



2435 INNOVATION LOOP | YOUNGSVILLE, NC 27596

BUILDING 400

US1N4RTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE
± 203,971 SF AVAILABLE (DIVISIBLE)



BUILDING 400

BUILDING 100
FULLY LEASED

BUILDING 200
±42,213 SF AVAILABLE

BUILDING 300
±266,604 SF AVAILABLE

BUILDING 400
±203,971 SF AVAILABLE

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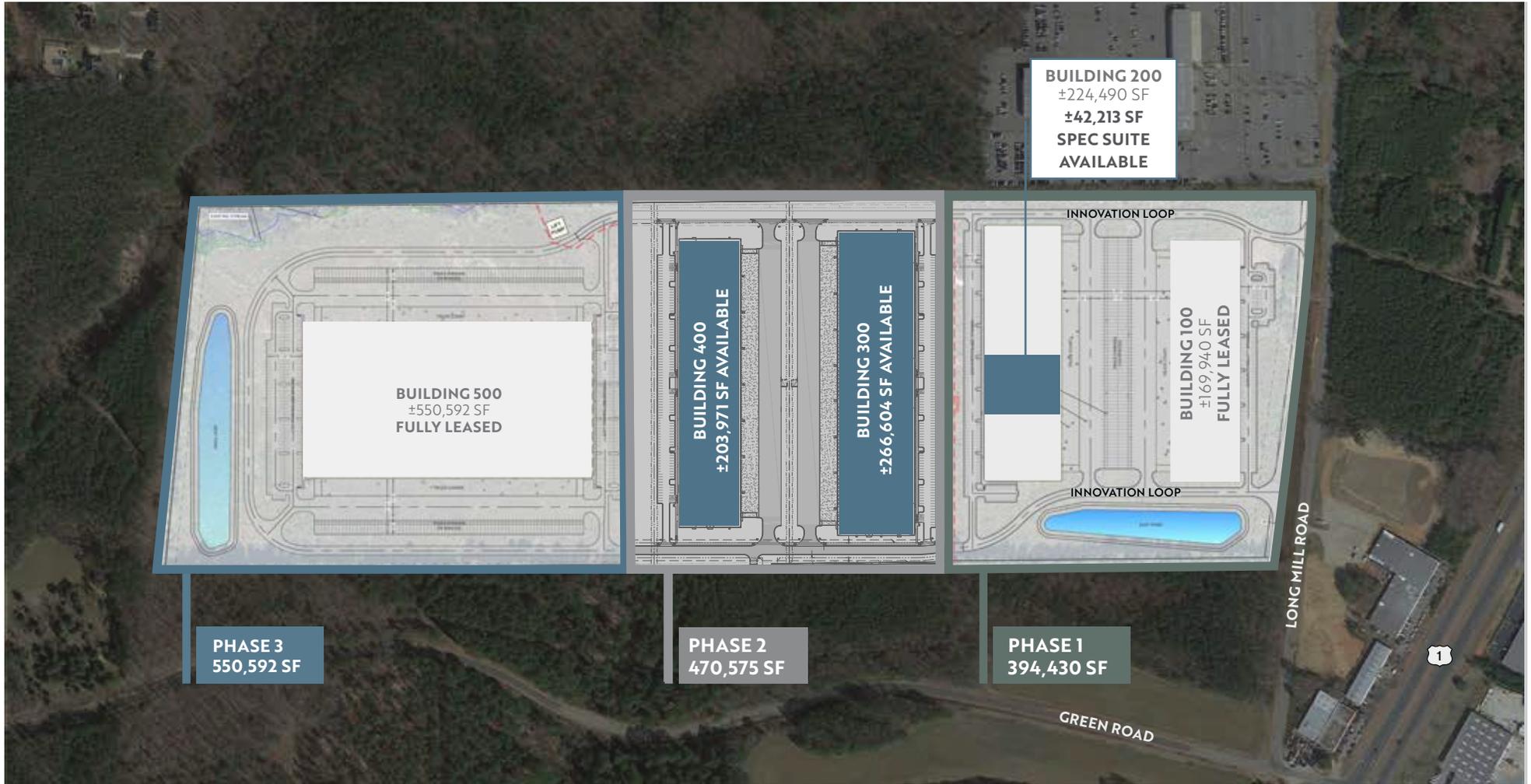
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PROPERTY WEBSITE



BUILDING 400 SITE PLAN



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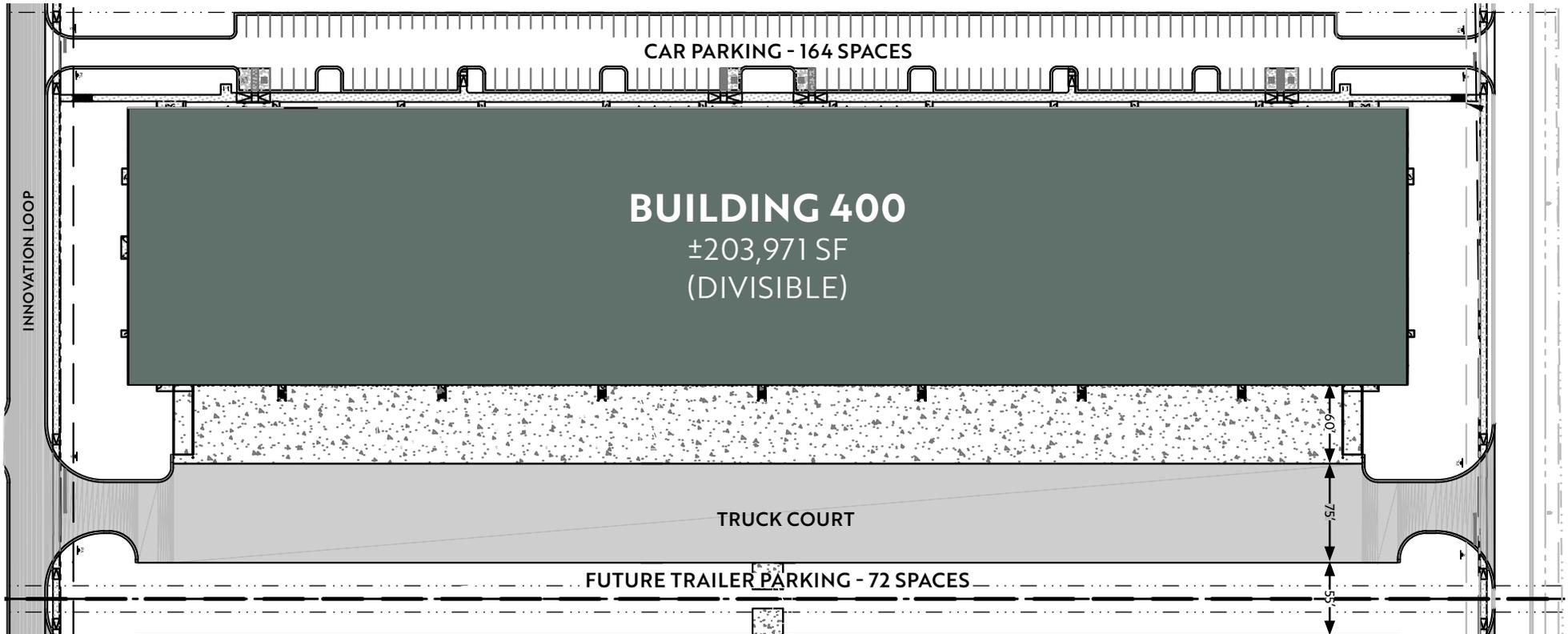


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BUILDING 400

SITE PLAN



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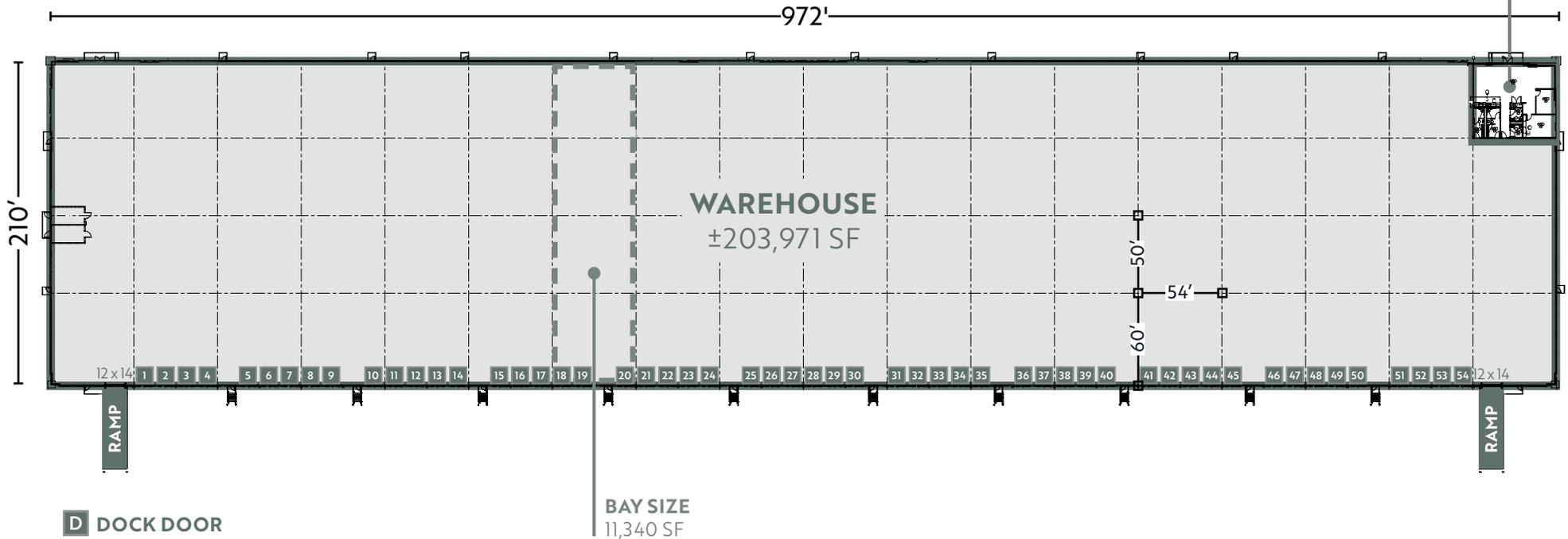
[PROPERTY WEBSITE](#)



BUILDING 400 FLOOR PLAN

±203,971 SF AVAILABLE (DIVISIBLE)

±2,010 SF SPEC OFFICE
CONSTRUCTION UNDERWAY
JANUARY 2026 DELIVERY



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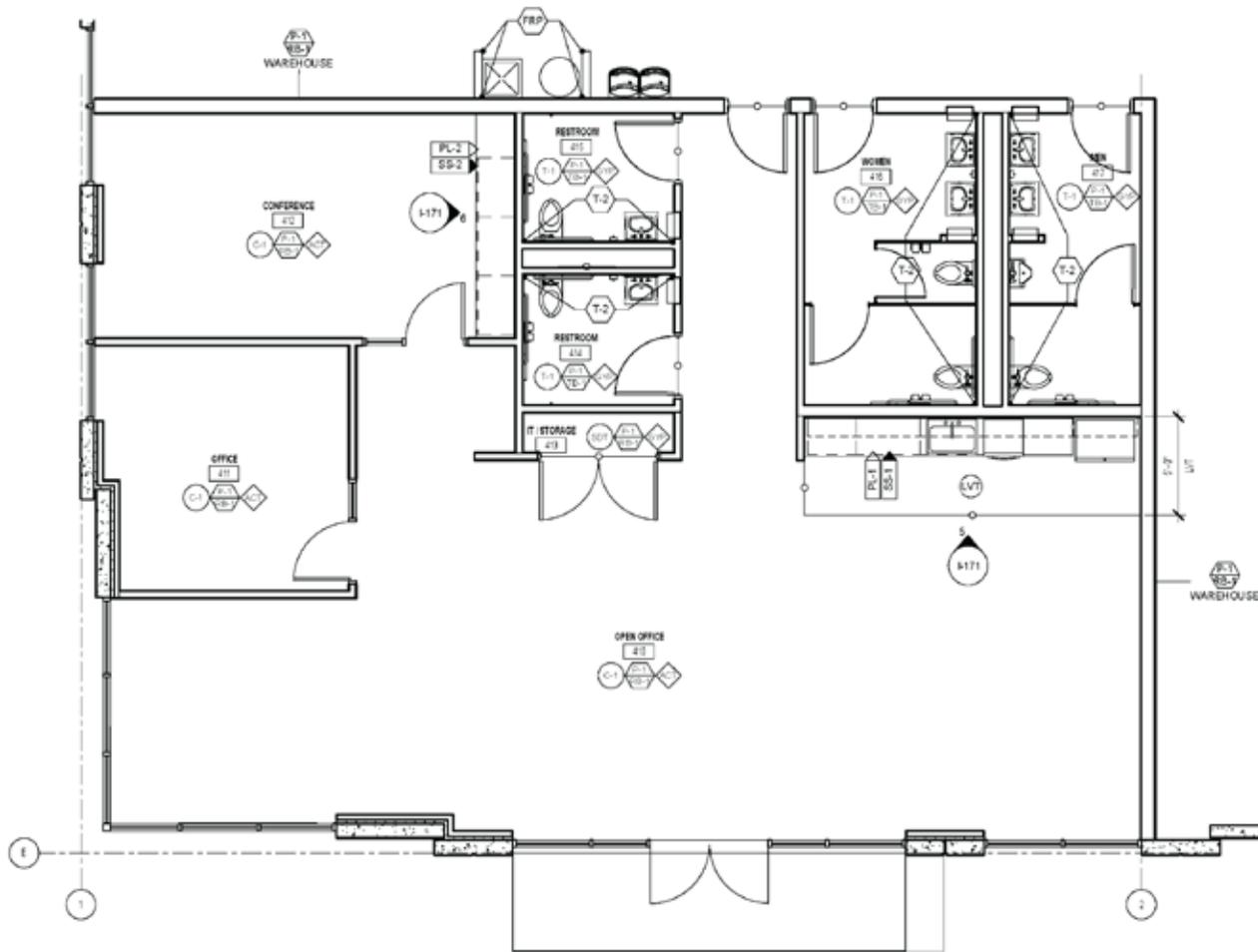


PROPERTY WEBSITE



BUILDING 400

FLOOR PLAN ±2,010 SF SPEC OFFICE



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FOUNDRY
COMMERCIAL

PROPERTY WEBSITE



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	54 (9'x10') manual dock doors with bumpers 2 (12'x14') drive-in doors with operators
DATE AVAILABLE	Immediately	PAVED PARKING	164 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	±203,971 SF	SEWER LINE	6"
OFFICE SF	±2,010 SF spec office, delivering in April 2026	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

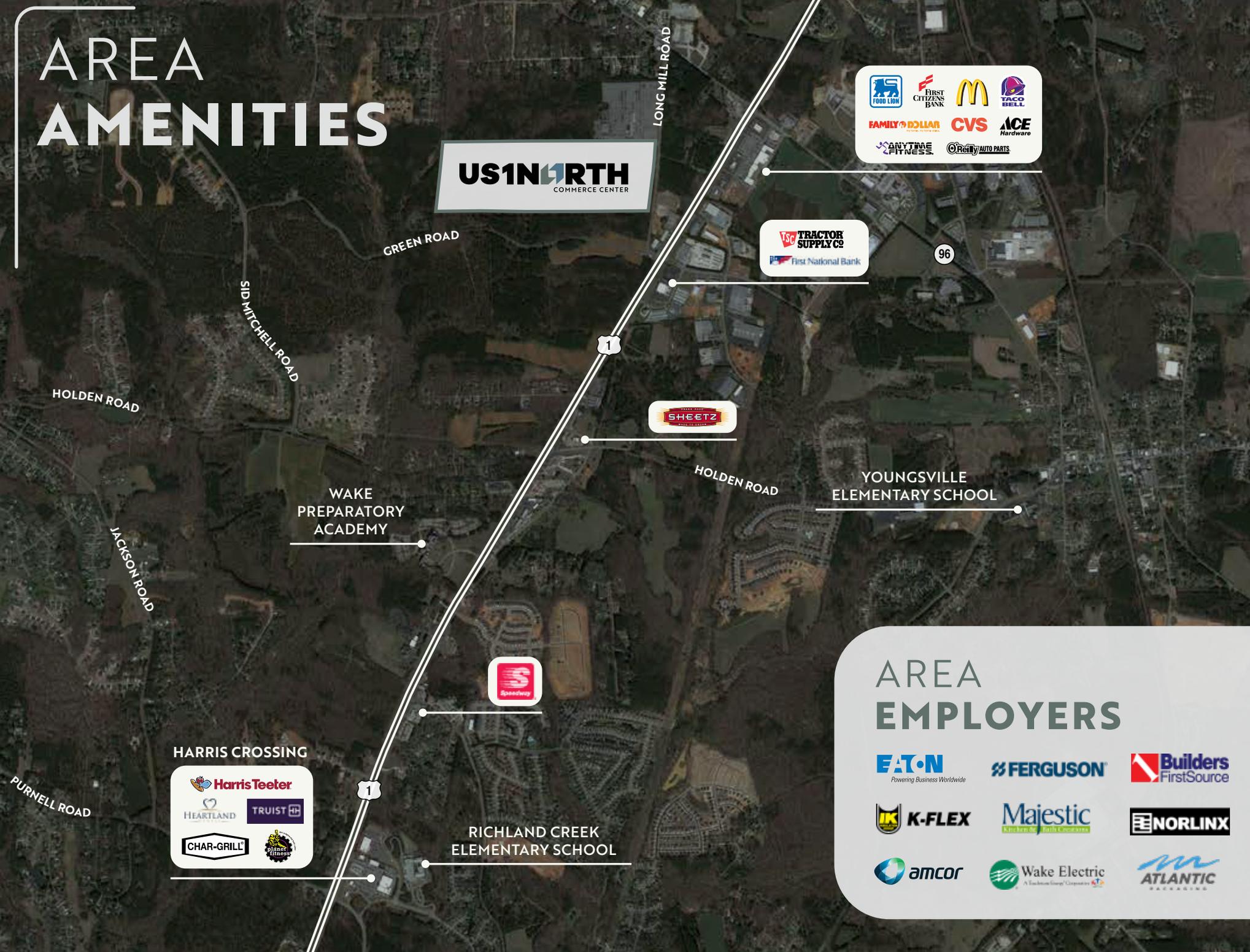


RICHLAND CREEK ELEMENTARY SCHOOL

WAKE PREPARATORY ACADEMY

YOUNGVILLE ELEMENTARY SCHOOL

AREA EMPLOYERS



LOCATION & ACCESS



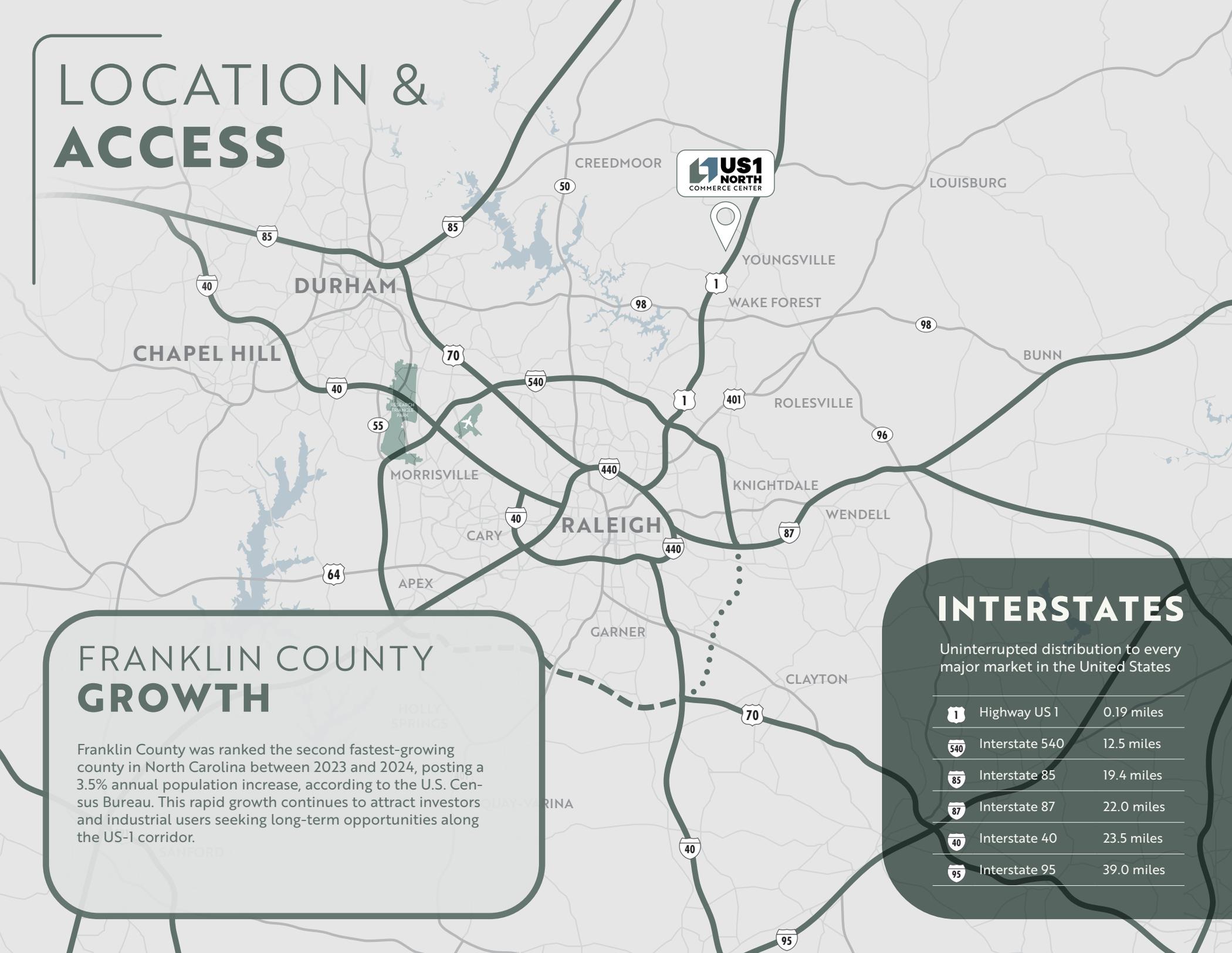
FRANKLIN COUNTY GROWTH

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

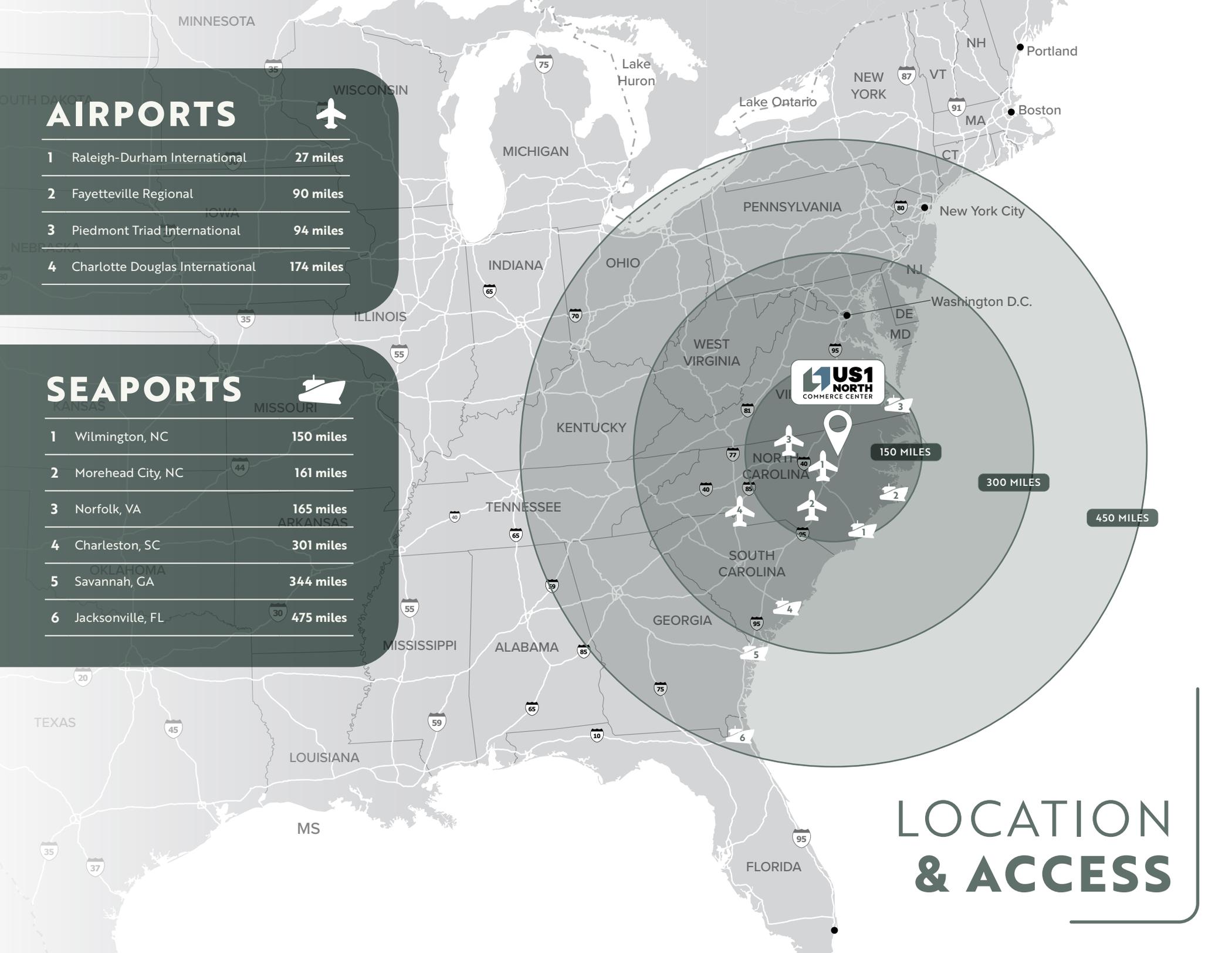


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|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

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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