



PROPERTY DESCRIPTION

10,000 SF warehouse for lease with storage yard on 2.8 acres located just north of the US 1/Hwy 96 intersection.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	10,000 SF
Lot Size:	2.82 Acres
Building Size:	10,000 SF
Availability:	Immediately

PROPERTY HIGHLIGHTS

- 10,000 SF total with reception area, 3 hard wall offices, 1 break room and 1 conference room, and remaining open warehouse
- Two 10' x 10' and 1 oversized 16' x 16' drive-in doors
- Two additional 14' x 14' drive-in doors
- Ceiling height: 22' - 24'
- New HVAC
- Small overhang area in rear for outside storage
- Lay down/storage yard
- Available immediately
- Call Broker for Details

Russell Stewart, SIOR, J.D.
rstewart@lee-associates.com
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C: 919.909.9779

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

INDUSTRIAL FOR LEASE
762 PARK AVENUE
YOUNGSVILLE, NC 27596



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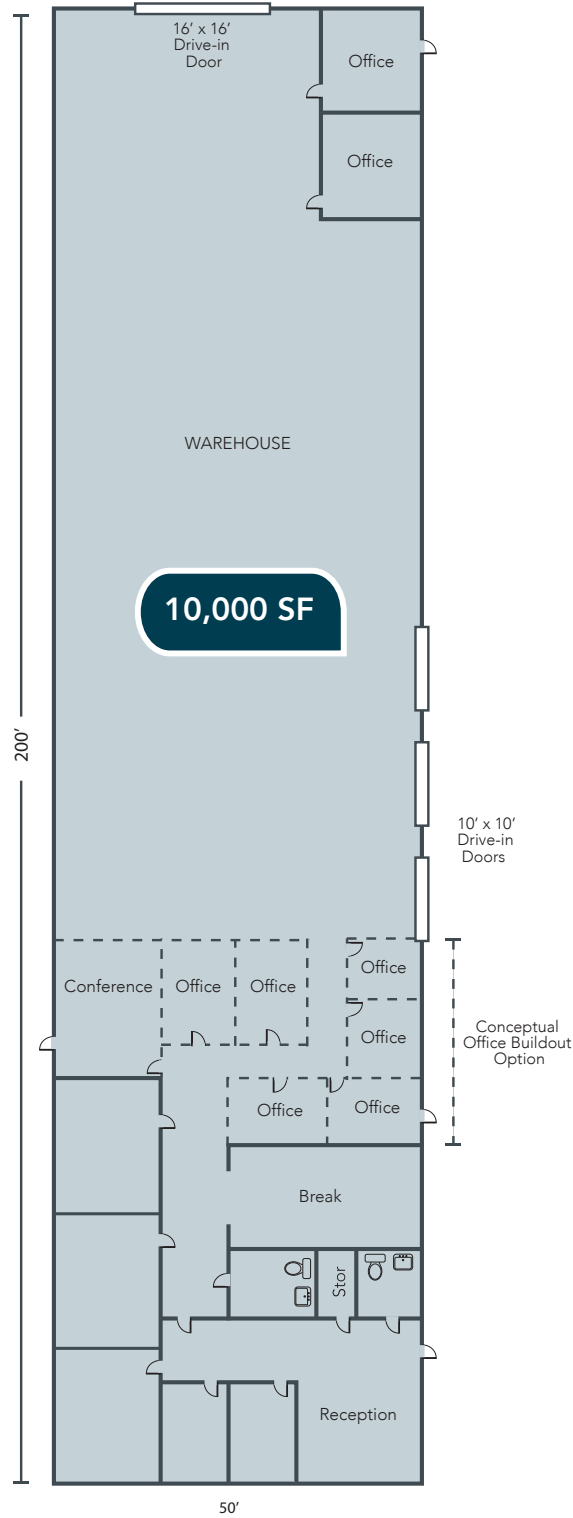
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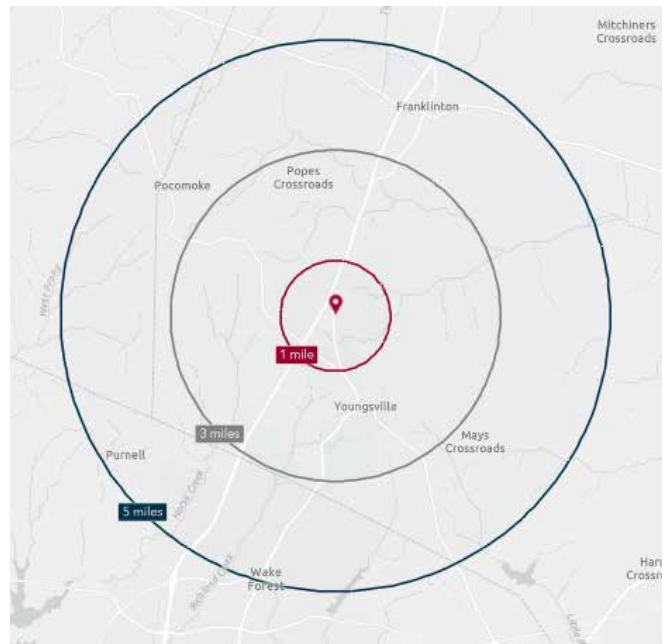
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,183	16,898	47,002
Avg. HH Income	\$97,456	\$109,282	\$120,098
No. of Businesses	134	501	985
No. of Employees	1,017	4,060	7,494
Daytime Population	2,301	13,650	34,416

Source: ESRI 2025



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DISTANCES

US 1 & Hwy 96	1.6 miles
Downtown Youngsville	2.1 miles
1-540	14.3 miles
Downtown Raleigh	22.1 miles
Downtown Durham	27.8 miles
RDU International Airport	29.6 miles
Research Triangle Park	32.6 miles

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