

# ***MOSSWOOD FLEX CENTER***

**70**

**MOSSWOOD BOULEVARD**  
**YOUNGSVILLE, NC 27596**



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## OVERVIEW OF THE PROPERTY

- 42,600 total SF of planned flex space
- Near the intersection of US-1 & Mosswood Boulevard
- Located in Youngsville Commerce Center in southern Franklin County
- Three buildings total offering a multitude of bay size and ceiling heights
- Immediate access to US-1 and 1.6 miles from Wake County

**ASKING RATE:**  
**\$13.00/SF, MODIFIED GROSS**  
**(INCLUDING TICAM)**

### BUILDING 1

- Delivering Spring 2020
- Frontage along Mosswood Blvd with high visibility
- 9,000 total SF
- Five 1,800-SF bays
- 3:1,000 SF parking ratio
- Part of Phase 1

SUITE	SF	DOOR TYPE
100	1,800 SF	Drive-In
200	1,800 SF	Drive-In
300	1,800 SF	Drive-In
400	1,800 SF	Drive-In
500	1,800 SF	Drive-In

### BUILDING 2

- 12,000 total SF
- Five bays
- Minimum contiguous 2,000 SF
- 2:1,000 SF parking ratio
- Part of Phase 1

SUITE	SF	DOOR TYPE
100	2,000 SF	Drive-In
200	2,000 SF	Drive-In
300	2,000 SF	Drive-In
400	2,000 SF	4' Dock
500	2,000 SF	4' Dock

### BUILDING 3

- Part of Phase 2
- 21,600 total SF
- Six bays with 4' dock doors
- Three bays with drive-in doors



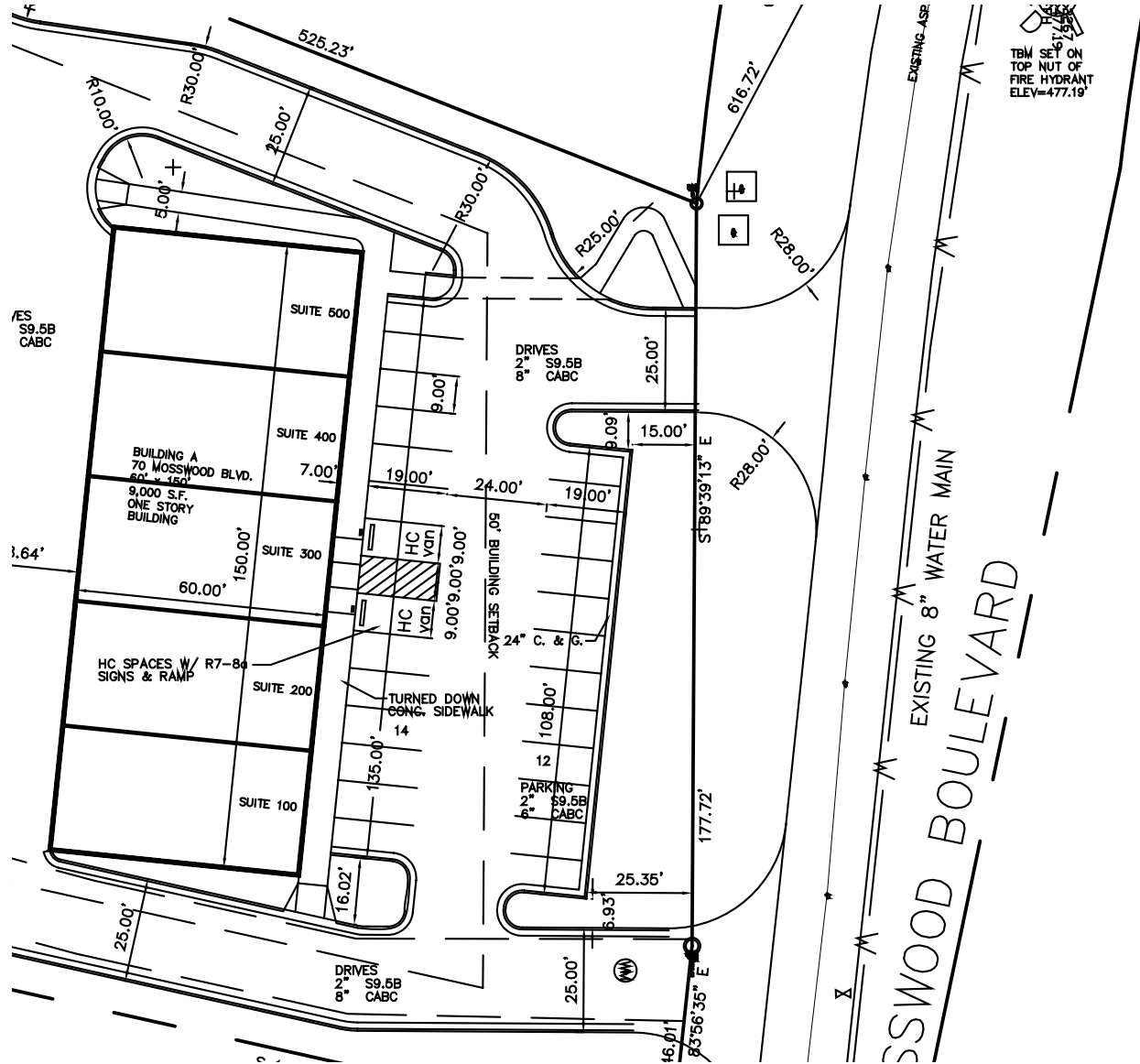
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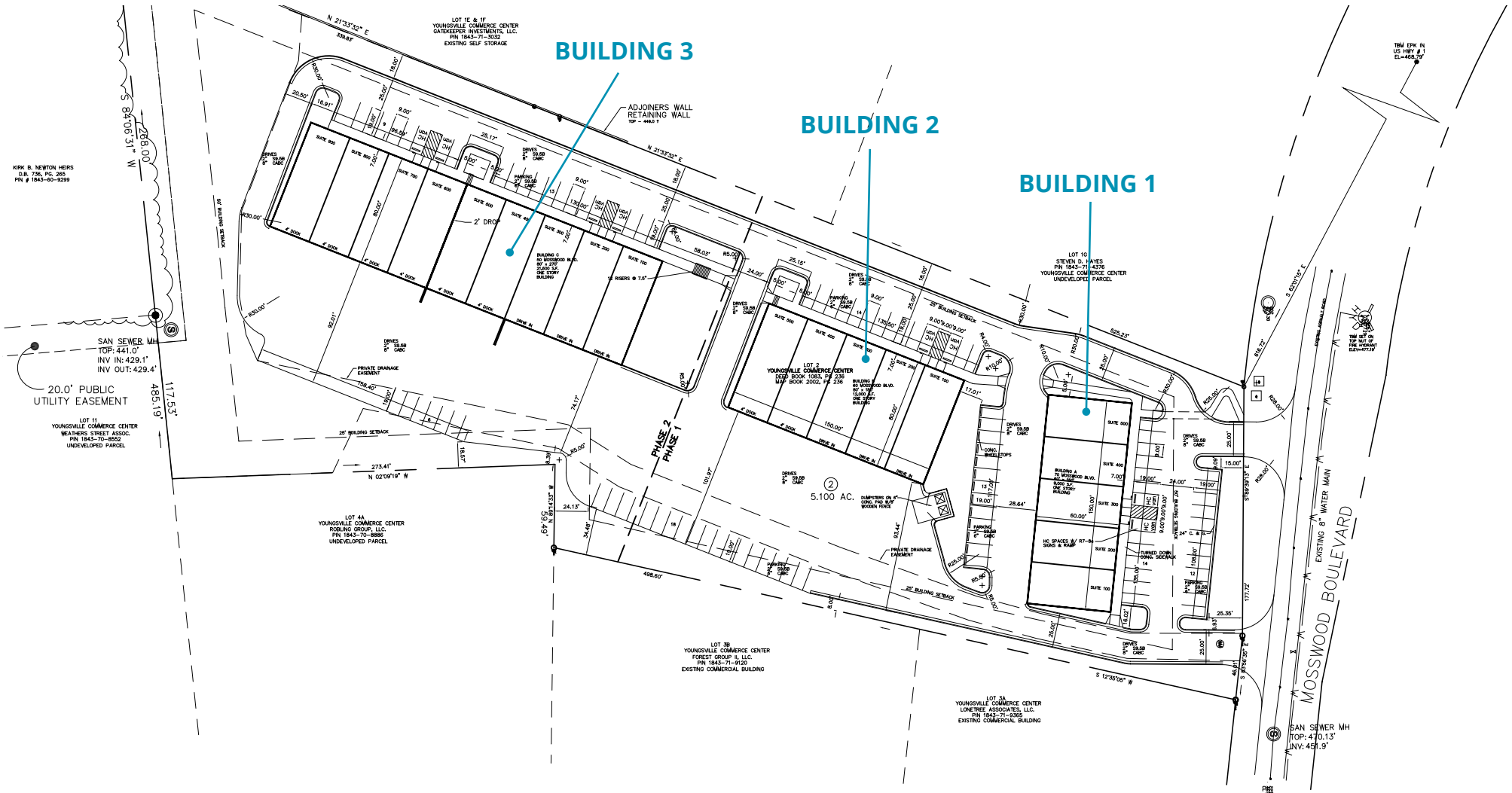
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**BUILDING 1**  
DELIVERING SPRING 2020



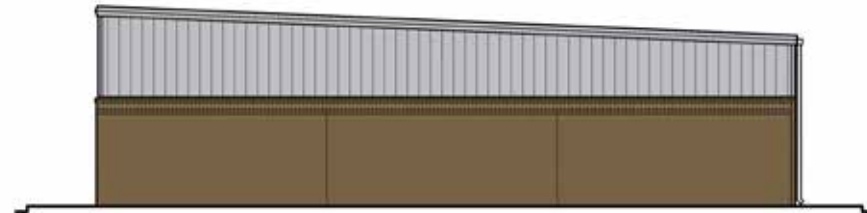
**ENTIRE SITE PLAN**



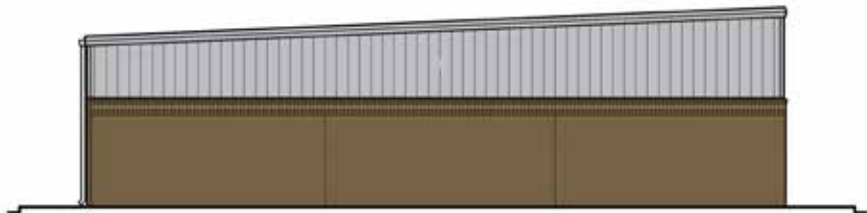
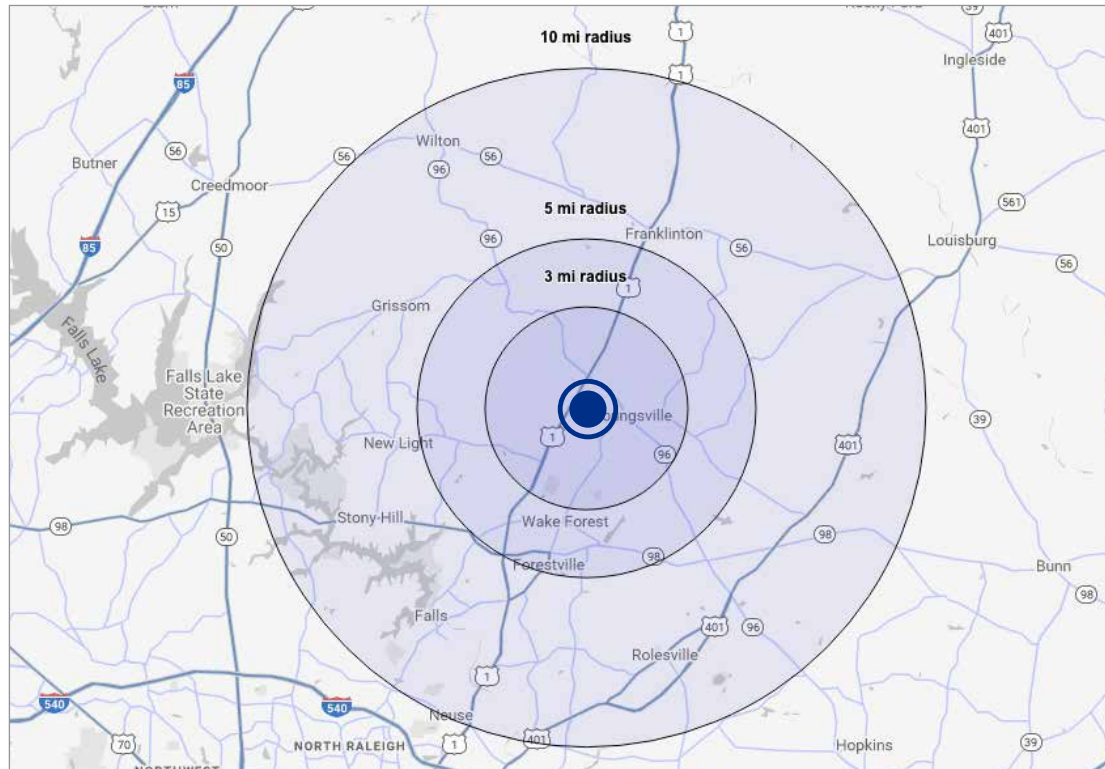
**YOUNGSVILLE COMMERCE CENTER TENANTS**



DEMOGRAPHICS (2019 EST.)	3-MILE	5-MILE	10-MILE
Total Population	17,654	48,616	159,594
Total Households	6,618	18,299	59,812
Average Household Income	\$90,730	\$93,930	\$107,846

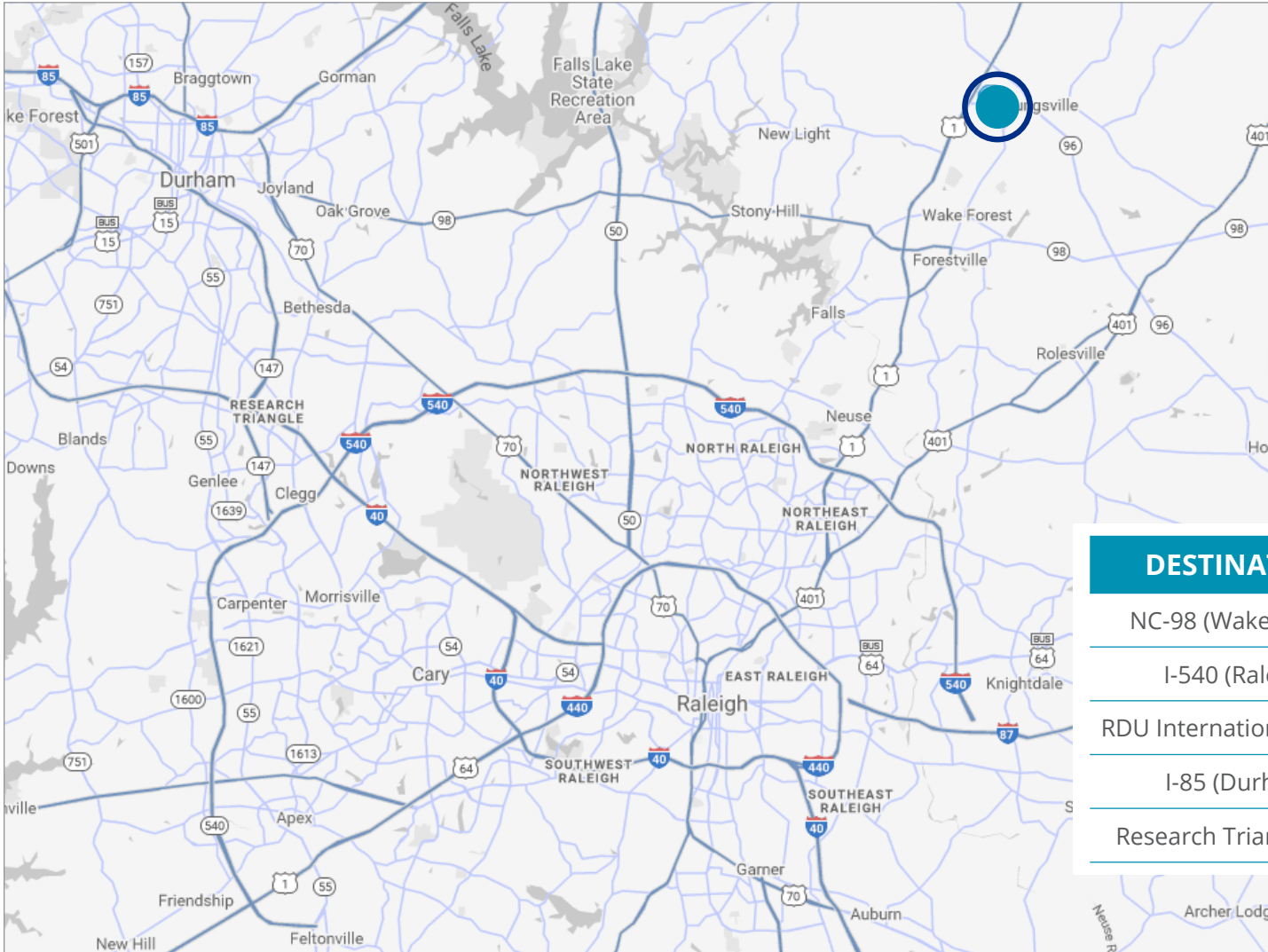


SIDE ELEVATION



SIDE ELEVATION

## LOCATION DISTANCE



DESTINATION	TIME	DISTANCE
NC-98 (Wake Forest)	11 minutes	6 miles
I-540 (Raleigh)	20 minutes	15 miles
RDU International Airport	35 minutes	27.5 miles
I-85 (Durham)	37 minutes	25.7 miles
Research Triangle Park	40 minutes	29.5 miles