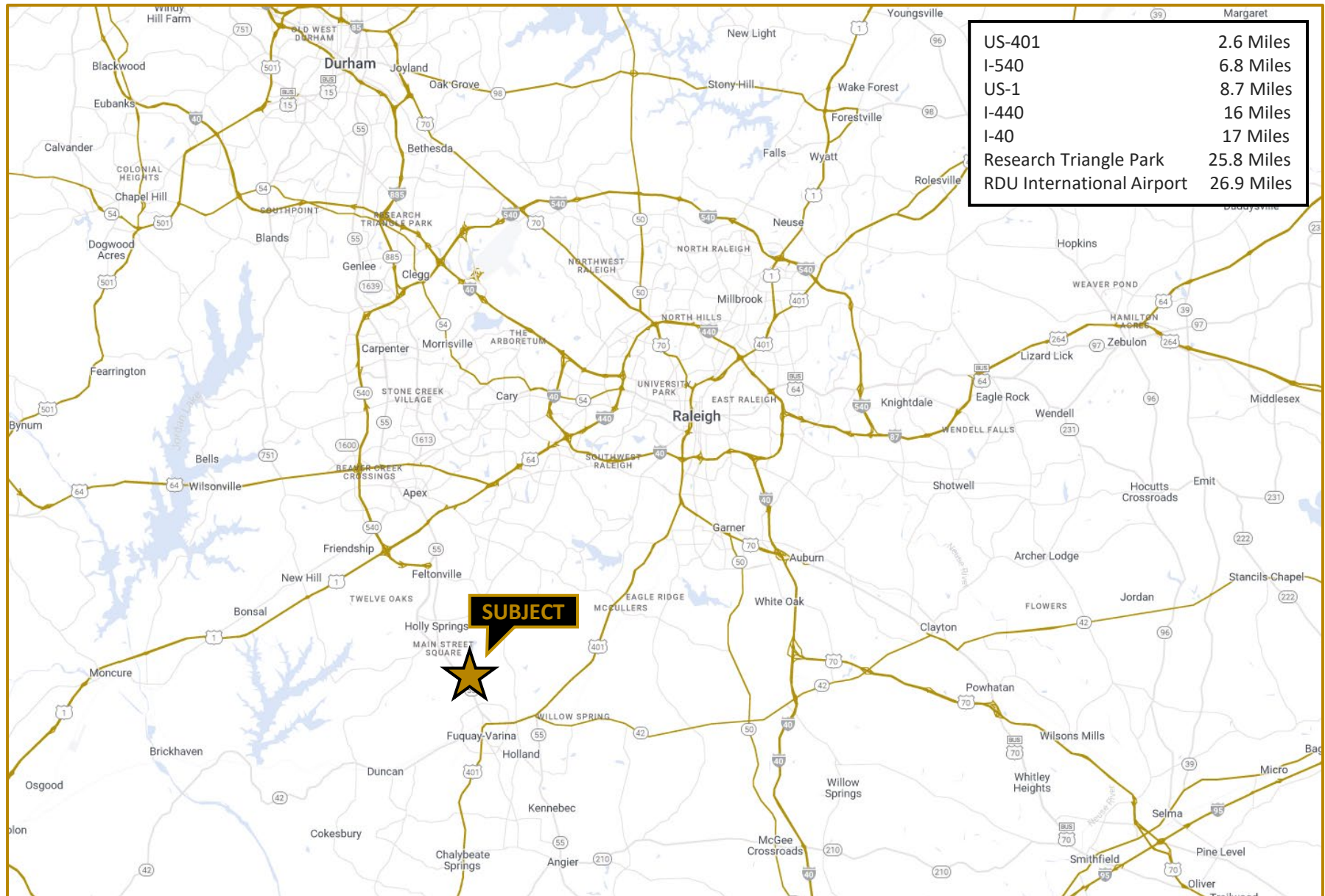
FUQUAY-VARINA MAJOR EMPLOYERS

- JOHN DEERE TURF CARE
- TE CONNECTIVITY
- BOB BARKER COMPANY
- FIDELITY BANK
- WAKE COUNTY PUBLIC SCHOOLS
- WAL-MART
- INTEGRATED INDUSTRIAL SERVICES, INC.
- NEXANS USA, INC.

TECHNOLOGY PARK BUSINESSES



ROAD ACCESS MAP



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2028 Projection	6,442	50,786	117,501
2023 Estimate	5,835	47,444	109,768
2010 Census	2,357	29,822	68,926
Growth 2023 - 2028	10.40%	7.04%	7.04%
Growth 2010 - 2023	147.56%	59.09%	59.25%
2023 Population by Hispanic Origin:	381	3,822	9,318
2023 Population:			
White	4,464	36,601	85,300
Black	932	7,731	16,538
Am. Indian & Alaskan	33	317	802
Asian	212	1,438	3,975
Hawaiian & Pacific Island	2	21	130
Other	192	1,336	3,022
U.S. Armed Forces:	17	121	279

Radius	1 Mile	3 Mile	5 Mile
Households:			
2028 Projection	2,338	18,826	42,703
2023 Estimate	2,113	17,520	39,762
2010 Census	825	10,531	24,022
Growth 2023 - 2028	10.65%	7.45%	7.40%
Growth 2010 - 2023	156.12%	66.37%	65.52%
Owner Occupied	1,813	14,217	32,997
Renter Occupied	300	3,303	6,765
2023 Households by Household Inc:	2,115	17,521	39,763
<\$25,000	231	2,727	4,643
\$25,000 - \$50,000	212	2,426	5,110
\$50,000 - \$75,000	420	2,955	5,968
\$75,000 - \$100,000	265	2,365	5,027
\$100,000 - \$125,000	242	2,150	5,377
\$125,000 - \$150,000	262	1,212	3,601
\$150,000 - \$200,000	143	1,518	4,666
\$200,000+	340	2,168	5,371
2023 Avg Household Income	\$119,971	\$106,626	\$117,100
2023 Med Household Income	\$93,348	\$81,897	\$95,690



MEDALIST CAPITAL INVESTMENT & ADVISORY TEAM



TREY NAVO

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- *Masters in Real Estate Development, Auburn*
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