



50, 60, 70 MOSSWOOD BLVD, YOUNGSVILLE, NC 27596

MOSSWOOD FLEX CENTER

UP TO 16,800 SF FLEX SPACE FOR LEASE

Dan McCloy
dmccloy@lee-associates.com
O: 984.684.5001
C: 919.270.9587



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FLEX SPACE FOR LEASE MOSSWOOD FLEX CENTER

Youngsville, NC 27596

PROPERTY DESCRIPTION

- » Located near the intersection of US 1 Hwy and Mosswood Boulevard
- » Located in the Youngsville Commerce Center in southern Franklin County
- » Three buildings offering flexible bay sizes
- » Immediate access to US 1 Hwy and less than two miles from Wake County
- » 1,800 SF available in Building One (70 Mosswood Blvd)
- » Building Two (60 Mosswood Blvd) fully leased
- » 2,400 to 16,800 SF available in Building Three (50 Mosswood Blvd)

LOCATION

The property is located in southern Franklin County in the Youngsville Commerce Center, less than two miles from Wake County and immediately adjacent to US 1 Hwy and close to NC 96 Hwy.



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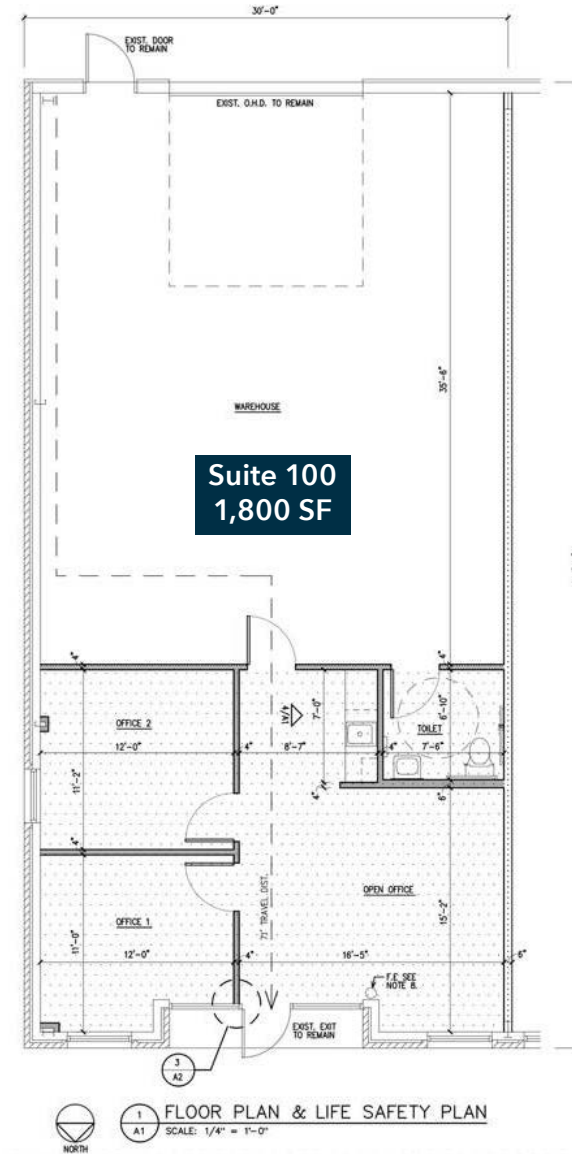
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BUILDING ONE

| | |
|------------------|---|
| Address | 70 Mosswood Blvd Youngsville, NC 27596 |
| Building Size | 9,000 SF |
| Available Space | Suite 100: 1,800 SF |
| Drive In Doors | (1) 12' x 12' |
| Electric Service | Three phase power |
| Lease Rate | \$16.95 SF/yr Modified Gross (including TICAM) |



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BUILDING THREE

| | |
|------------------|--|
| Address | 50 Mosswood Blvd Youngsville, NC 27596 |
| Building Size | 21,600 SF |
| Bay Sizes | 2,400 SF |
| Ceiling Height | 18' at high eave 14' 6" at low eave |
| Dock Doors | (3) 8' x 10' with levers |
| Drive In Doors | (3) 12' x 10' |
| Electric Service | Three phase power |
| Condition | » Dock and drive-in combinations possible » Large truck court » Tenant improvement allowance available |
| Lease Rate | \$16.95 SF/yr Modified Gross (including TICAM) |



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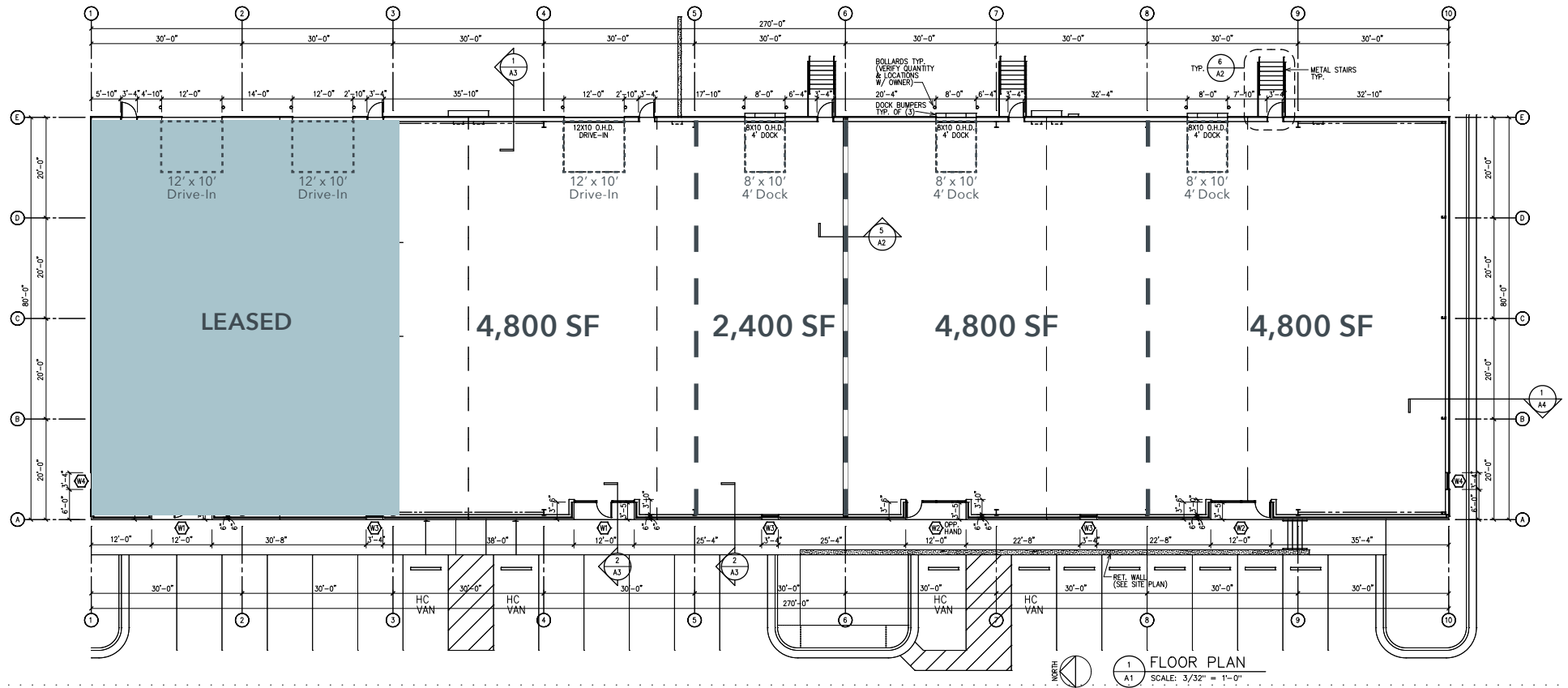
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BUILDING THREE POSSIBLE CONFIGURATIONS



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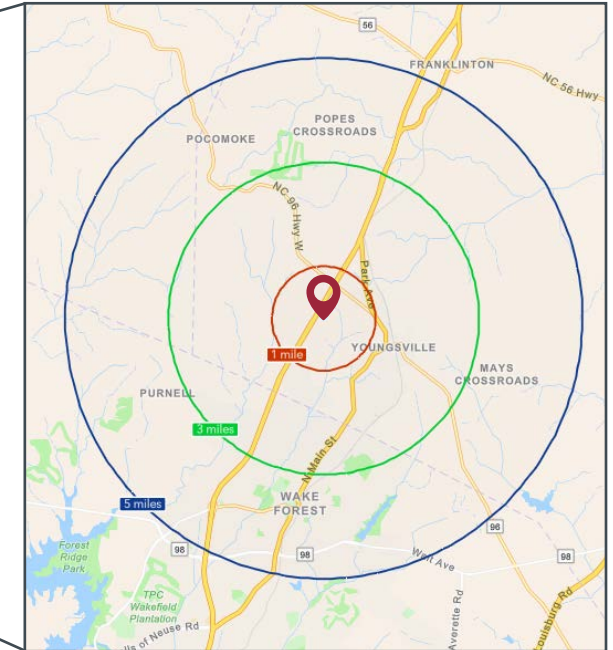
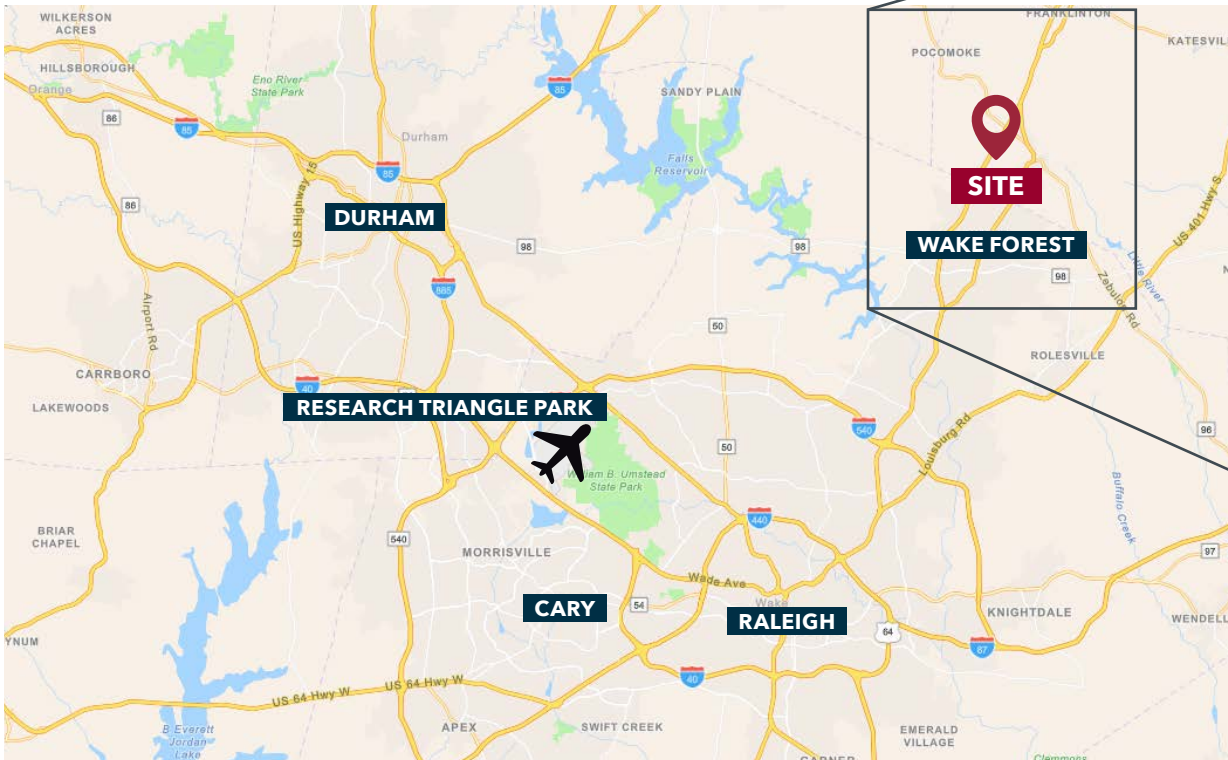
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| | 1 MILES | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2024) | 2,181 | 23,284 | 60,933 |
| Median Age | 39.0 | 39.3 | 39.9 |
| Average Household Income | \$110,963 | \$121,930 | \$136,619 |
| Average Home Value | \$375,969 | \$455,985 | \$481,587 |
| Bachelor's Degree or Higher | 35.4% | 45.7% | 48.8% |



DISTANCES

| | |
|-------------------|-----------------------|
| NC 98 Hwy | 11 minutes / 6 miles |
| I-540 | 20 minutes / 15 miles |
| RDU Int'l Airport | 35 minutes / 27 miles |

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