

STOTAN CROSSINGS

X55

1600, 1700 & 1800 Logistics Lane
Fuquay-Varina, NC 27526



3 Building Class A
Industrial Development

AVAILABLE SPACE:

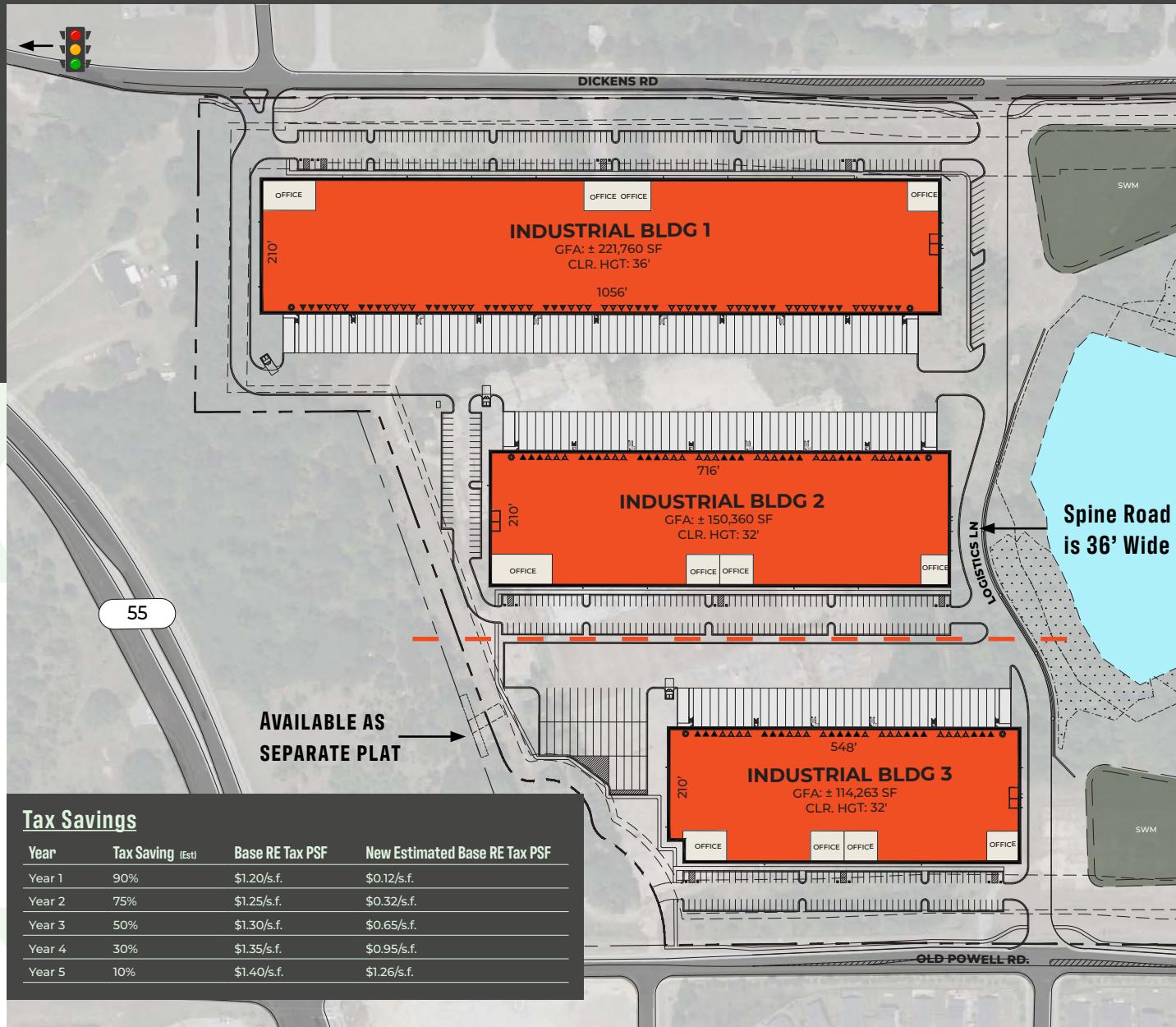
± 486,200 SF

DELIVERY DATE:

Q3 2026

JLL

SITE PLAN



BUILDING Specs

Building 1 - For Lease

1800 Logistics Lane

36' Clear

207 Car Stalls

2 DIDs

30 Knockout Dock High Doors

32 Additional Doors

62 Total Doors

221,760 SF

Building 2 - For Lease

1700 Logistics Lane

32' Clear

189 Car Stalls

2 DIDs

21 Knockouts

21 Additional Doors

42 Total Doors

150,360 SF

Building 3 - For Sale/Lease

1600 Logistics Lane

32' Clear

103 Car Stalls

33 Trailer Stalls

2 DIDs

16 Dock High Doors

16 Additional Doors

32 Total Doors

114,263 SF

BUILDING INFORMATION



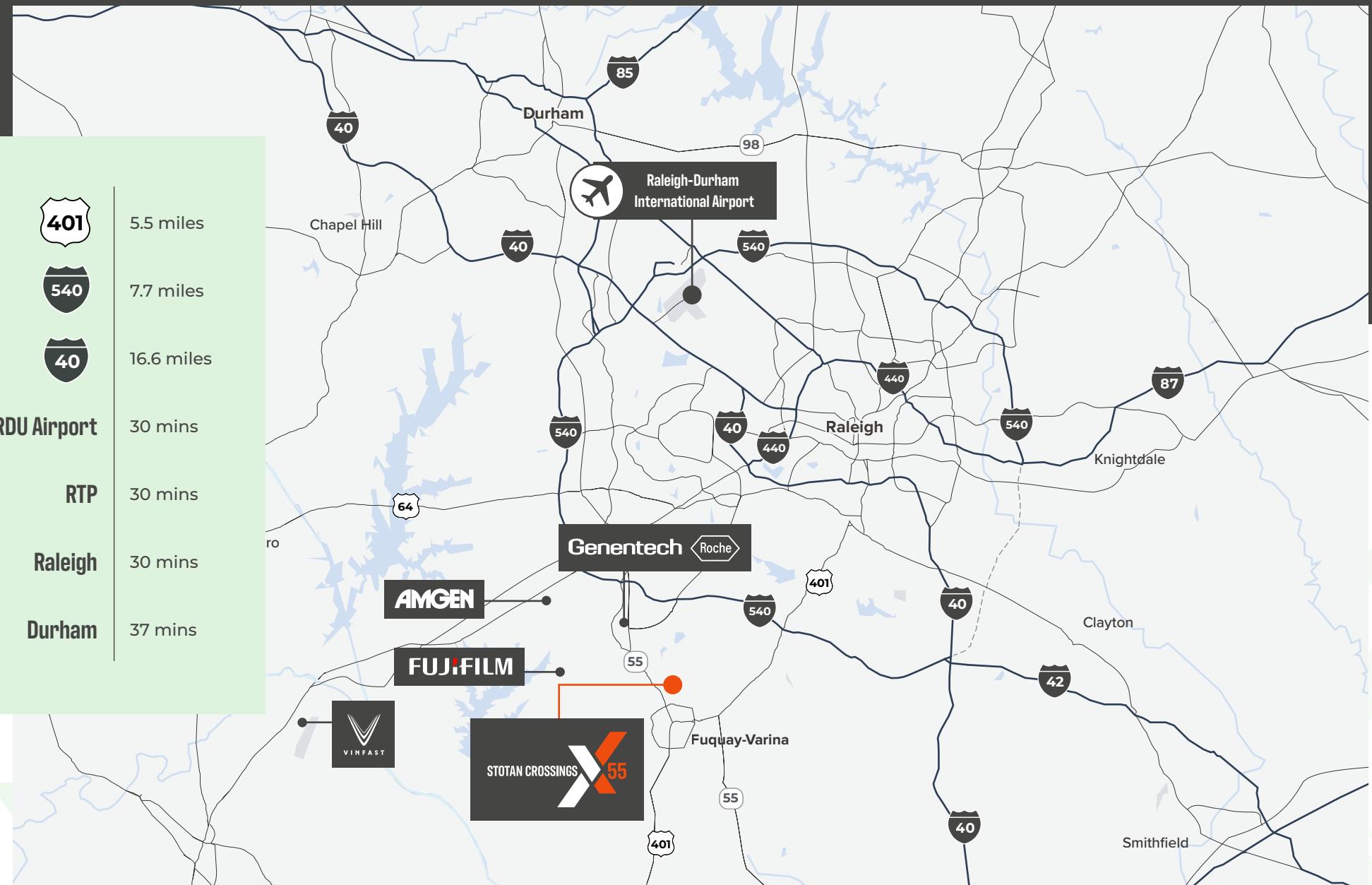
BUILDING SPECS

Building #	1	2	3
Size (SF)	221,760	150,360	114,264
Building Dimensions (FT)	210 x 1056	210 x 716	210 x 548
Clear Heights	36'	32'	32'
Parking Count	220	190	95
Drive-In Doors	2	2	2
Docks	63	42	32
Trailer Stalls	-	-	33

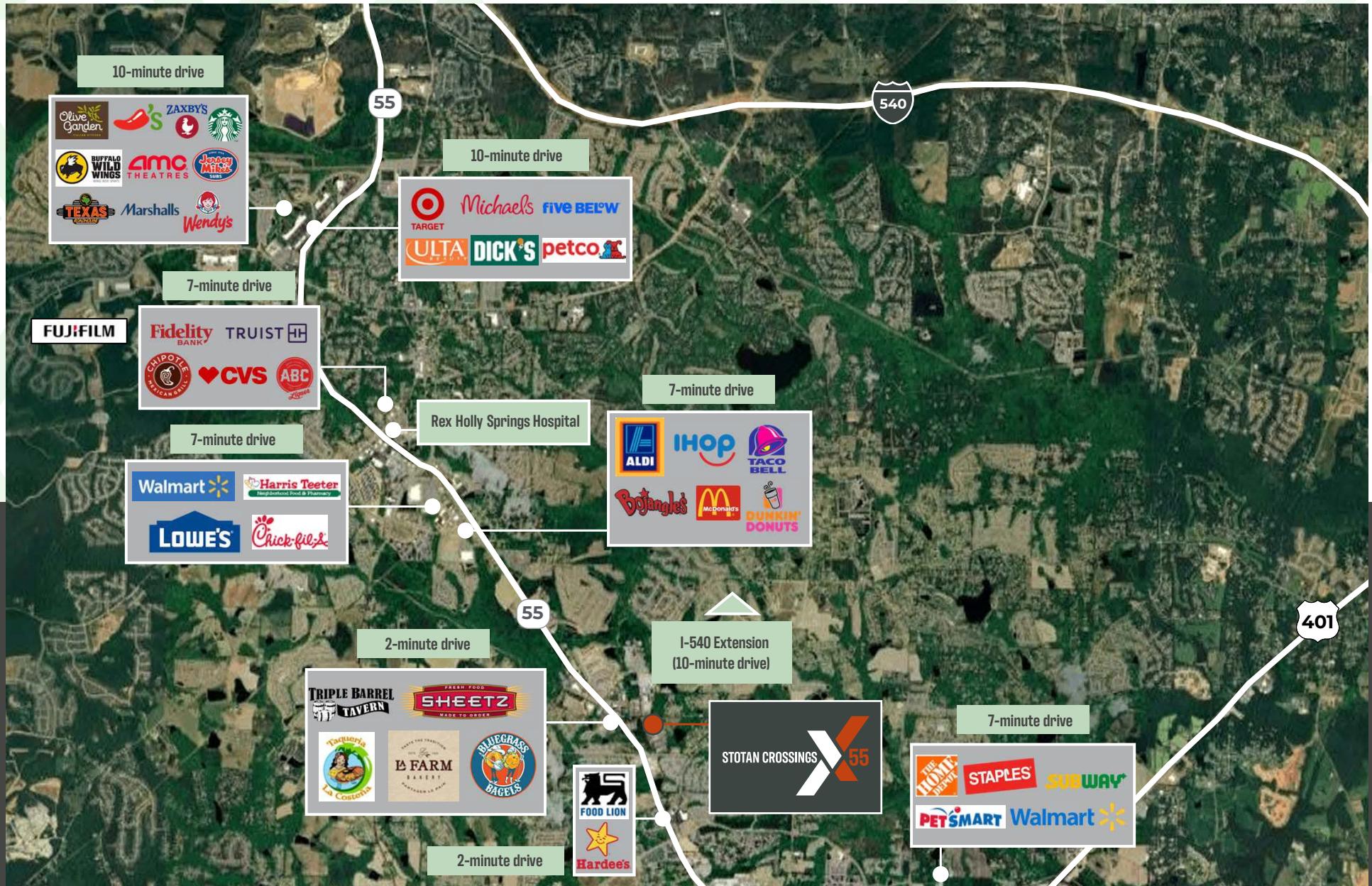
HIGHLIGHTS

-  The project will accommodate a wide array of occupants and offer flexible suite sizes between 20,000 and 100,000+ square feet
-  36-foot and 32-foot clear height buildings with ample dock doors and auto parking
-  Direct access to NC-55 and minutes from I-540 beltway
-  30-minute drive to Research Triangle Park and Raleigh-Durham International Airport

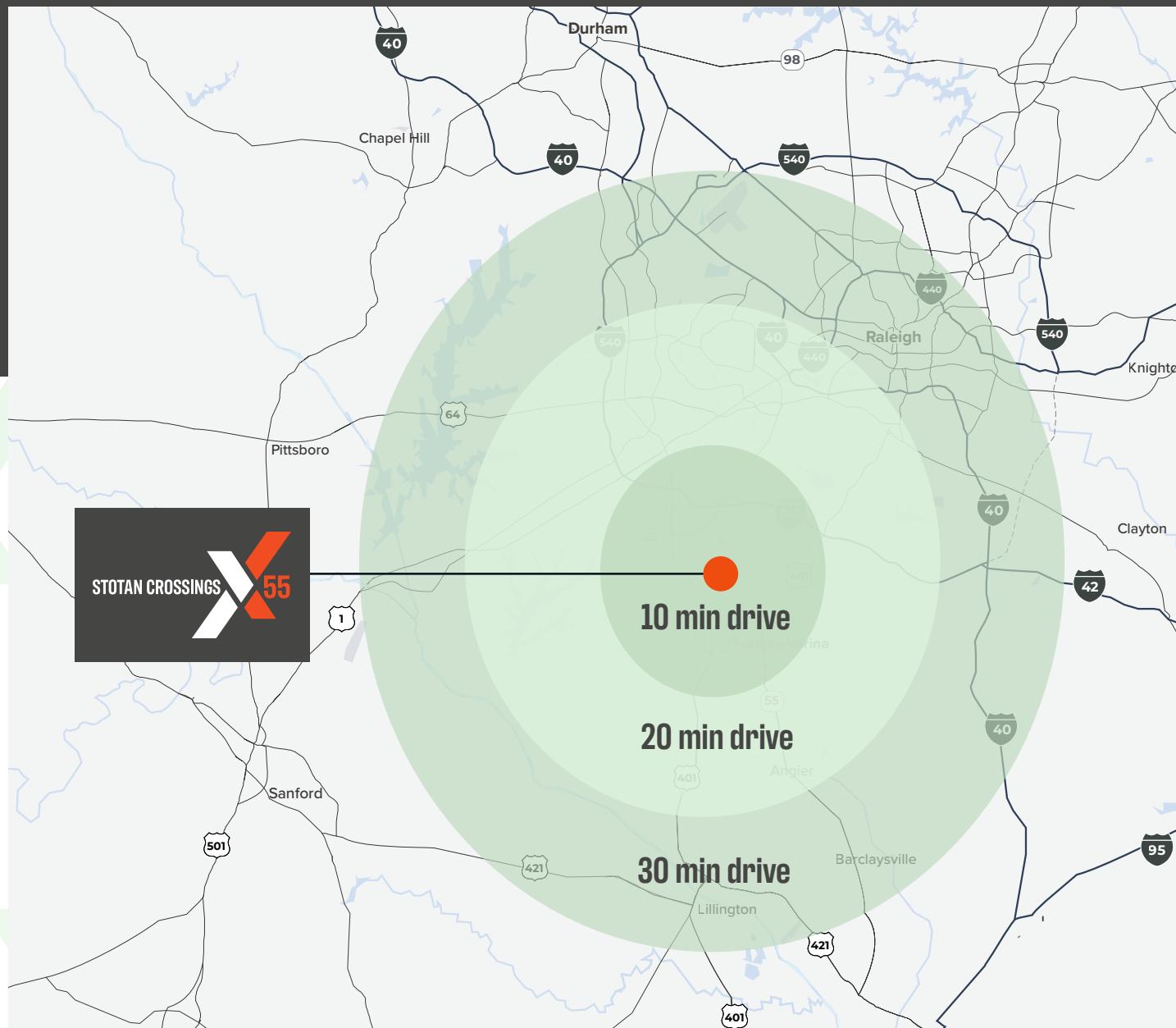
TRIANGLE REGION MAP



AMENITIES MAP



DEMOGRAPHICS



10 min drive

2024 Total Population **69,964**

2024-2029 Growth Rate: Population **1.72%**

2024 Total Housing Units **26,147**

Projected new housing units 2024-2029 **2,300**

20 min drive

2024 Total Population **261,142**

2024-2029 Growth Rate: Population **1.50%**

2024 Total Housing Units **97,182**

Projected new housing units 2024-2029 **7,494**

30 min drive

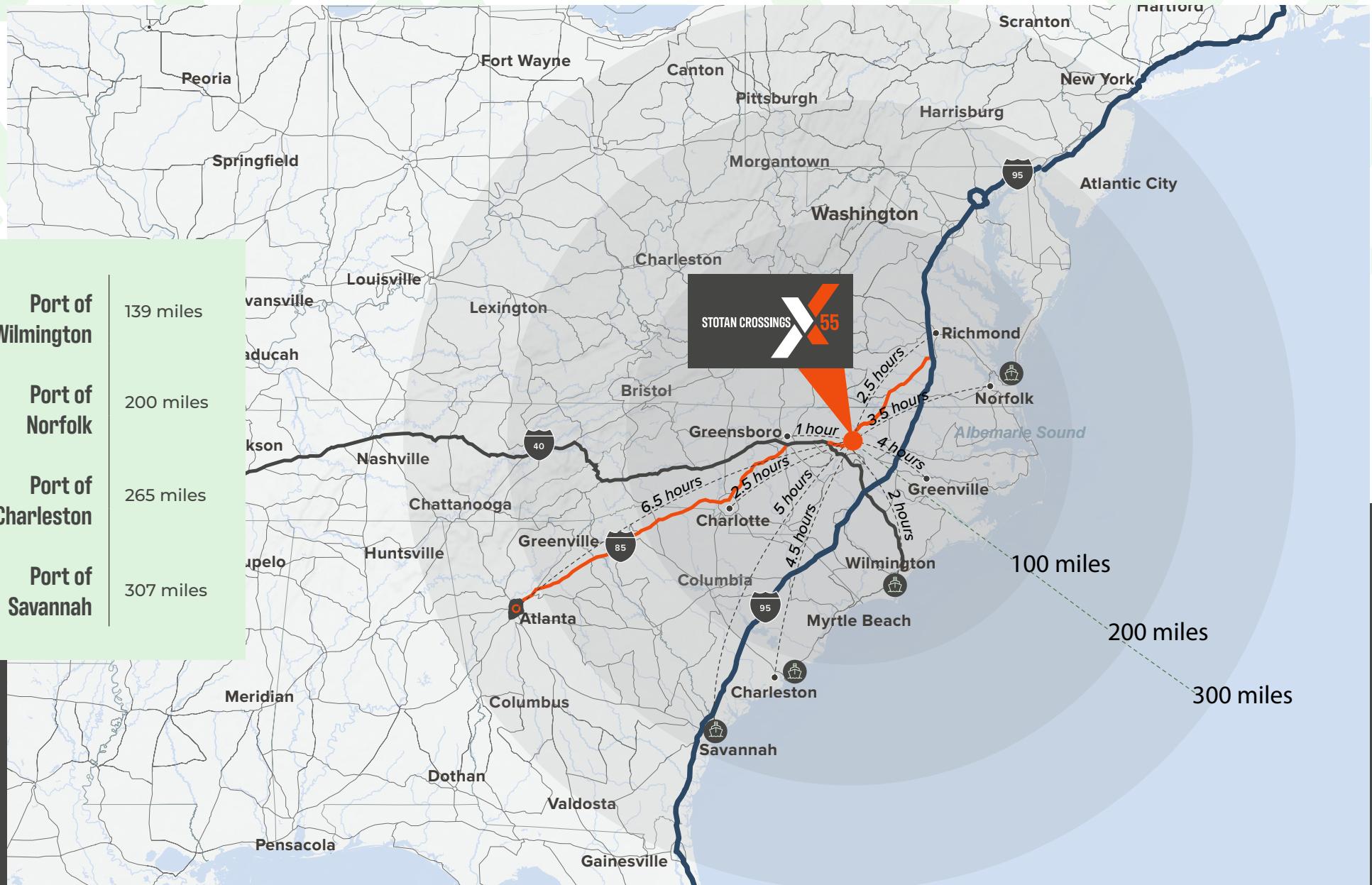
2024 Total Population **764,612**

2024-2029 Growth Rate: Population **1.50%**

2024 Total Housing Units **313,201**

Projected new housing units 2024-2029 **26,057**

REGIONAL CONNECTIVITY



DOING BUSINESS IN FUQUAY-VARINA



Fuquay-Varina offers businesses strategic advantages with its prime location near Raleigh and Research Triangle Park, coupled with a rapidly expanding consumer base as the population has nearly doubled over the past decade.



Diverse economic landscape featuring established corporate headquarters



Strong manufacturing presence contributing to business environment



Robust growth potential through ongoing local economic development initiatives



Thriving market attracting new commercial ventures

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