

30,000 - 90,000 SF INDUSTRIAL FOR LEASE

1730 5 Points Lane | Fuquay-Varina, NC 27526



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CITYPLAT
COMMERCIAL REAL ESTATE

1730 FIVE POINTS LN

1730 5 Points Lane, Fuquay-Varina, NC 27526

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Now available for lease is approximately 90,000 SF of prime industrial space within a 190,000 SF building in Fuquay Varina. The layout works well for a single 90,000 SF user, but the space can also be divided into a smaller 30,000 SF suite and a 70,000 SF suite depending on tenant needs. The 70,000 SF portion can also be further demised to a smaller footprint if needed.

The available half of the building features six dock-high doors, one drive-in door, and 20-foot clear height throughout, along with 4,800 SF of newly renovated office and restrooms already in place. The space is clean, functional, and ideal for distribution, light manufacturing, or general warehouse use, with ample truck court and parking for easy circulation and loading.

Positioned at Highways 401 and 42, the property offers excellent access to Highway 55, I-540, and I-40, connecting tenants to the entire Triangle region. This is a versatile, well-maintained facility that can accommodate a wide range of industrial users.

LOCATION DESCRIPTION

Strategically located at the intersection of Hwy 401 and Hwy 42 in Fuquay-Varina, this property offers exceptional access to Hwy 55, I-540, and I-40, connecting tenants seamlessly to Raleigh, the Research Triangle, and major regional transportation routes. The site sits within one of Wake County's fastest-growing submarkets, surrounded by large-scale residential and commercial development driving population and workforce expansion. Notable nearby projects include DR Horton's Vaughan Park—bringing over 740 new homes and 336,000 SF of commercial space—and Academy Village, a mixed-use project anchored by Lowes Foods with 300+ apartments and townhomes. With rapid growth, infrastructure investment, and expanding labor pools, this location provides an ideal setting for industrial, distribution, and manufacturing users seeking a foothold in the booming Fuquay-Varina

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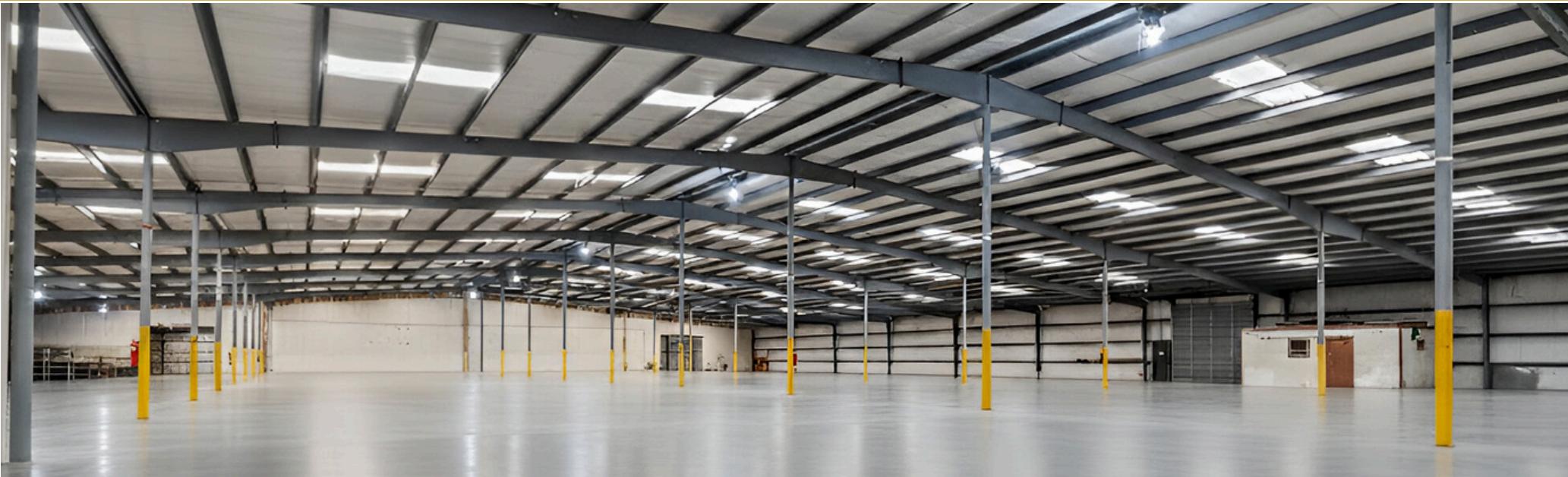
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PROPERTY HIGHLIGHTS

- Flexible layout for a single 90,000 SF user or divided into ±25,000 SF and ±65,000 SF suites
- ±4,800 SF of existing office
- 20-foot clear height
- Six dock-high doors and one drive-in door
- Ample parking and large truck court for efficient circulation and trailer storage
- Heavy Industrial zoning (HI) allowing a wide range of uses
- Perfect for distribution, warehouse, 3PL, building materials, suppliers, pallet companies, logistics or light manufacturing operations
- Great access to Highways 401, 42, and 55, as well as I-540 and I-40
- Fuquay Varina location offers a growing labor pool and close proximity to Raleigh and the Research Triangle

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Available SF:	25,000 – 90,000 SF
Lot Size:	8.11 Acres
Building Size:	190,000 SF

SPACES	LEASE RATE	SPACE SIZE
Full Suite	\$6.50 SF/yr	90,000 SF
Demised Option 1	\$6.50 SF/yr	25,000 SF
Demised Option 2	\$6.50 SF/yr	65,000 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	25,000 - 90,000 SF	Lease Rate:	\$6.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Full Suite	Available	90,000 SF	NNN	\$6.50/SF	Available for a single tenant operator. ~85,000 SF of warehouse and ~4,800 SF of newly renovated office. 6 loading docks and a grade level drive in.
Demised Option 1	Available	25,000 SF	NNN	\$6.50/SF	Available to a smaller user who is in need of ~25,000 of industrial space for manufacturing, storage, distribution, etc.
Demised Option 2	Available	65,000 SF	NNN	\$6.50/SF	Available to be taken as 65,000 SF or demised smaller if needed.

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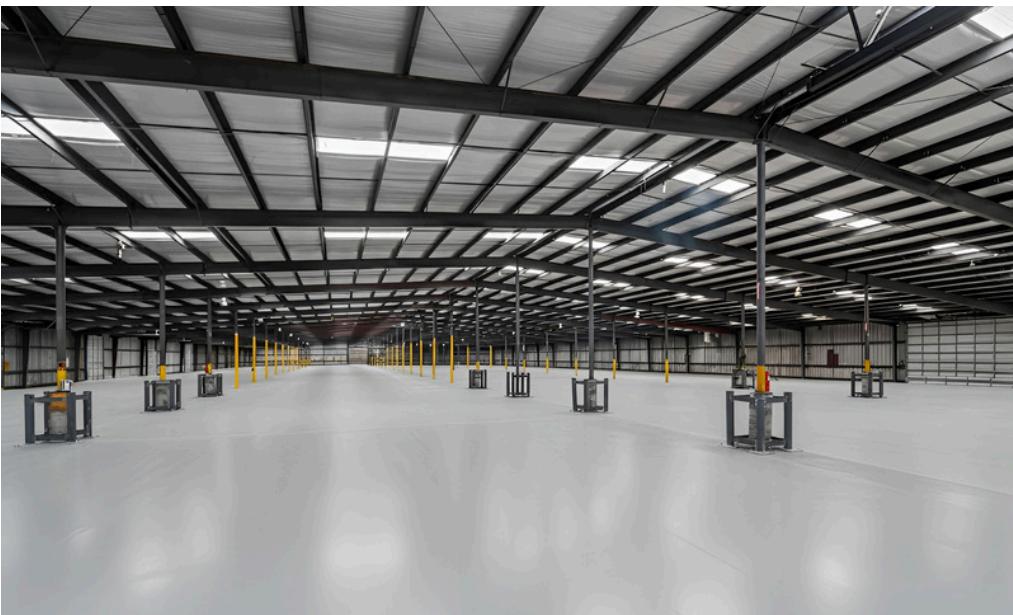
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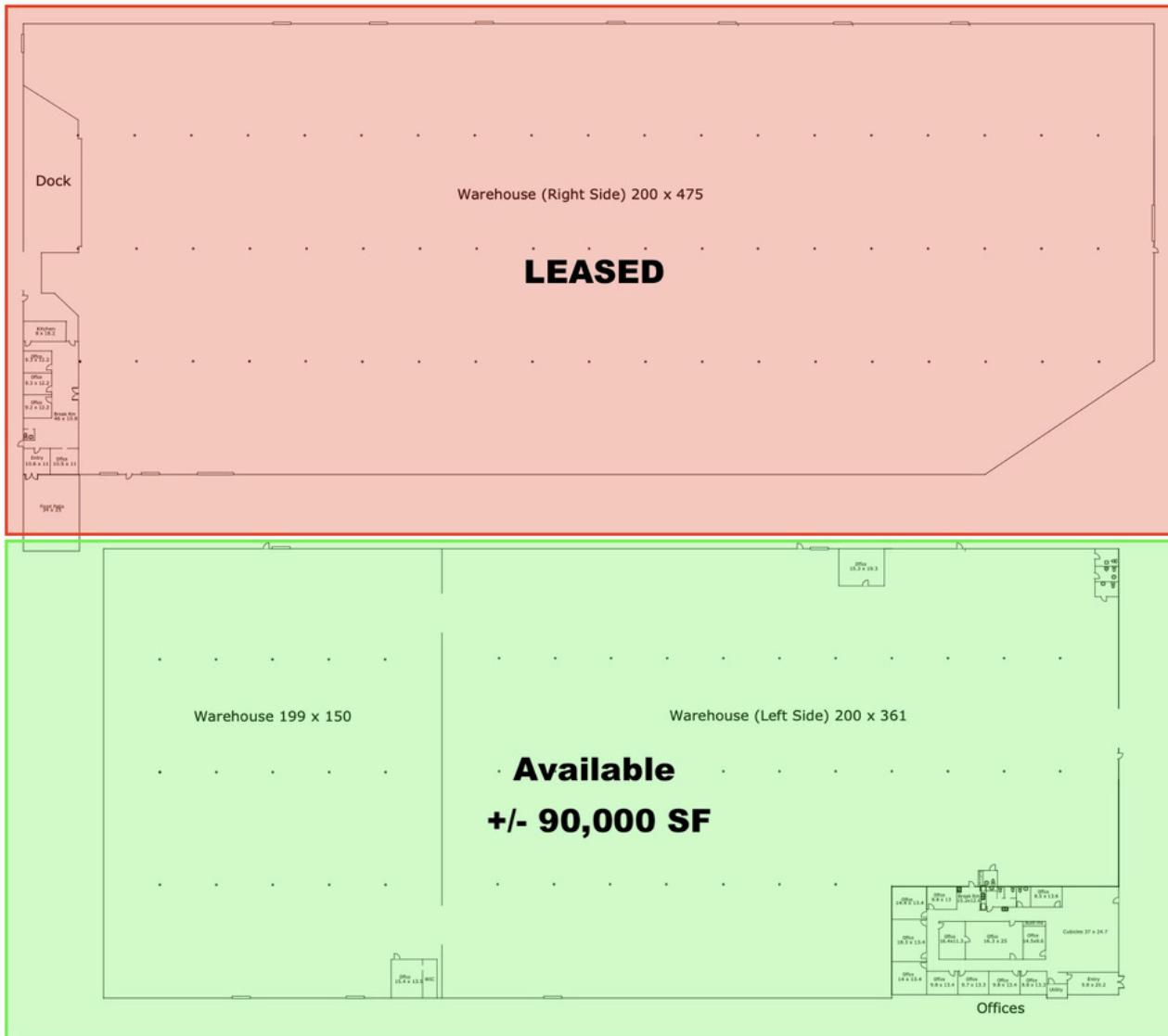
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FLOORPLAN



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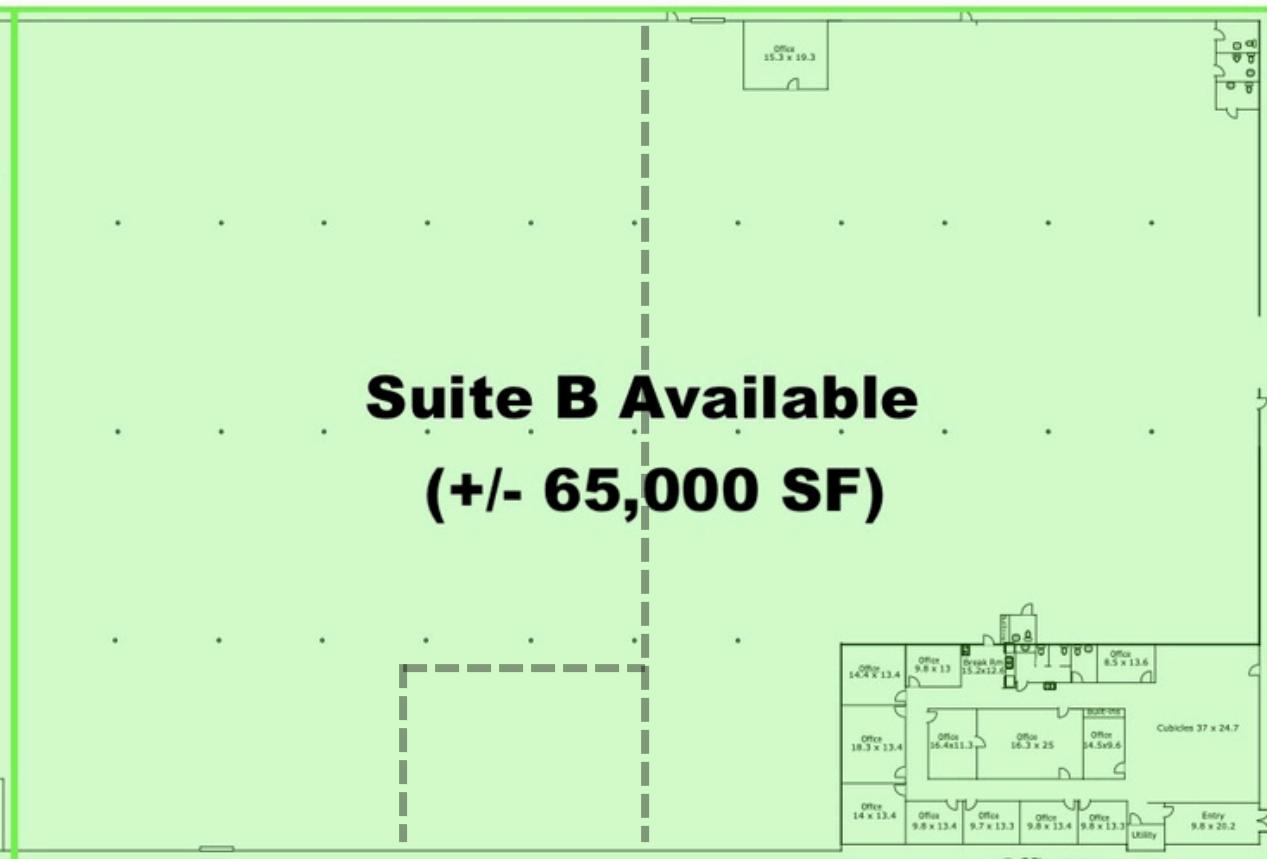
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Optional Demisable Footprints (65k SF space can be further demised with added office if necessary)



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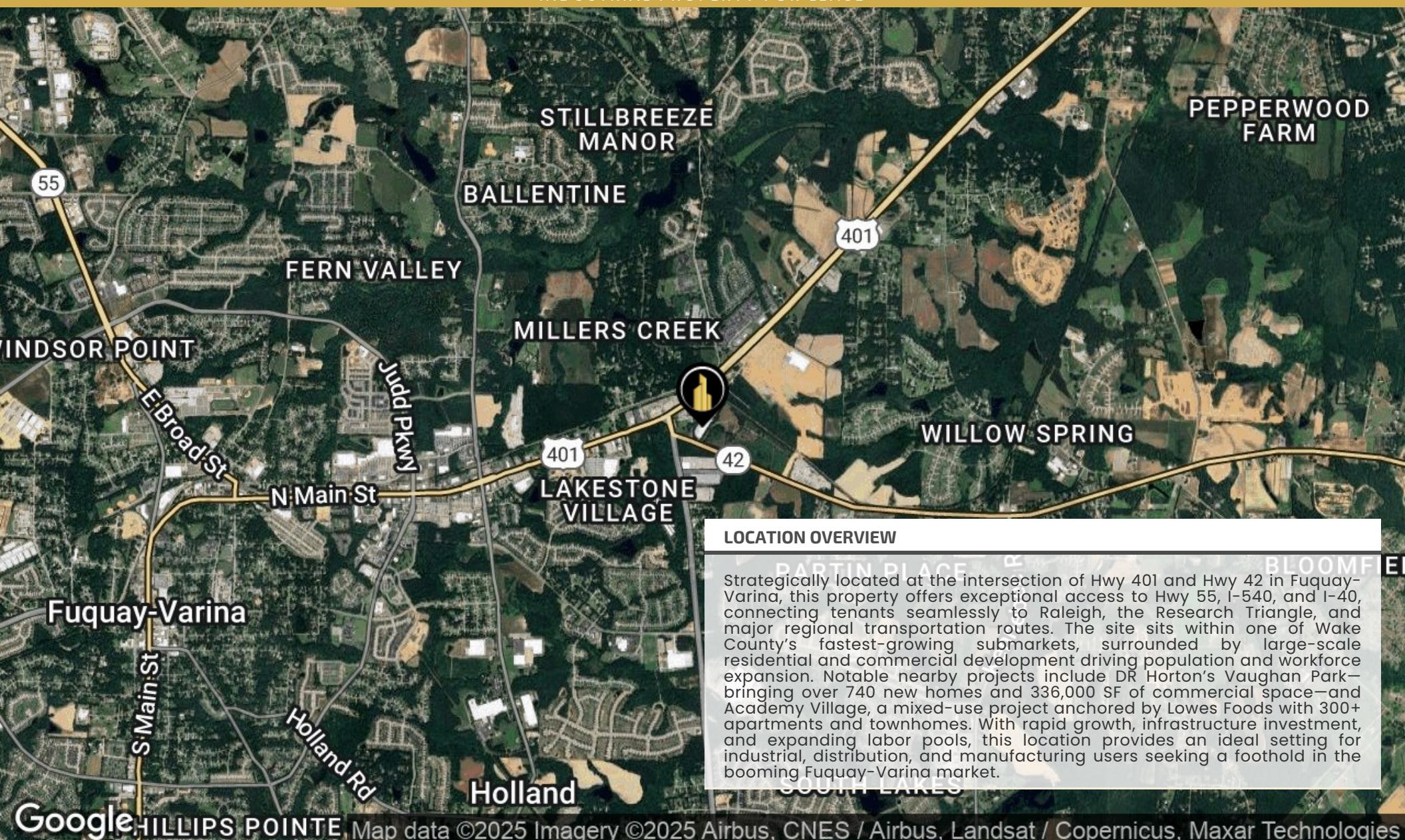
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VINCENZO VERDINO

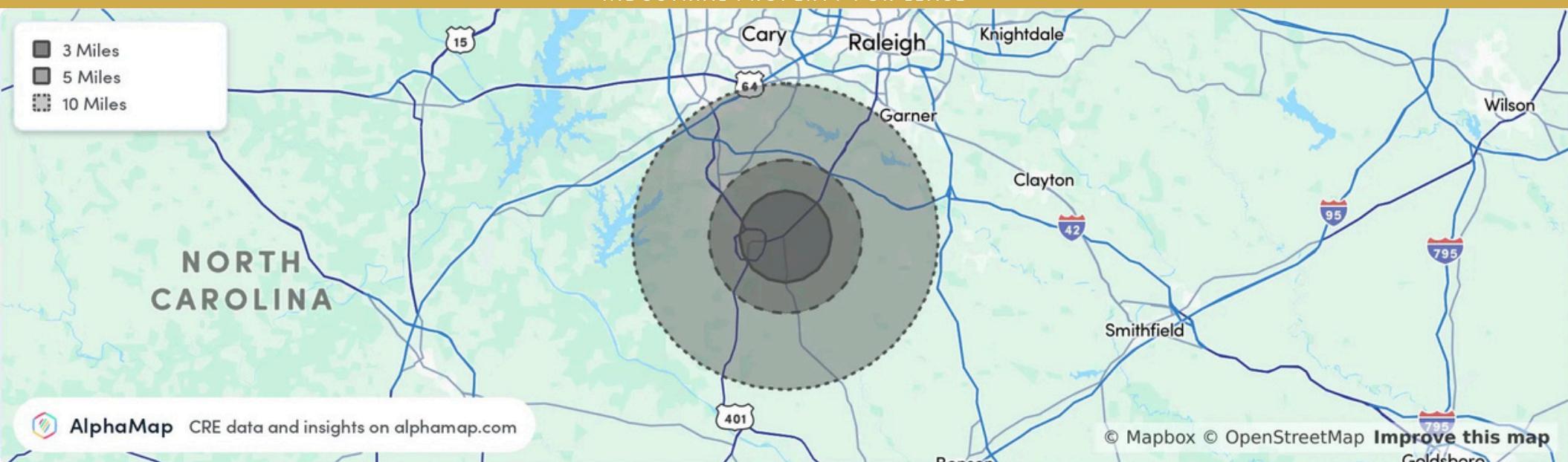
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	35,475	84,404	248,511
Average Age	40	39	39
Average Age (Male)	39	38	38
Average Age (Female)	41	40	40

HOUSEHOLD & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	13,151	29,872	88,735
Persons per HH	2.7	2.8	2.8
Average HH Income	\$117,786	\$132,906	\$140,540
Average House Value	\$451,722	\$480,654	\$480,388
Per Capita Income	\$43,624	\$47,466	\$50,192

Map and demographics data derived from AlphaMap

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