



# Warehouse Space for Lease

118 East Jones Street in Downtown Fuquay-Varina, NC

**6,700+ SF Total Warehouse**

**376 - 1,190 SF Total Office**

**Available May**

**Available August**



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*\*SF measurements are taken from a CAD floor plan and measure from the centerline of any demising walls and from the outside of any exterior walls.*



# 118 East Jones St. Fuquay-Varina, NC

## Commercial Lease Offer



## Jones Street Warehouse

High House Capital is pleased to exclusively present the opportunity to lease an approximate **4,300 & 2,430 square feet of Warehouse Space** and approximately up to **1,190 square feet of first-floor office** at the **Jones Street Warehouse** in the heart of Downtown Fuquay-Varina, NC. This prime location offers excellent visibility and access, situated in a vibrant and growing community. The suites are located within a larger building. Spaces are available separate or together for a combined area of **7,900+ square feet**.

### PROPERTY DETAILS

<b>ADDRESS</b>	112-118 E. Jones St. Fuquay, NC 27526
<b>MUNICIPALITY</b>	Wake County
<b>PARCEL REID</b>	0069221
<b>AVAILABLE SF</b>	376– 7,920 SF



# 118 East Jones St. Fuquay-Varina, NC

## Warehouse Space Available for Lease in May

- Approximately up to **6,730 total sf** available
- 2 separate warehouse bays
- Sub-division possible
- Interior warehouse space near drive-in garage door
- Interior & exterior loading dock access
- Monthly rent starting from **\$11 psf gross**

## First-Floor Office Space Available for Lease in August

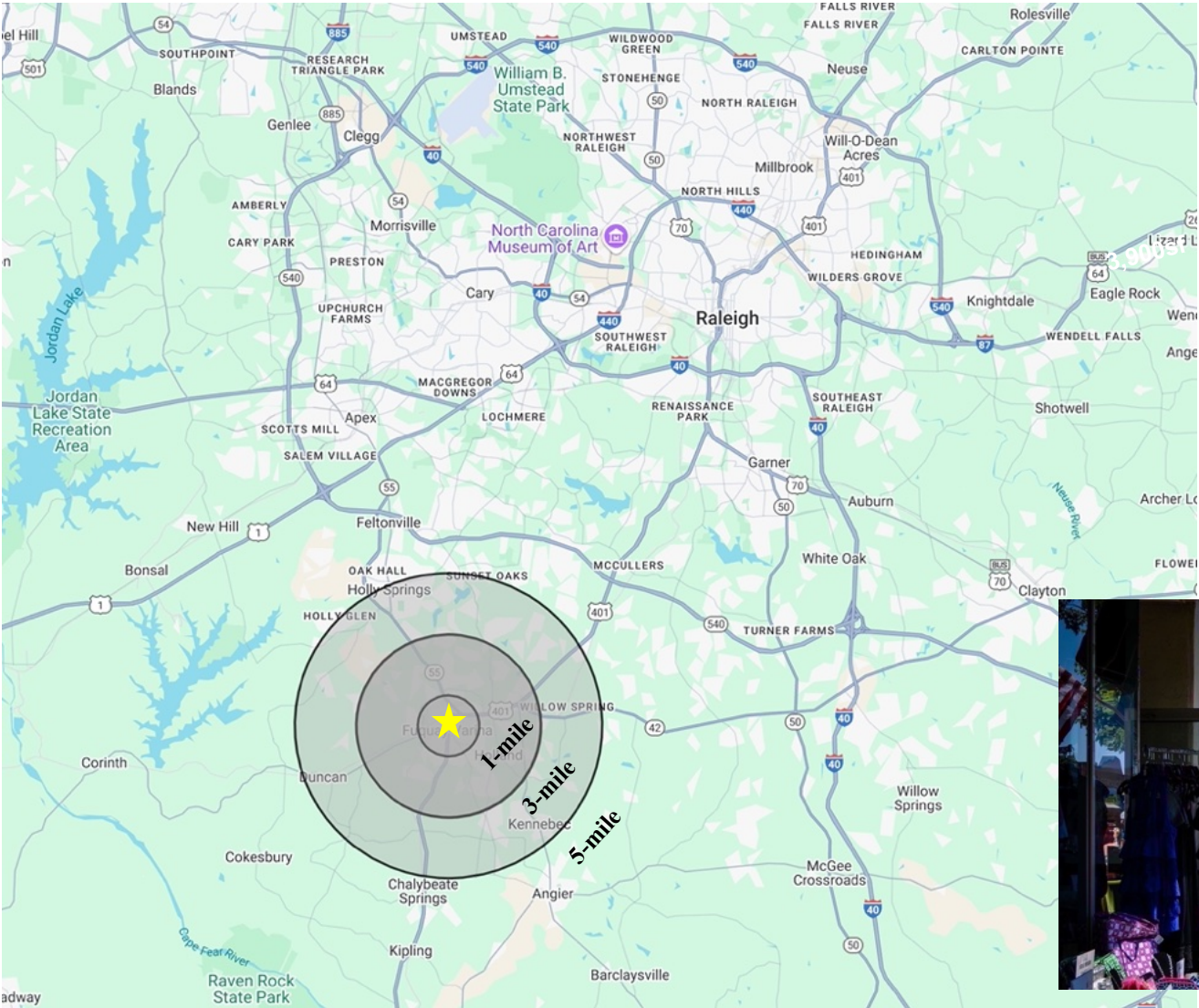
- Approximately **1,190 sf**
- Sub-division into smaller space possible
- Smallest available of **376 sf**
- Monthly rent starting from **\$12 psf gross**

## Other Terms

- **Utilities are included**
- Available lease term from **month-to-month or longer**



# Location Overview



## Downtown Fuquay

N. Main St | 17,000 AADT  
Academy St Block | 9,800 AADT

## Fuquay-Varina, NC

Part of Wake County, the most  
populous NC county

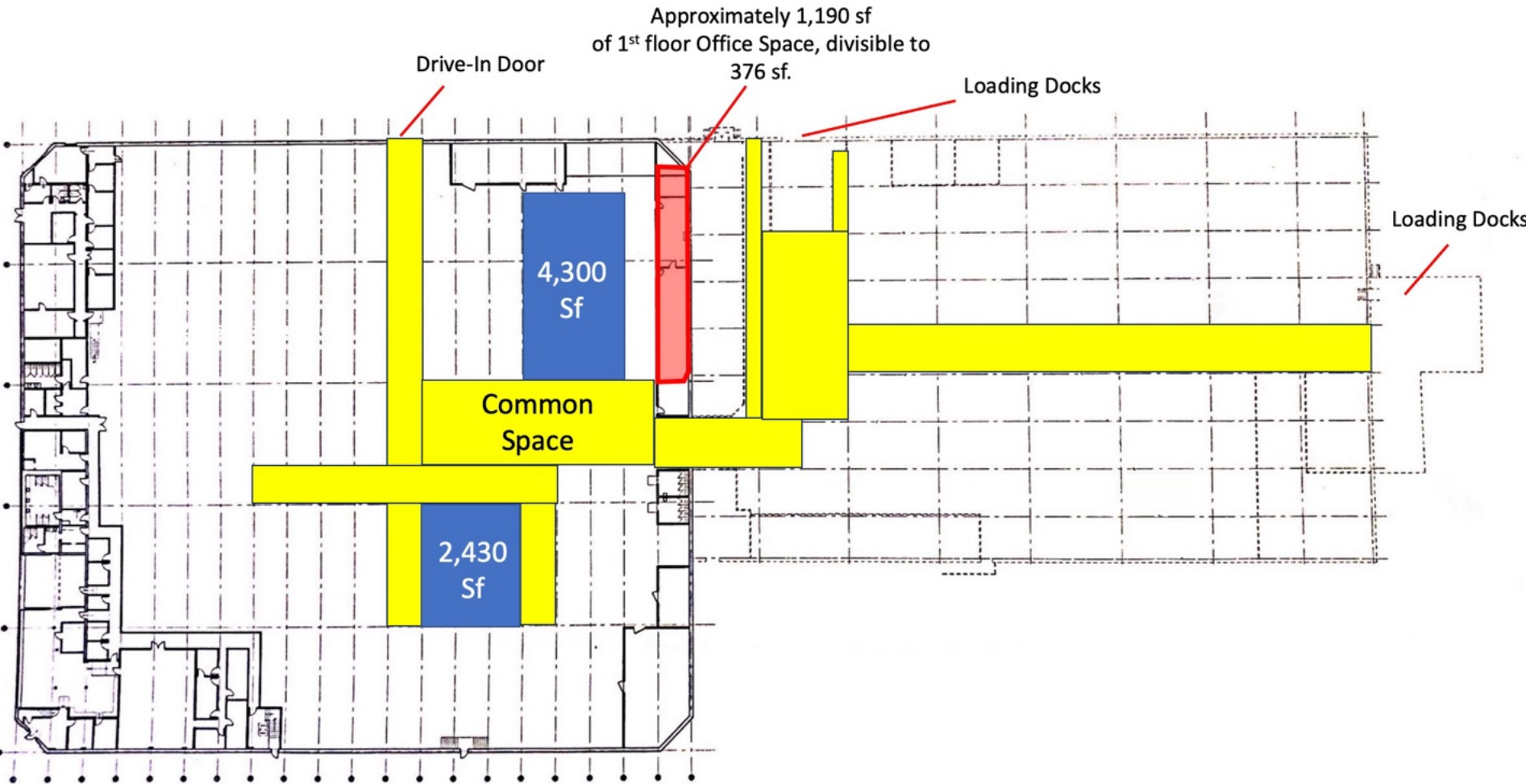
90% Population Growth Between  
the Last Two Decennial Censuses



# Location Overview – Downtown Fuquay



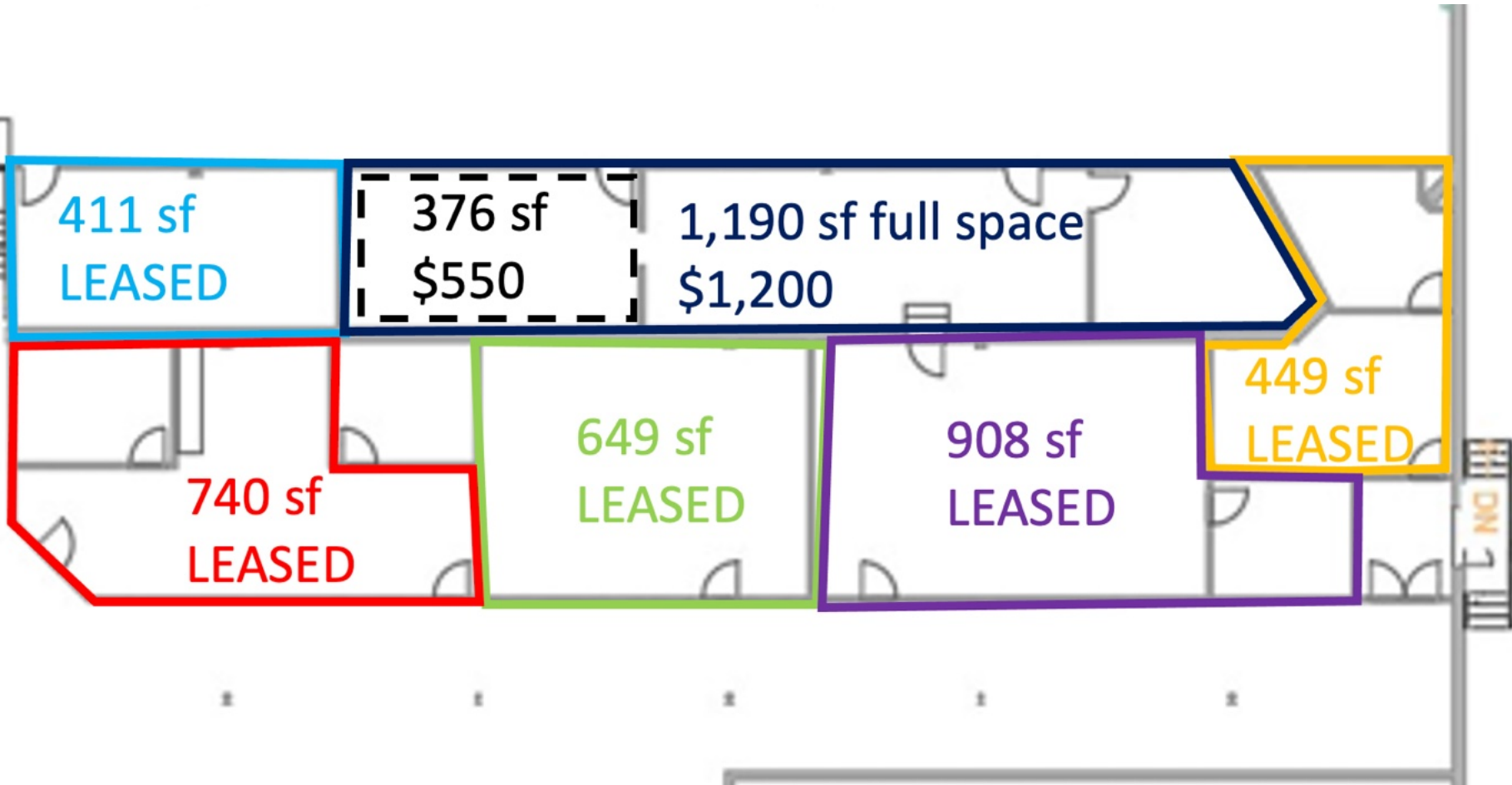
# Building Floor Plan – 118 East Jones St.



*\*SF measurements are approximate and taken from a CAD floor plan and measure from the centerline of any demising walls and from the outside of any exterior walls.*



# 1<sup>st</sup> Floor Office Floor Plan – 118 East Jones St.



Monthly Asking Rents



# Interior Photos - Warehouse



# Interior Photos – 1<sup>st</sup> Floor Office

