

NOW PRE-LEASING

# Park Place Commons - Phase II

397 Park Ave, Youngsville, NC 27596



# PROPERTY SUMMARY

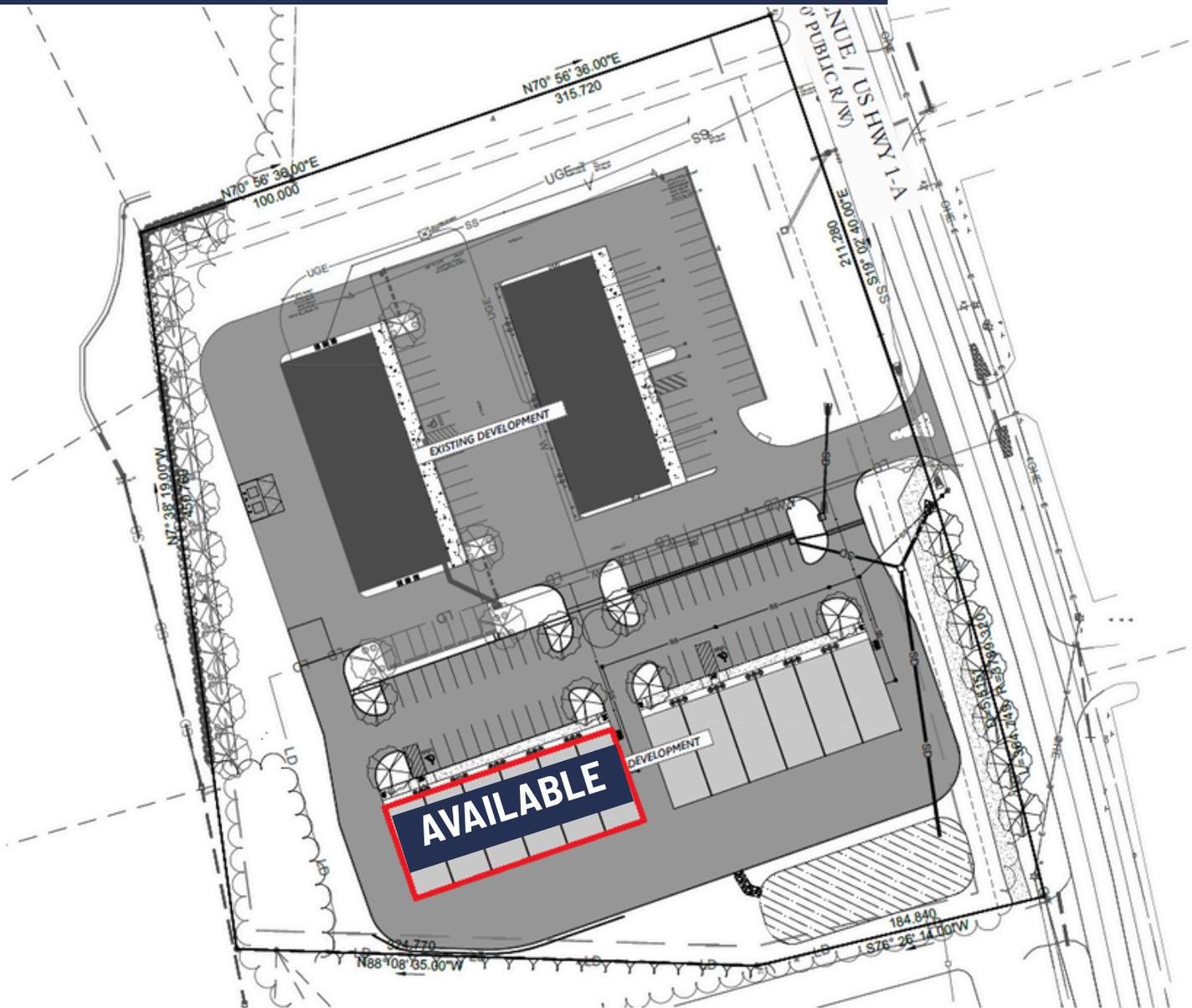


|                 |                           |
|-----------------|---------------------------|
| <b>ADDRESS</b>  | 397 Park Ave – Building 4 |
| <b>SIZE</b>     | 1,500 - 9,000 SF          |
| <b>RENT</b>     | \$22.00 SF                |
| <b>DELIVERY</b> | July 2026                 |

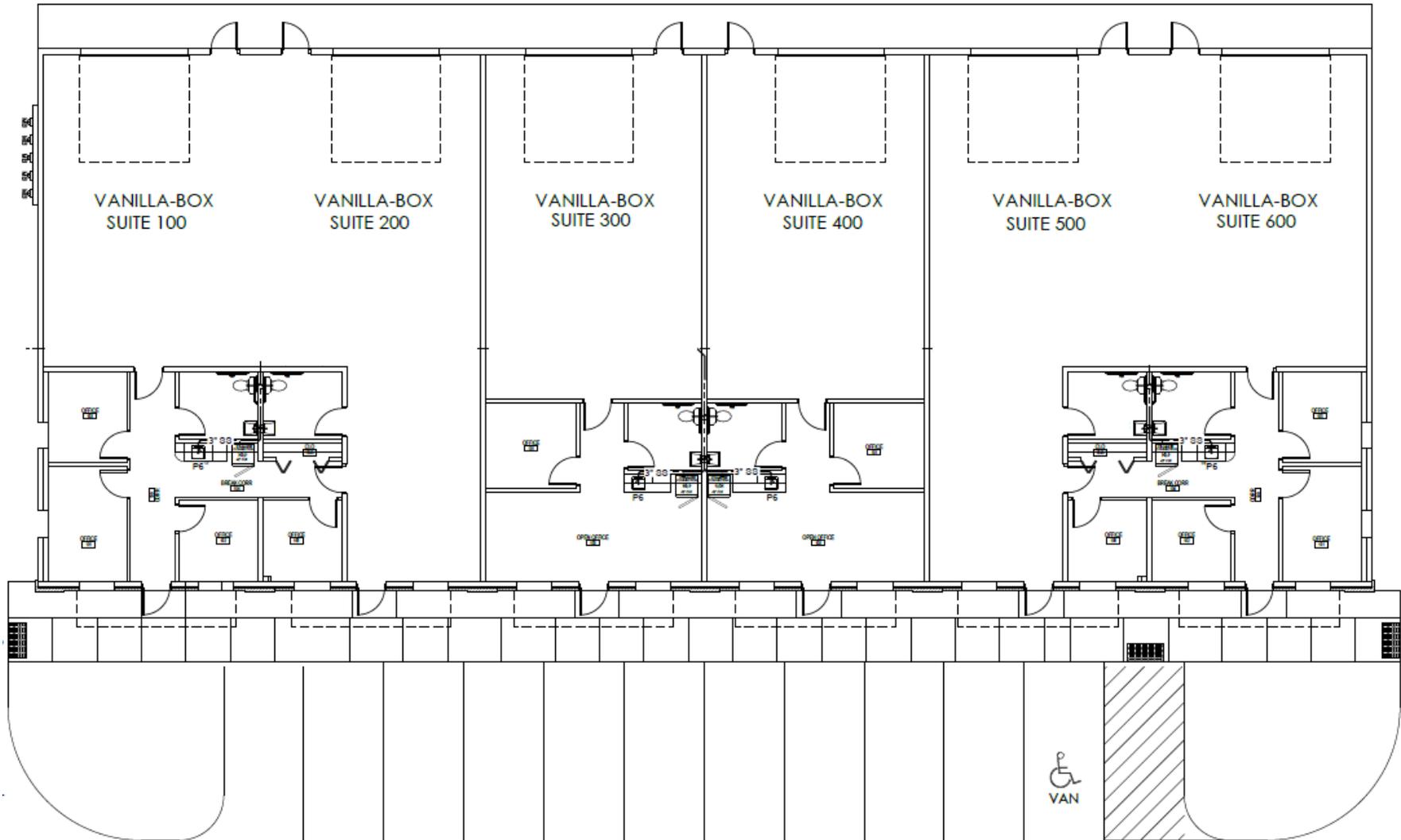
## HIGHLIGHTS

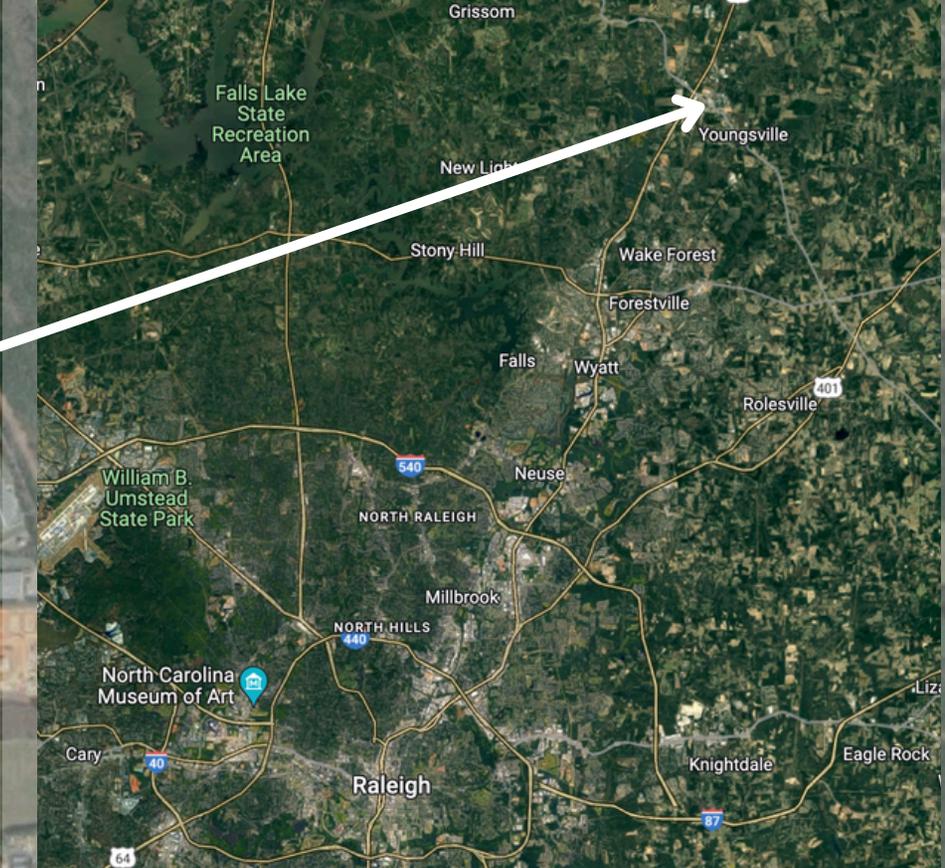
- Now Pre-Leasing: 1,500 - 9,000 SF Flex Suites
- New Construction Class A Flex: Located in 36,000 SF Flex Park
- Turnkey Flex Space: Landlord offering full build-out
- Warehouse: 14' clear ceiling heights, 12' x 12' Drive-In Door
- Situated 1 Mile from US-1

# SITE PLAN



# PROPOSED FLOORPLAN





# CONTACT

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