



YOUNGSVILLE COMMERCE CENTER

58,479 SF INDUSTRIAL AND R&D SUBLEASE

35 Weathers St., Youngsville, NC 27596

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INDUSTRIAL AND R&D SPACE FOR LEASE YOUNGSVILLE COMMERCE CENTER

35 Weathers St., Youngsville, NC 27596

AVAILABILITY

- » 35 Weathers: 58,479 SF
- » Master lease expires May 31, 2030
- » Available now
- » Lease rate: Contact broker

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.

PROPERTY DESCRIPTION

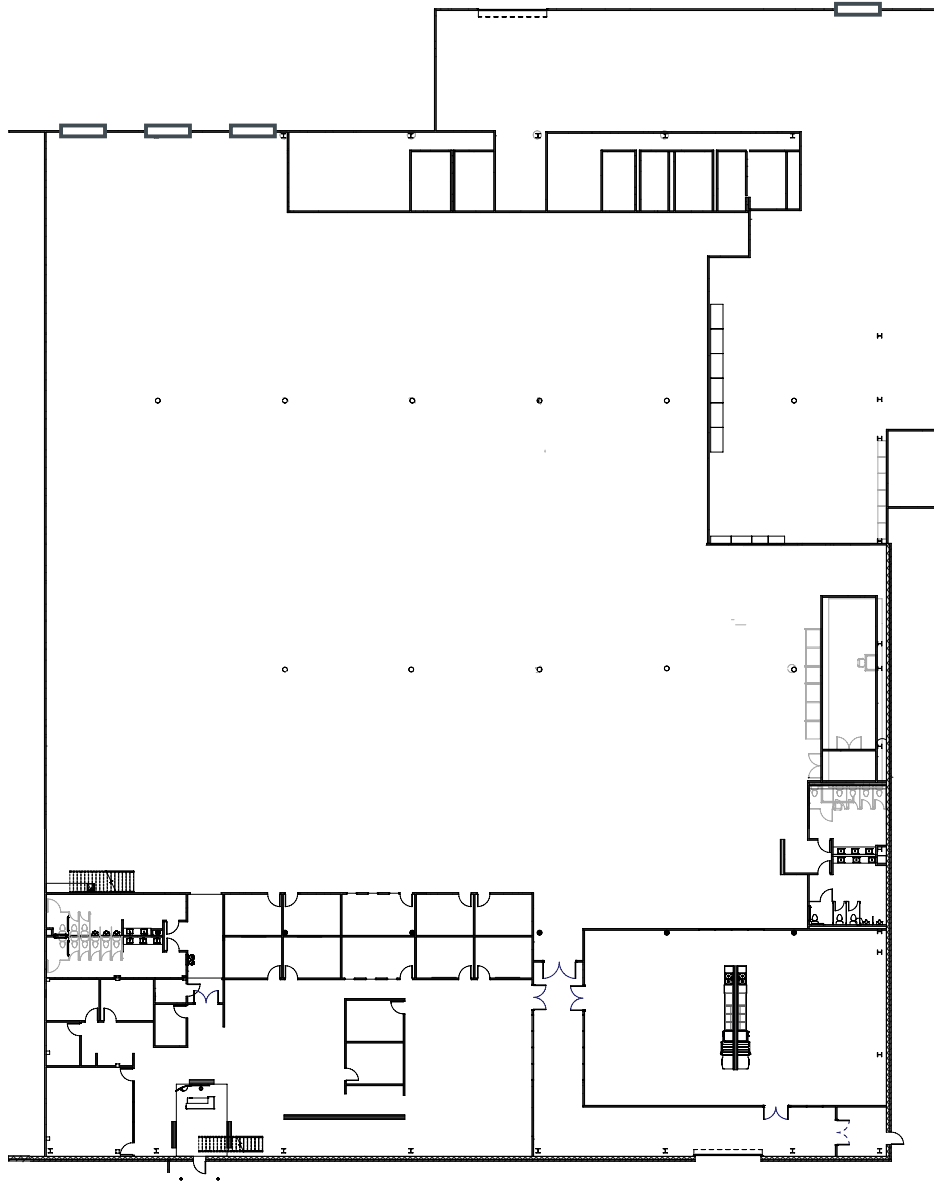
- » Fully conditioned industrial space
- » Built out lab with fume hood
- » Potential to lease entire 120,208 SF building directly
- » Manufacturing space
- » Loading: Four (4) Dock-High Doors
One (1) Drive-In Door
One (1) Grade Level Door
- » 30'w x 65'd column spacing
- » 22' 8" ceiling height
- » Space dimensions 210' x 260'
- » Bay size +/- 13,650 SF
- » Office SF Approximately 10,000 SF
- » 140 Surface Parking Spaces are available
- » Outdoor storage available
- » LED lighting
- » 277/480 Volt 3-phase, 4-wire 4,000 Amp electrical service provided by Duke Energy
- » Natural Gas Service Provider-Dominion Energy
- » Water and Sewer Provider-Franklin County Public Utilities
- » Located in the Youngsville Commerce Center in southern Franklin County
- » Immediate access to US 1 Hwy and less than two miles from Wake County



FLEX SPACE FOR LEASE YOUNGSVILLE COMMERCE CENTER

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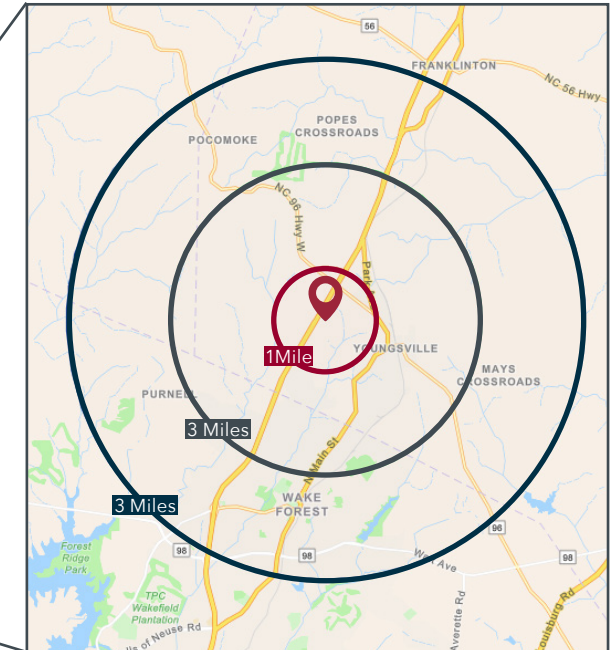
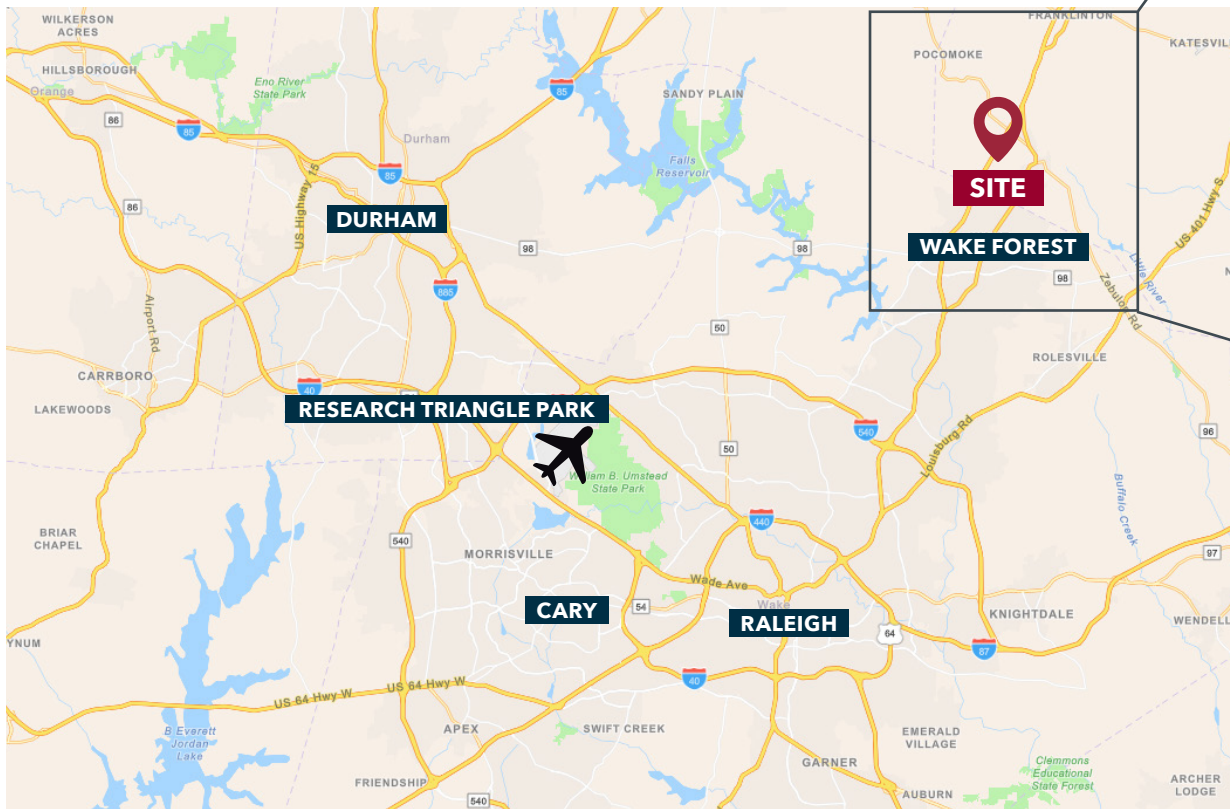
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INDUSTRIAL AND R&D SPACE FOR LEASE YOUNGSVILLE COMMERCE CENTER

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	1 MILES	3 MILES	5 MILES
Population (2026)	2,010	19,956	52,234
Median Age	37.3	39.3	39.7
Average Household Income	\$111,339	\$127,087	\$144,808
Average Home Value	\$366,299	\$477,578	\$498,493
Bachelor's Degree or Higher	42.8%	48.6%	51.3%



DISTANCES

Hwy US 1	0.19 Miles
NC 98 Hwy	6.0 Miles
I-540	15.0 Miles
I-85	22.2 Miles
I-87	23.2 Miles
I-40	23.5 Miles
I-95	39.0 Miles
RDU Intl. Airport	27.0 Miles

Presented by:

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