

# Warehouse with Office for Lease

106 Jeffrey Way  
Youngsville, NC 27596



## HIGHLIGHTS:

- » Approximately 50,000 SF Warehouse for lease with high-quality office space
- » Youngsville address with easy access to US 1
- » Rental rate - \$7.75/SF, NNN Lease
- » 3 drive in bays and 2 exterior dock doors
- » Laydown yard and 67 parking spaces
- » Adaptable layout for an owner-user-style tenant



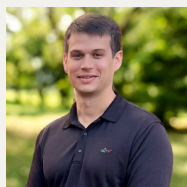
| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2026 Population        | 1,876     | 23,159    | 61,761    |
| 2026 Average HH Income | \$103,549 | \$113,429 | \$130,737 |



*Exclusively Marketed by:*

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