

BROKER INCENTIVE

5% COMMISSION FOR LEASE
SIGNED BY 12/31/26

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE

± 224,490 SF TOTAL

± 42,213 SF AVAILABLE

BUILDING 200

2415 INNOVATION LOOP | YOUNGSVILLE, NC 27596



US 1 NORTH COMMERCE CENTER BUILDING 200

BUILDING 200

1

BUILDING 100
FULLY LEASED

BUILDING 200
±42,213 SF AVAILABLE

BUILDING 300
±266,604 SF AVAILABLE

BUILDING 500
FULLY LEASED

BUILDING 400
±147,714 SF AVAILABLE

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FOUNDRY
COMMERCIAL

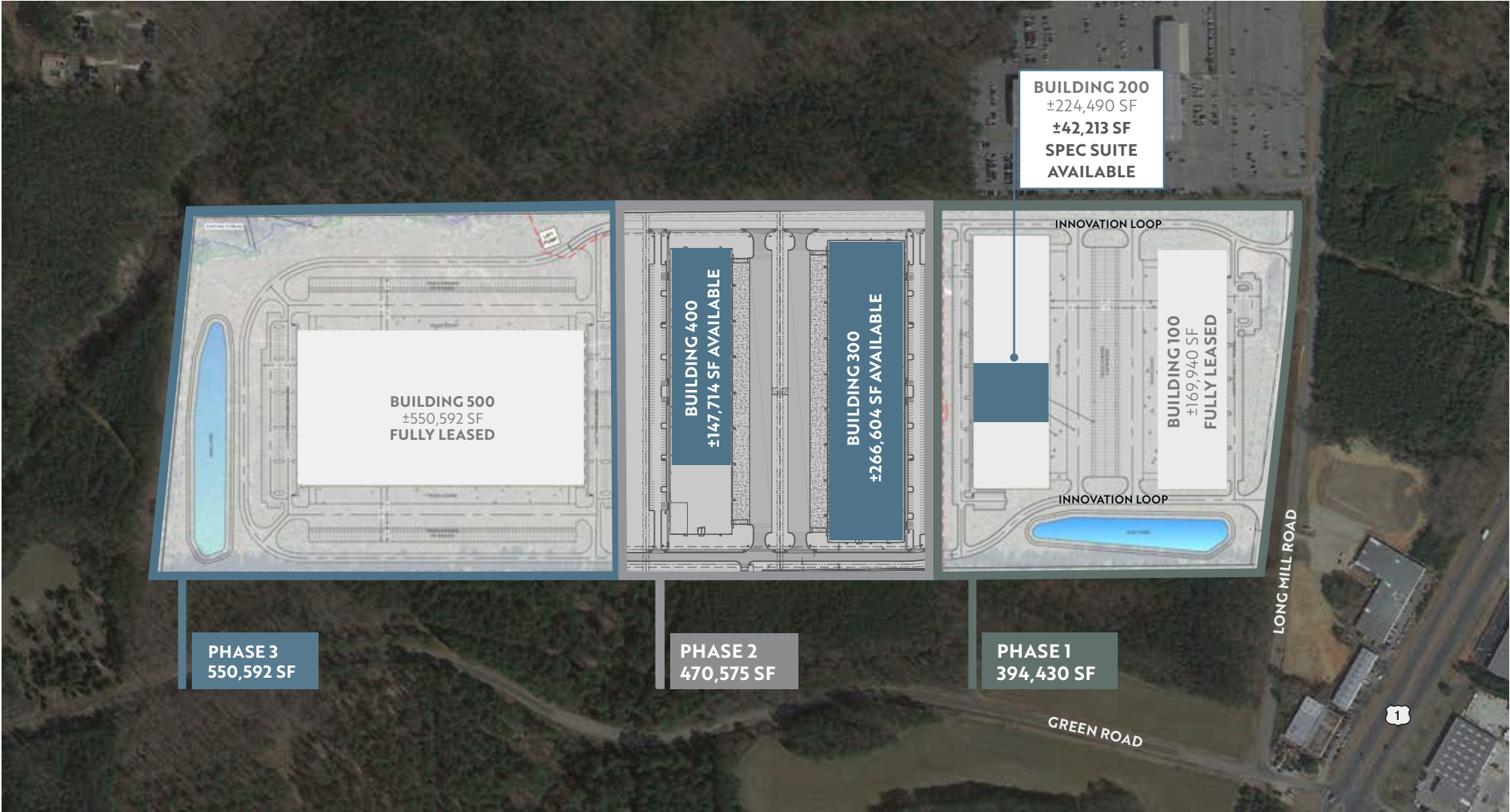
PROPERTY WEBSITE

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.



BUILDING 200

SITE PLAN



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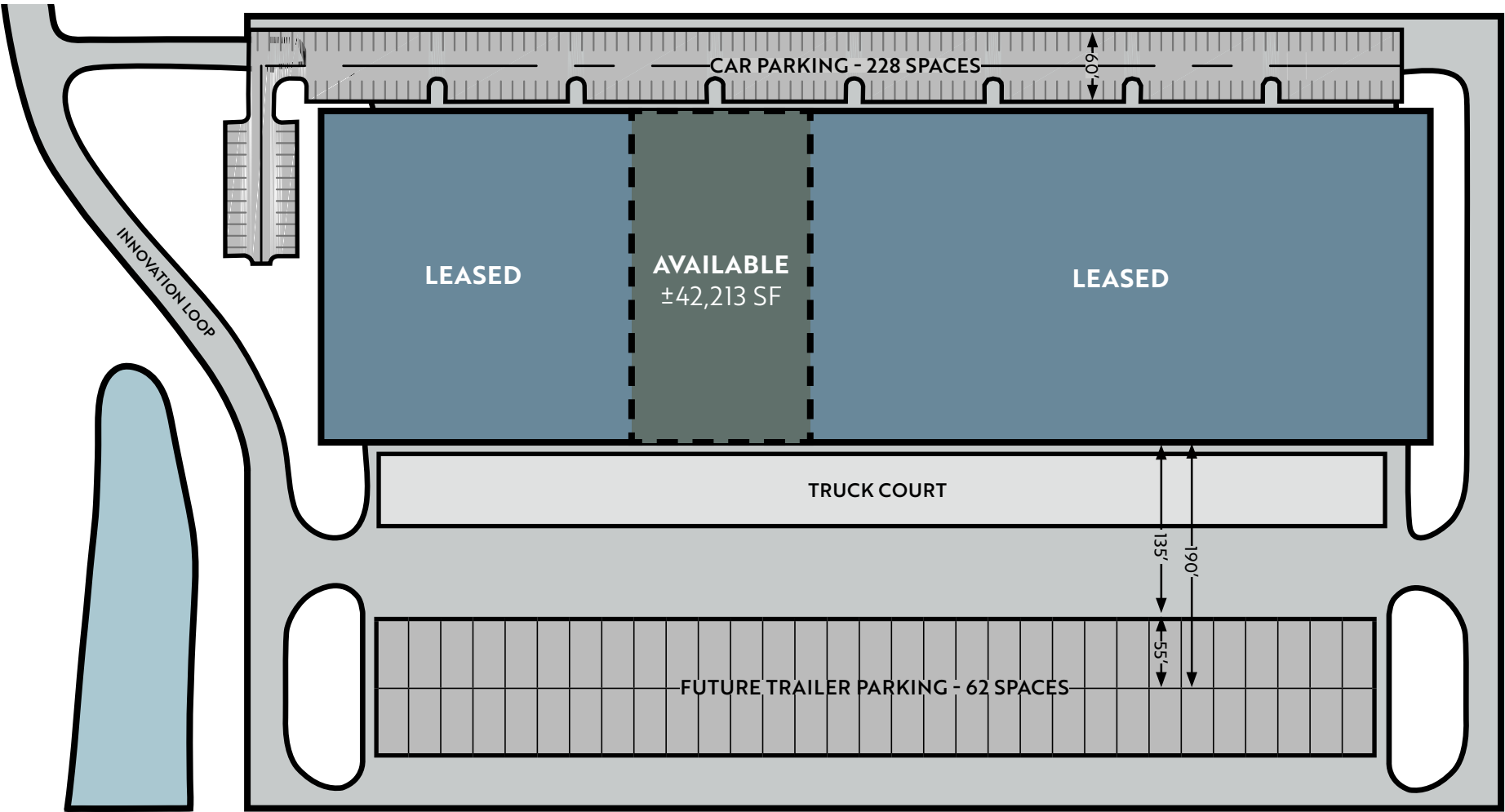




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SITE PLAN

±224,490 TOTAL SF



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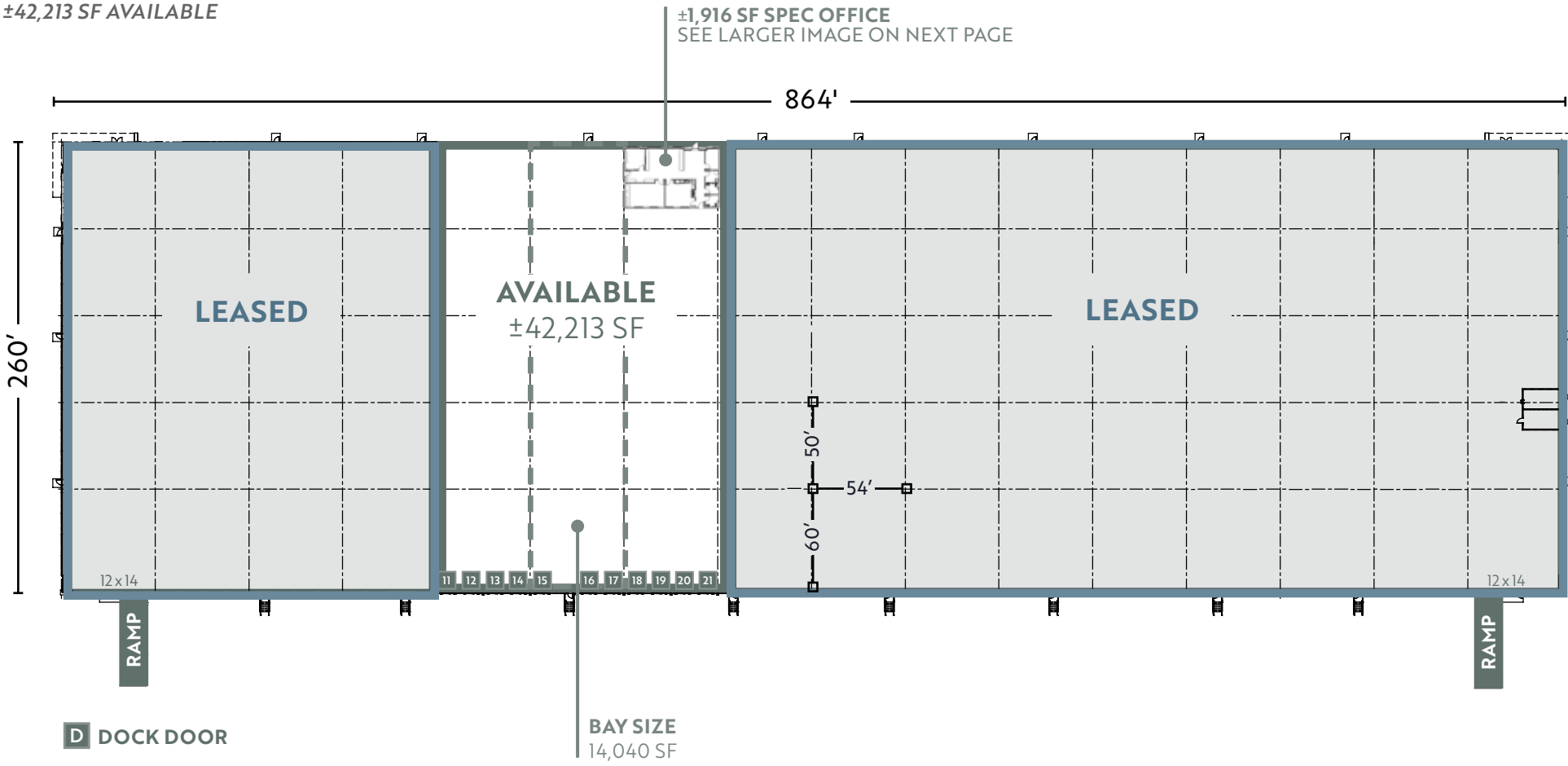
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BUILDING 200

FLOOR PLAN

±42,213 SF AVAILABLE



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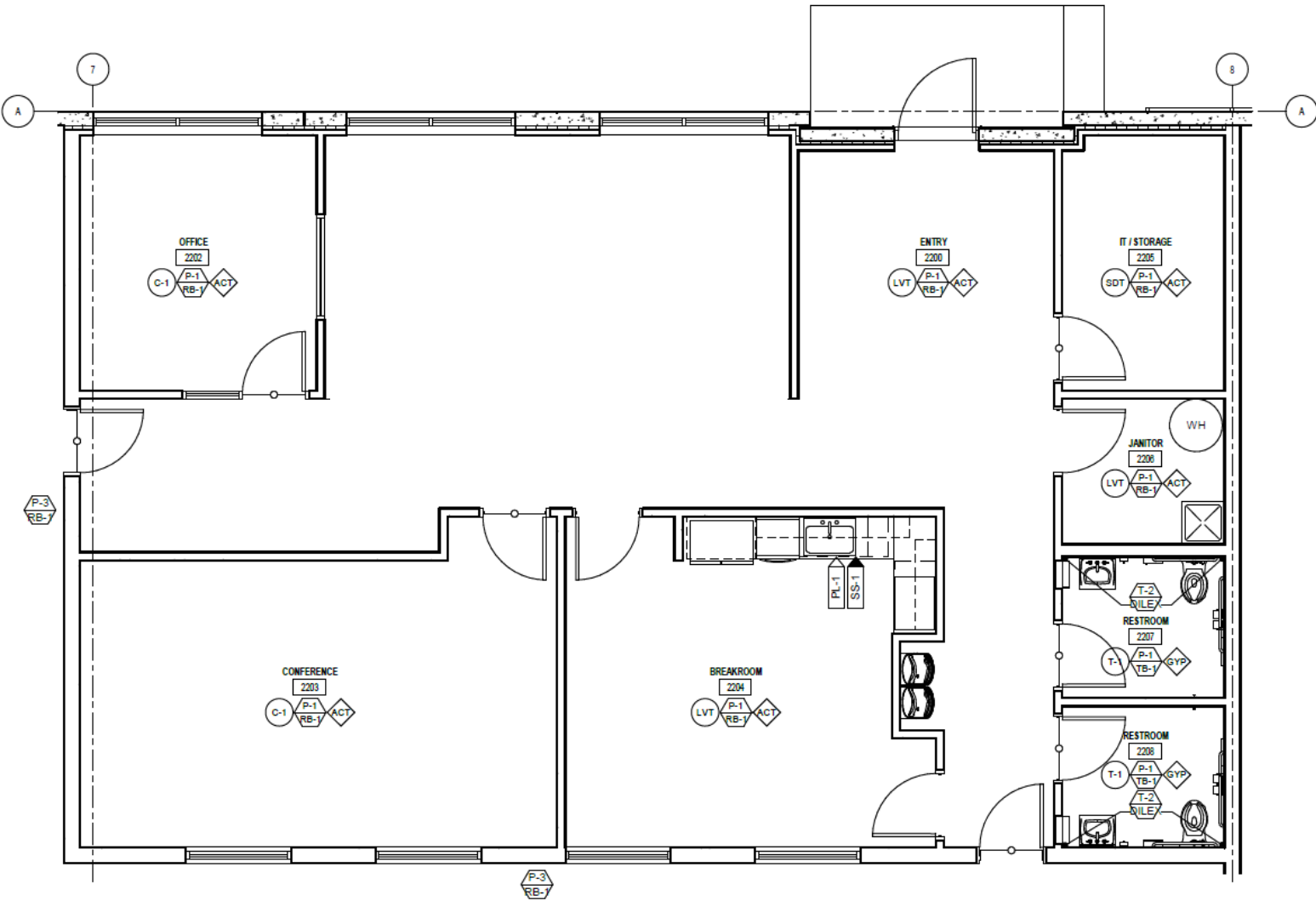


PROPERTY WEBSITE



BUILDING 200

FLOOR PLAN ±1,916 SF SPEC OFFICE



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BUILDING 200

FACADE & SPEC OFFICE IMAGES



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PROPERTY WEBSITE



BUILDING 200

FEATURES

BUILDING NAME	US-1 North - Building 200
ADDRESS	2415 Innovation Loop Youngsville, NC 27596
COUNTY	Franklin
DATE AVAILABLE	Now
LEASE RATE	Call for pricing
TICAM	\$1.57
NCPIN:	1843-63-0059
ZONING	General Business (GB) ZONING INFO
NO. OF ACRES	±22.83 acres
BUILDING DIMENSIONS	864' x 260'
PARK TOTAL SF	±1,342,000 SF
AVAILABLE SF	±42,213 SF
OFFICE	±1,916 SF
BAY SIZE	±14,040 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall construction
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)
FLOOR THICKNESS	6", unreinforced over 6" aggregate base with 10 MIL vapor-barrier

CEILING HEIGHT	32' after speed bay
COLUMN SPACING	54'x50' with 60' speed bay
SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
LOADING	11 (9'x10') manual dock doors with bumpers
PAVED PARKING	Up to 42
TRAILER PARKING/OUTSIDE STORAGE	Available
TRUCK COURT DEPTH	135' expandable to 190'
LIGHTING	LED per tenant spec
ELECTRICAL CAPACITY	277/480 Volt 3-phase 4-wire 2,000 Amp Electrical Service with two (2) 600 amp/480 volt 3-phase tenant panels
ELECTRICAL PROVIDER	Duke Energy Progress
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Franklin County Public Utilities
SEWER LINE	6"
WATER MAIN SIZE	3"
TELECOM PROVIDER	TBD
HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation

LOCAL INCENTIVES

REDUCED OPERATING COSTS

US1 North Commerce Center has the lowest Class A gross rents in the Raleigh-Durham MSA, job-based incentives and good labor.

LOWER REAL ESTATE TAXES

US1 North Commerce Center is an Unincorporated Franklin County, a Tier 2 county which has lower real estate taxes when compared to other Class A options in incorporated areas of Wake County and Durham County.

REAL ESTATE TAX ADVANTAGE	Tax Rate Per \$100 Taxable Value	Taxable Value PSF	Real Estate Taxes PSF	Additional RE Taxes/Yr (100,000 SF Tenant)
Unincorporated Franklin County	0.6047	\$125.00	\$0.76	
Wake County + Average Municipal Rate	0.9368	\$125.00	\$1.17	\$41,513
Durham County + Average Municipal Rate	0.9506	\$125.00	\$1.19	\$43,238

PRE-NEGOTIATED JOB-BASED INCENTIVES

US1 North Commerce Center has pre-negotiated job-based incentives which can be passed through to job creating tenants (new jobs to Franklin County)

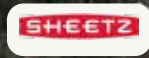
Up to \$8,827 per new job to Franklin County paid out over two years

EXAMPLE JOB BASED INCENTIVES

PHASE I - JOB	TENANT SIZE		
	50,000 SF	100,000 SF	
New Jobs Created	50		
Incentive Per Job	\$8,827.45		
Total Incentive (Paid out over 2 years)	\$441,372.61	\$8.83/SF	\$4.41/SF
Annual Payout	\$220,686.30	\$4.41/SF	\$2.21/SF

AREA AMENITIES

US1NORTH
COMMERCE CENTER



**RICHLAND CREEK
ELEMENTARY SCHOOL**

**YOUNGSVILLE
ELEMENTARY SCHOOL**

AREA EMPLOYERS



LOCATION & ACCESS



FRANKLIN COUNTY GROWTH

Franklin County was ranked the second fastest-growing county in North Carolina between 2023 and 2024, posting a 3.5% annual population increase, according to the U.S. Census Bureau. This rapid growth continues to attract investors and industrial users seeking long-term opportunities along the US-1 corridor.

INTERSTATES

Uninterrupted distribution to every major market in the United States

	Highway US 1	0.19 miles
	Interstate 540	12.5 miles
	Interstate 85	19.4 miles
	Interstate 87	22.0 miles
	Interstate 40	23.5 miles
	Interstate 95	39.0 miles

AIRPORTS

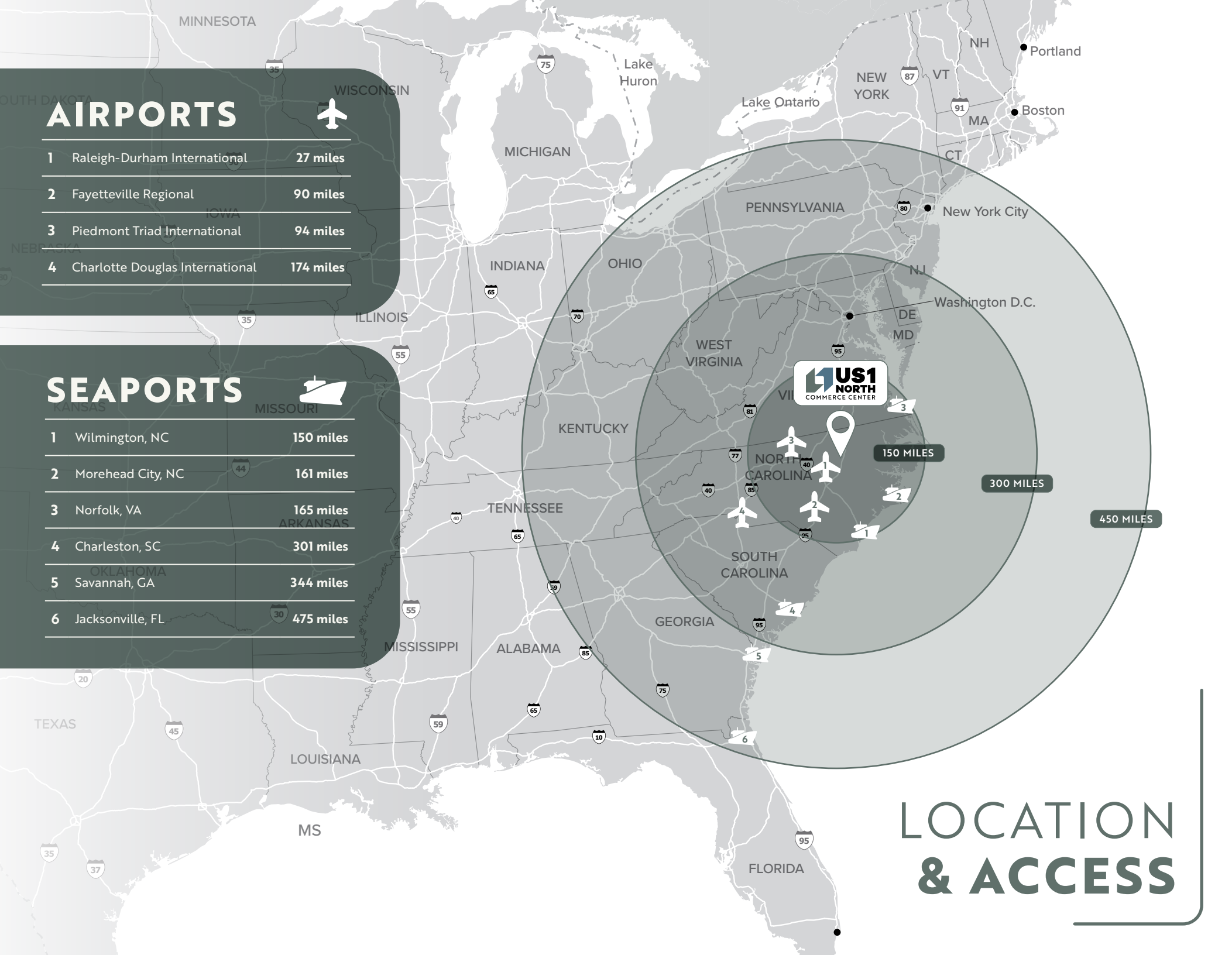


- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

SEAPORTS



- | | | |
|---|-------------------|-----------|
| 1 | Wilmington, NC | 150 miles |
| 2 | Morehead City, NC | 161 miles |
| 3 | Norfolk, VA | 165 miles |
| 4 | Charleston, SC | 301 miles |
| 5 | Savannah, GA | 344 miles |
| 6 | Jacksonville, FL | 475 miles |



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