

NOW PRE-LEASING

Park Place Commons - Phase II

387 Park Ave, Youngsville, NC 27596

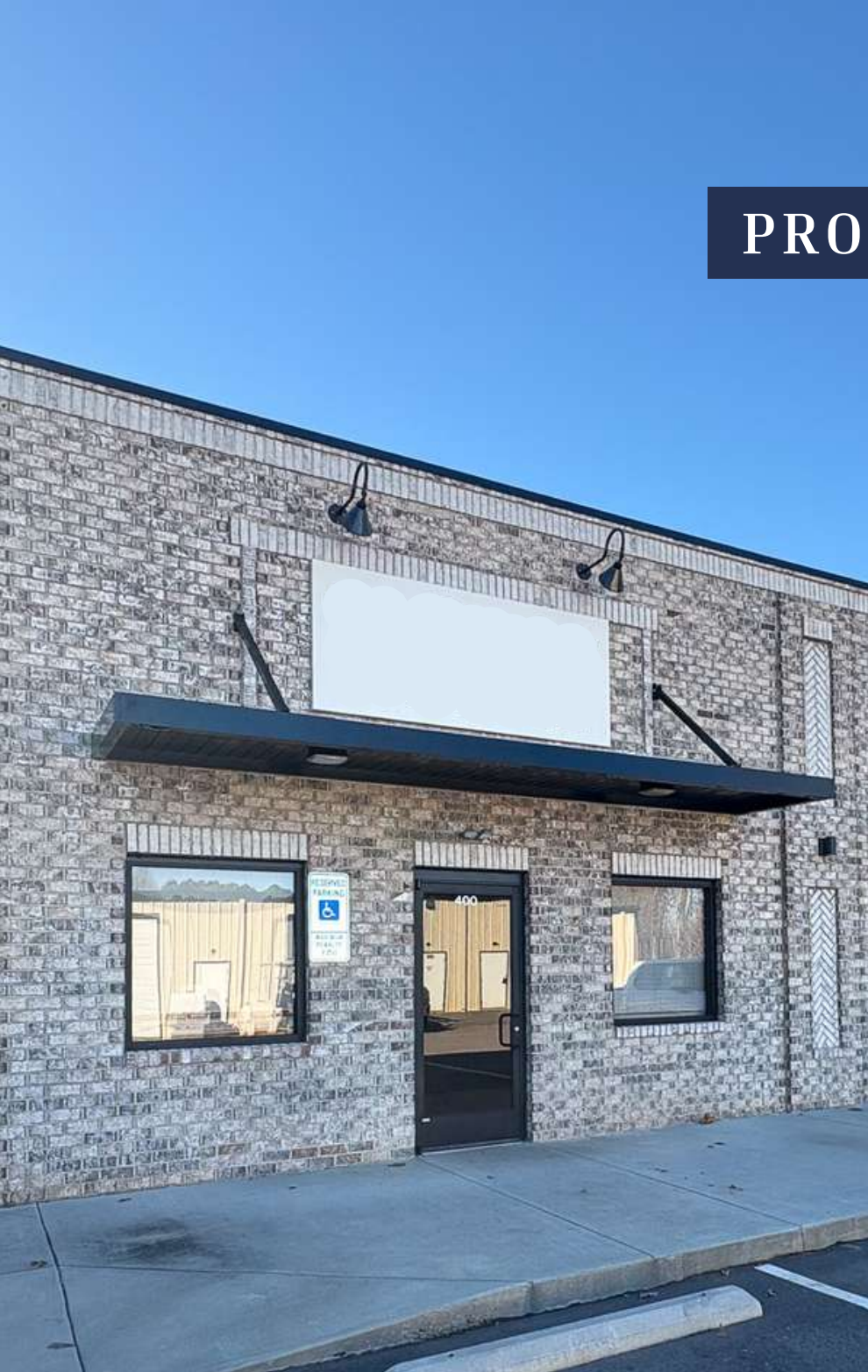


PROPERTY SUMMARY

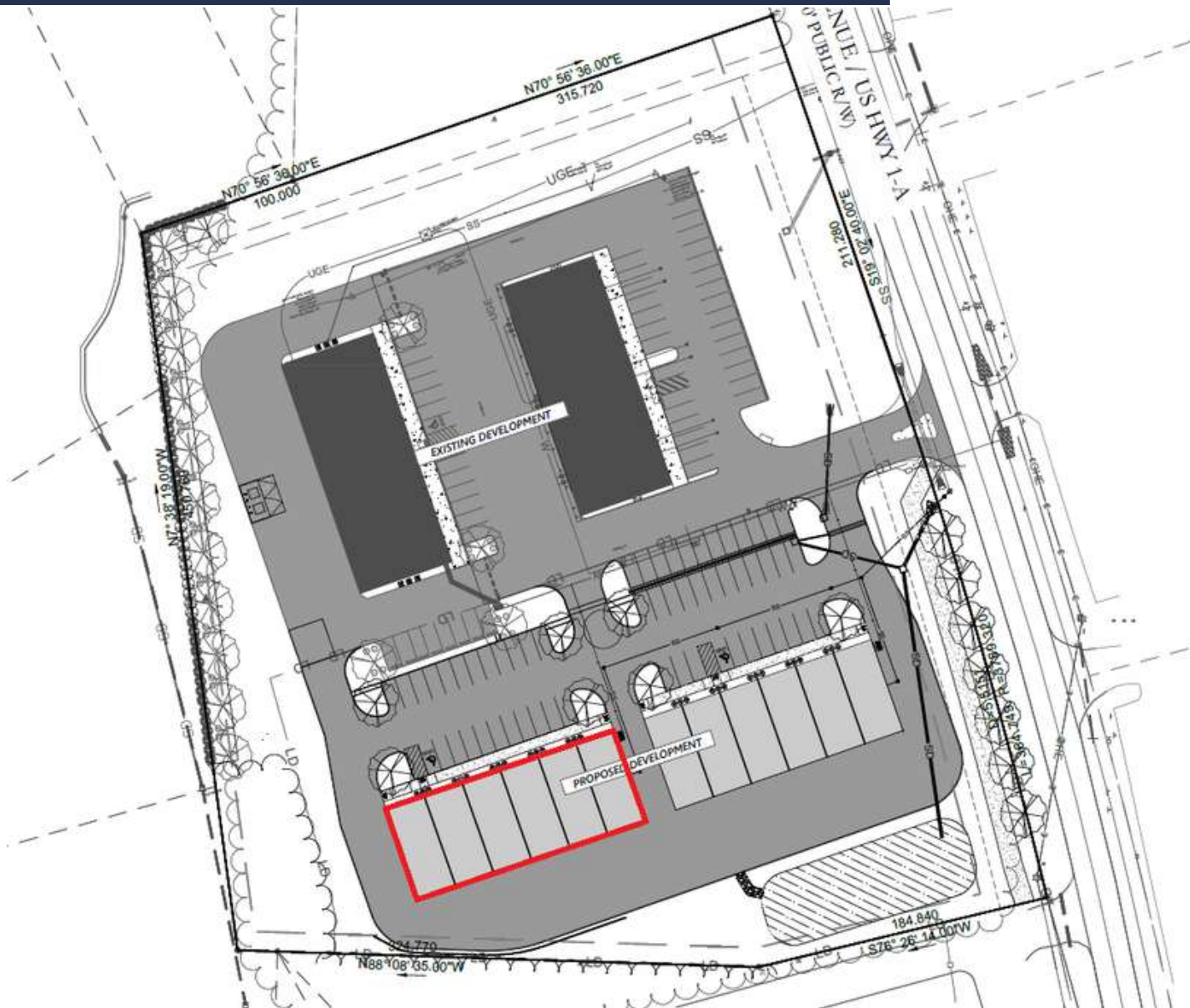
ADDRESS	387 Park Ave – Building 4
SIZE	1,500 - 7,500 SF
RENT	\$22.00 SF Full Service
DELIVERY	July 2026

HIGHLIGHTS

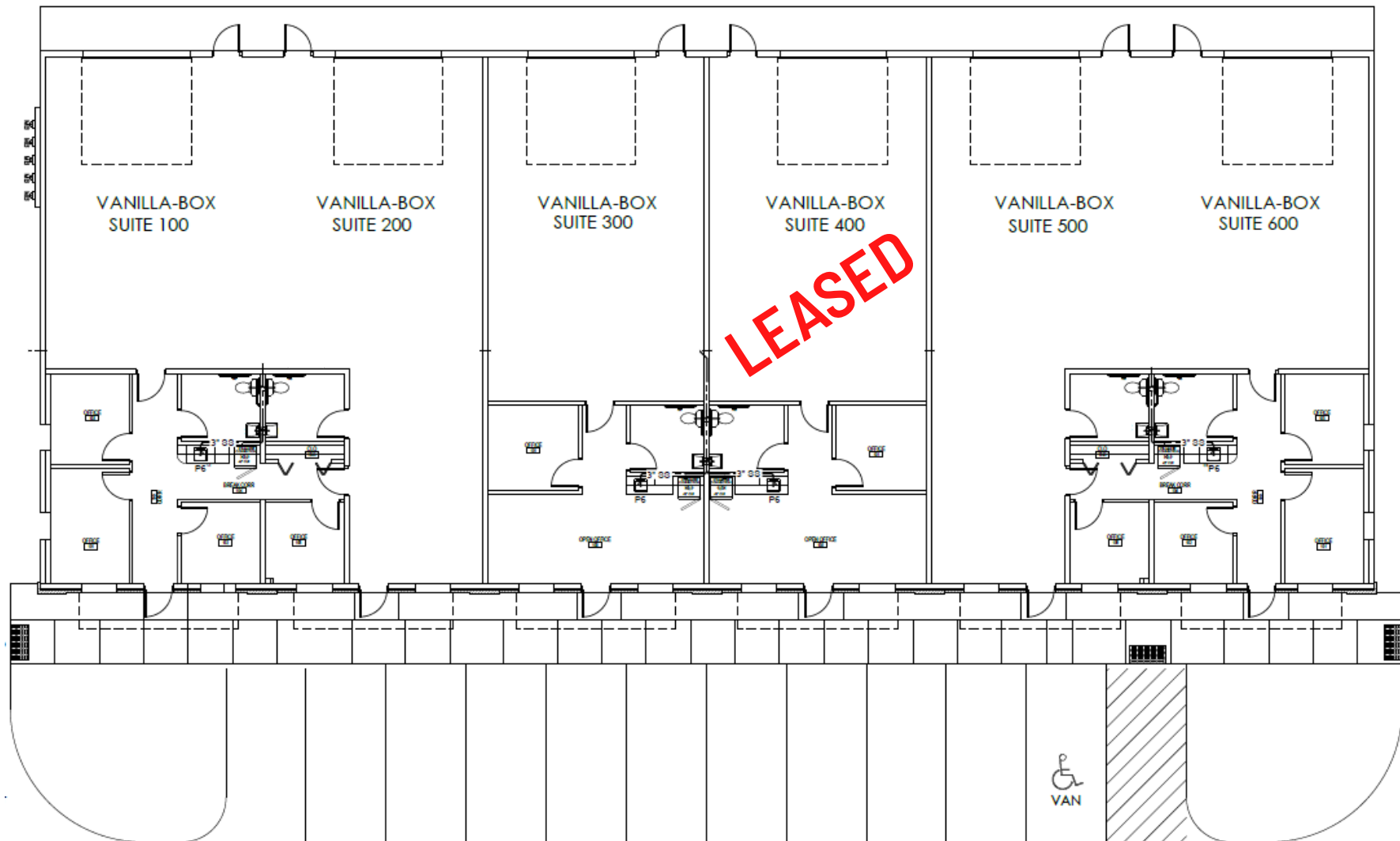
- Now Pre-Leasing: 1,500 - 4,500 SF Flex Suites
- New Construction Class A Flex: Located in 36,000 SF Flex Park
- Turnkey Flex Space: Landlord offering full build-out
- Warehouse:
 - 14' Clear Ceiling Heights
 - 12' x 12' Drive-In Door
- Situated 1 Mile from US-1
- Just 1.5 Miles from Downtown Youngsville



SITE PLAN



PROPOSED FLOORPLAN





CAPTIVEARE
Commercial Kitchen Ventilation

Plan-IT-ROI
US1N4RTH
COMMERCE CENTER

FOOD LION



22,324 - ADT

★
SITE



MOSCA
Design

amcor

THE
PERFORMANCE
LAB

ABC HOSIERY

FIRE
YOUNGVILLE
NORTH CAROLINA
DEPT.

YAH
YOUNGVILLE
ANIMAL HOSPITAL

CONTACT

Tyler Christensen, Broker

(C) 828.999.9459

tchristensen@atlasstark.com

Ruffin Jones, Broker

(C) 919.602.6571

ruffjones@atlasstark.com



Atlas Stark Holdings LLC
1020 E Whitaker Mill Rd, Suite 110
Raleigh, NC 27608

