

FLEX SPACE FOR SALE OR LEASE

102 Weathers Street Youngsville, NC 27596



PROPERTY DETAILS

- Building SF: $\pm 10,000$
- Sale Price: \$1,100,000
- Acreage: 2.25 Acres
- Zoning: LI
- Year Built: 2008
- Drive-In Doors: 4
- Suites: 2
- Shared Exterior Loading: 1
- Utilities: Gas, Water, Electric
- Space Available: $\pm 5,000$ SF
- Lease Rate: \$10 PSF NNN
- TICAM: Approx. \$2 PSF



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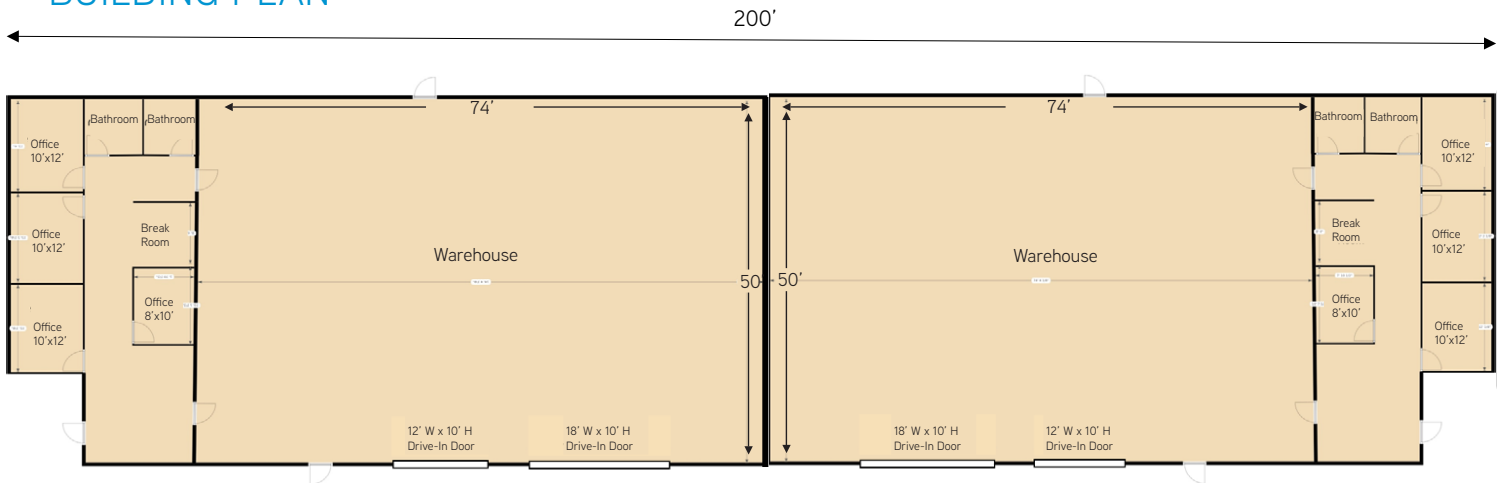


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BUILDING PLAN



PROPERTY FEATURES

- Extra thick masonry building, built by a masonry contractor
- ±10,000 SF Building For Sale
- ±5,000 SF Available For Lease
- Two ±5,000 SF mirror designed spaces make up entire ±10,000 SF
- Each side has ±3,700 SF shop/warehouse space and ±1,300 SF office area
- Each ±3,700 SF shop/warehouse area has 2 drive in doors, heat and sky lights
- Each ±1,300 SF office area consists of 4 offices, reception, break area and 2 bathrooms
- Building has a shared exterior loading dock and ample parking on a 2.25 acre lot
- Zoning is LI (Light Industrial)

LIGHT INDUSTRIAL ZONING

The purpose of this district is to establish and protect industrial areas for the use of light manufacturing operations and for the distribution of products at wholesale. The following standards are established for this district and designed to promote sound permanent light industrial development, and to protect nearby areas from undesirable aspects of industrial development: (1) all assembly and/or manufacturing be confined within the building; (2) all outdoor storage be screened from public view by opaque fencing, screening, or landscaping, limited to rear and side of the principal building, if hazardous and/or unsafe, shall meet all local, state and federal environmental requirements, and must be on the premises of the business; and (3) anyone applying for a LI permit must demonstrate that no adverse impacts such as noise, groundwater, air pollution, and vibrations are created by the proposed use, beyond the lot boundaries of the use. The district shall be located adjacent to and/or with direct access to thoroughfare roads or streets.

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SITE PLAN



DISCLAIMER

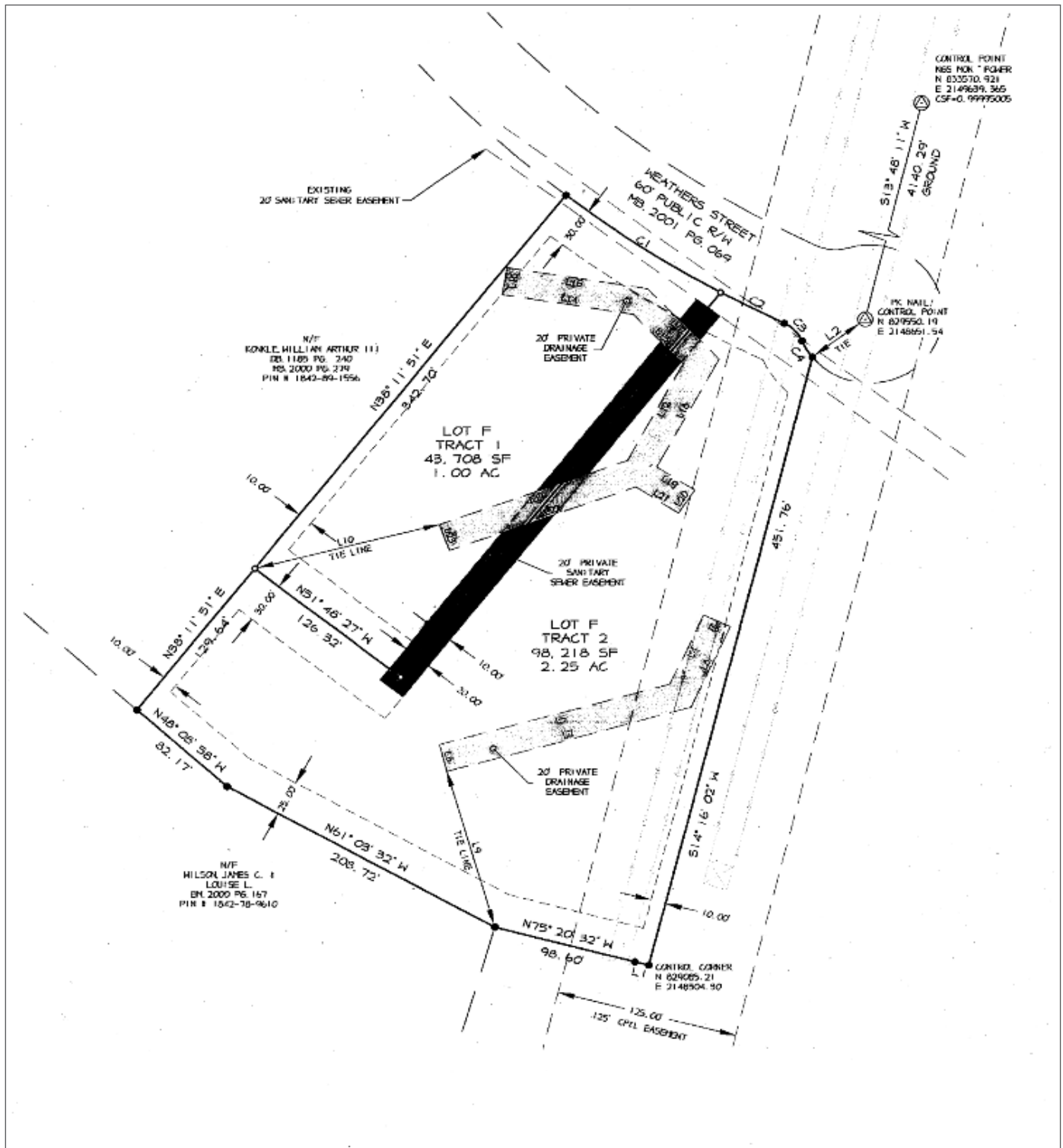
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SURVEY



FLEX SPACE FOR SALE

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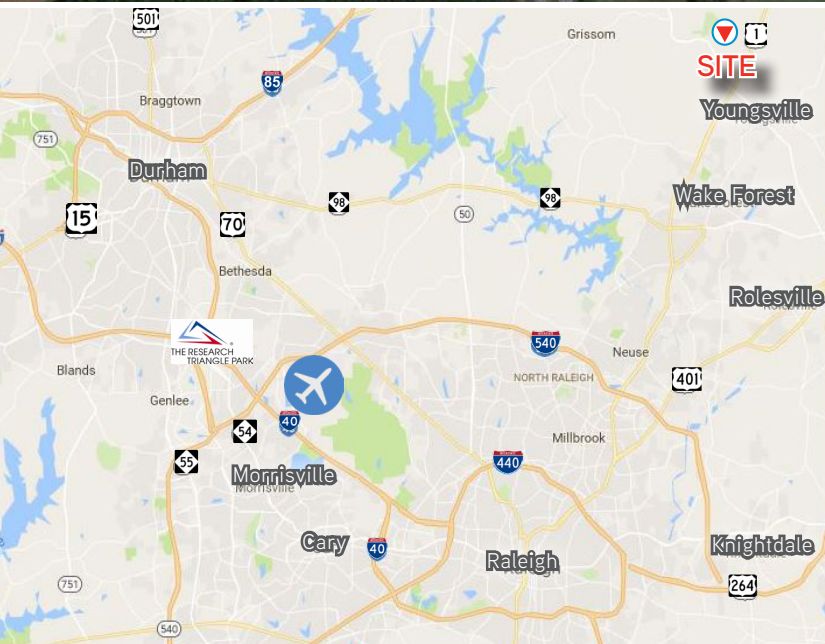


INTERIOR PHOTOS



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LOCATION

- Located off Capital Boulevard in Youngsville, 11 miles to I-540 and 16 miles to I-440/40

DRIVE TIME

- ±24 Min to RDU International Airport
- ±8 Min US-98
- ±17 Min to I-540
- ±29 Min to I-85

DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Total Population	1,017	14,245	41,050
Daytime Population	2,860	12,485	33,941
Total Households	475	5,164	14,868
Avg Household Income	\$72,894	\$82,692	\$80,816

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