

# 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

Summit  
Real Estate Group

FOUNDRY  
COMMERCIAL

# BUILDING 200



**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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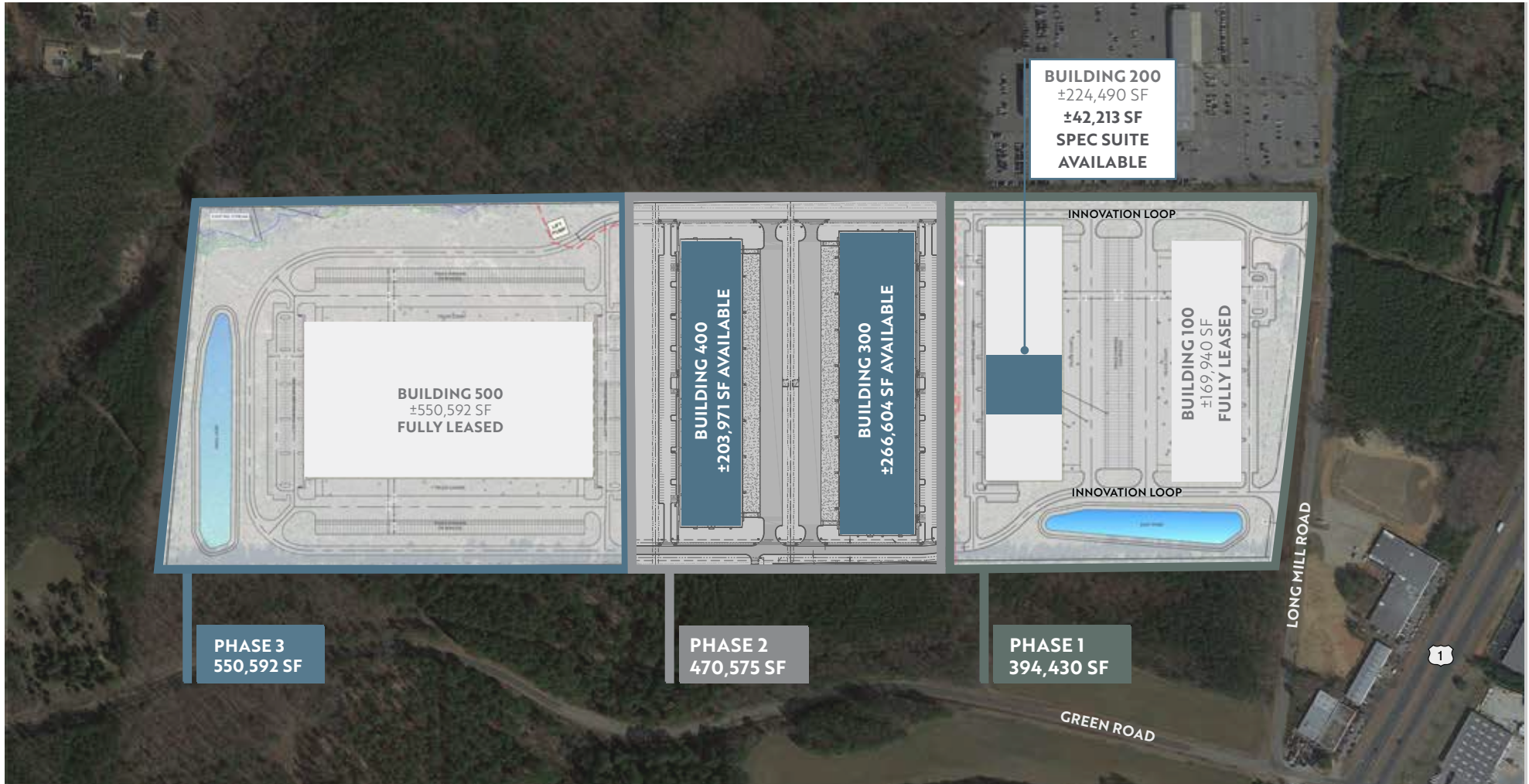
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PROPERTY WEBSITE



# BUILDING 200 SITE PLAN



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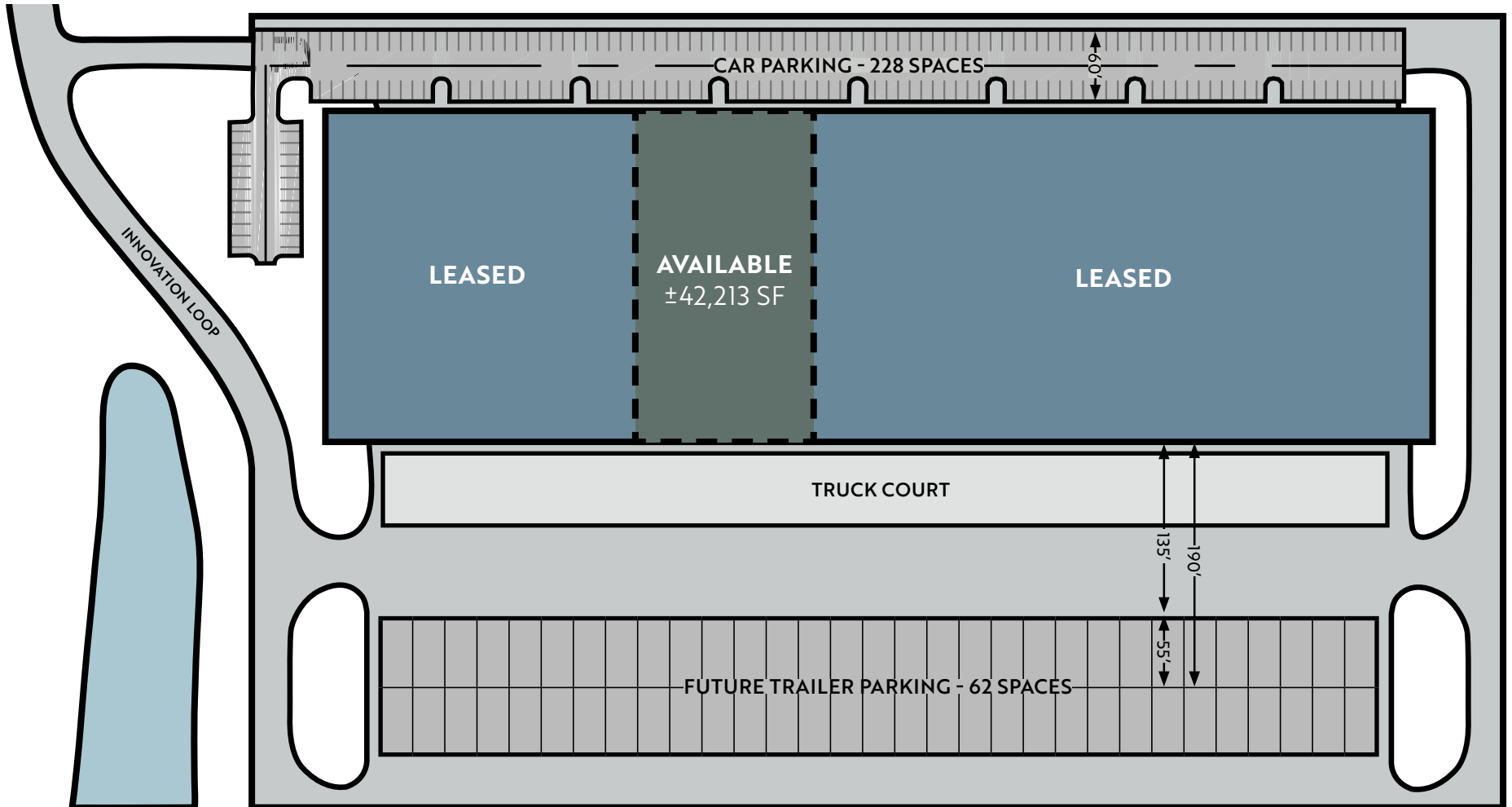
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# BUILDING 200

## SITE PLAN

±224,490 TOTAL SF



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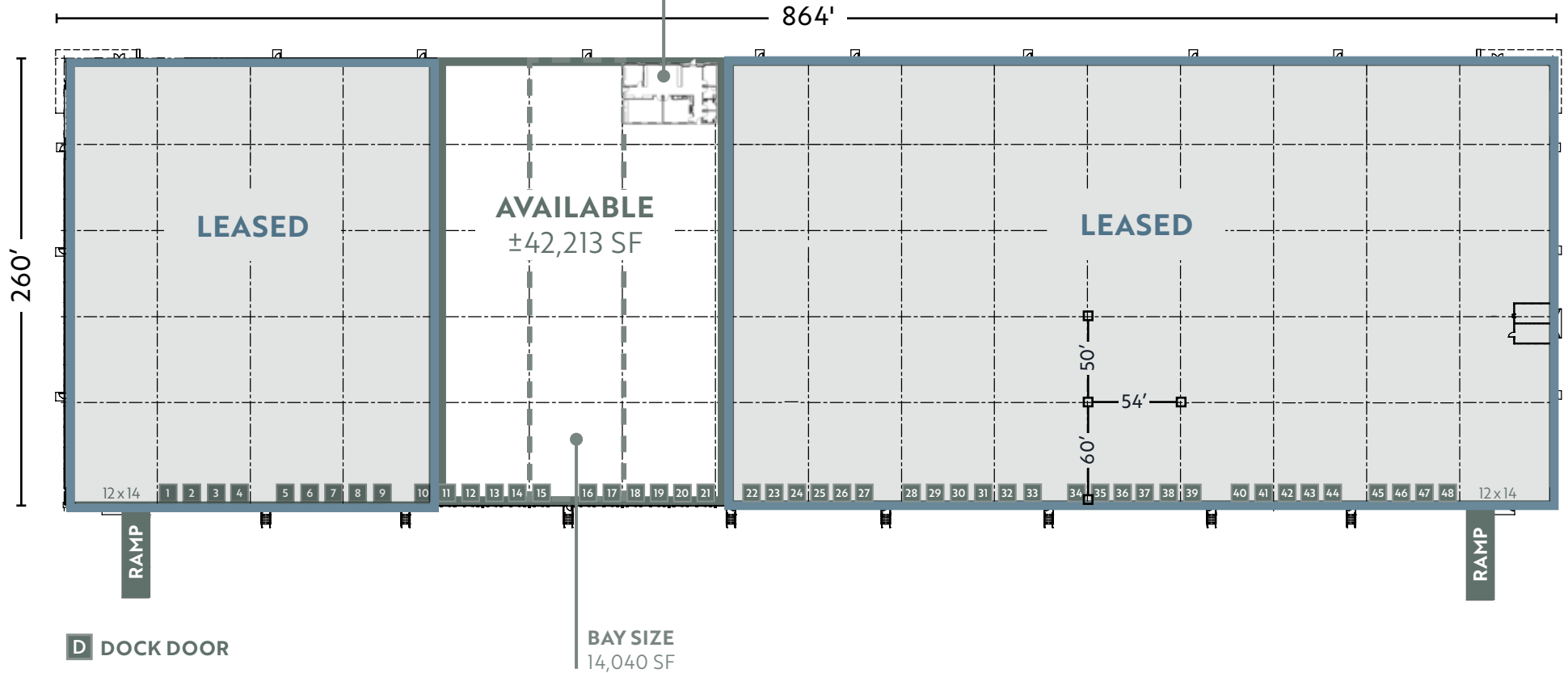
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# BUILDING 200 FLOOR PLAN

±42,213 SF AVAILABLE

±1,916 SF SPEC OFFICE  
SEE LARGER IMAGE ON NEXT PAGE



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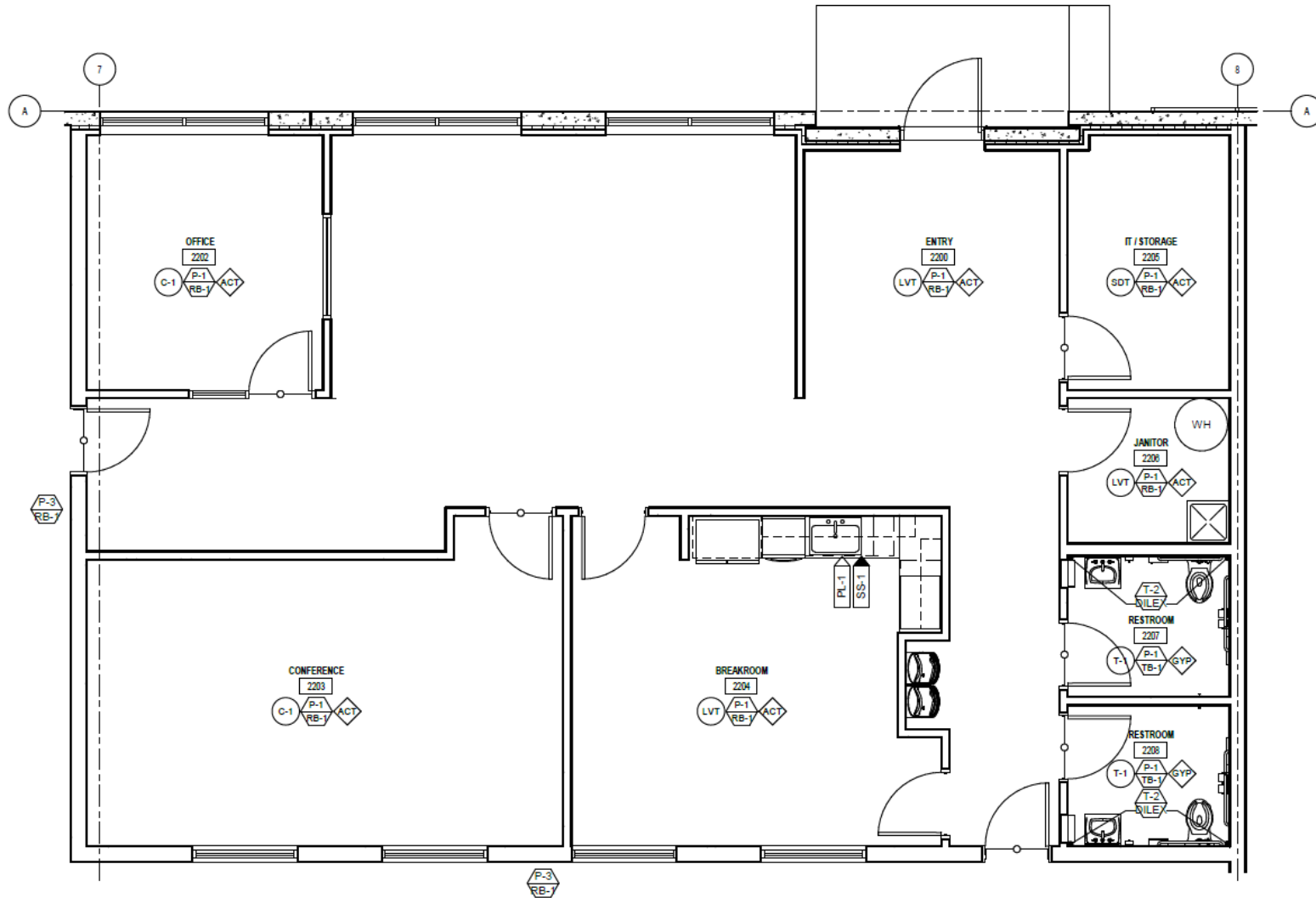


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# BUILDING 200

## FLOOR PLAN ±1,916 SF SPEC OFFICE



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# BUILDING 200 FACADE & SPEC OFFICE IMAGES



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# BUILDING 200

## FEATURES

BUILDING NAME	US-1 North - Building 200	CEILING HEIGHT	32' after speed bay
ADDRESS	2415 Innovation Loop Youngsville, NC 27596	COLUMN SPACING	54'x50' with 60' speed bay
COUNTY	Franklin	SPRINKLER SYSTEM/TYPE	ESFR with K-17 sprinkler heads
DATE AVAILABLE	Now	LOADING	11 (9'x10') manual dock doors with bumpers
LEASE RATE	Call for pricing	PAVED PARKING	Up to 42
TICAM	\$1.57	TRAILER PARKING/OUTSIDE STORAGE	Available
NCPIN:	1843-63-0059	TRUCK COURT DEPTH	135' expandable to 190'
ZONING	General Business (GB) <a href="#">ZONING INFO</a>	LIGHTING	LED per tenant spec
NO. OF ACRES	±22.83 acres	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
BUILDING DIMENSIONS	864' x 260'	ELECTRICAL PROVIDER	Duke Energy Progress
PARK TOTAL SF	±1,342,000 SF	NATURAL GAS SERVICE PROVIDER	Dominion Energy
AVAILABLE SF	±42,213 SF	WATER AND SEWER PROVIDER	Franklin County Public Utilities
OFFICE	±1,916 SF	SEWER LINE	6"
BAY SIZE	±14,040 SF	WATER MAIN SIZE	3"
EXTERIOR WALL MATERIAL	Concrete tilt wall construction	TELECOM PROVIDER	TBD
ROOFING MATERIAL	45 mil white TPO with R-15 poly-iso insulation (R-25 above office areas)	HVAC	Heat for freeze protection (to 50°F) Roof top make-up air units for air circulation
FLOOR THICKNESS	6", unreinforced over 6" aggregate base with 10 MIL vapor-barrier		

# LOCAL INCENTIVES

## REDUCED OPERATING COSTS

USI 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

USI 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

USI 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

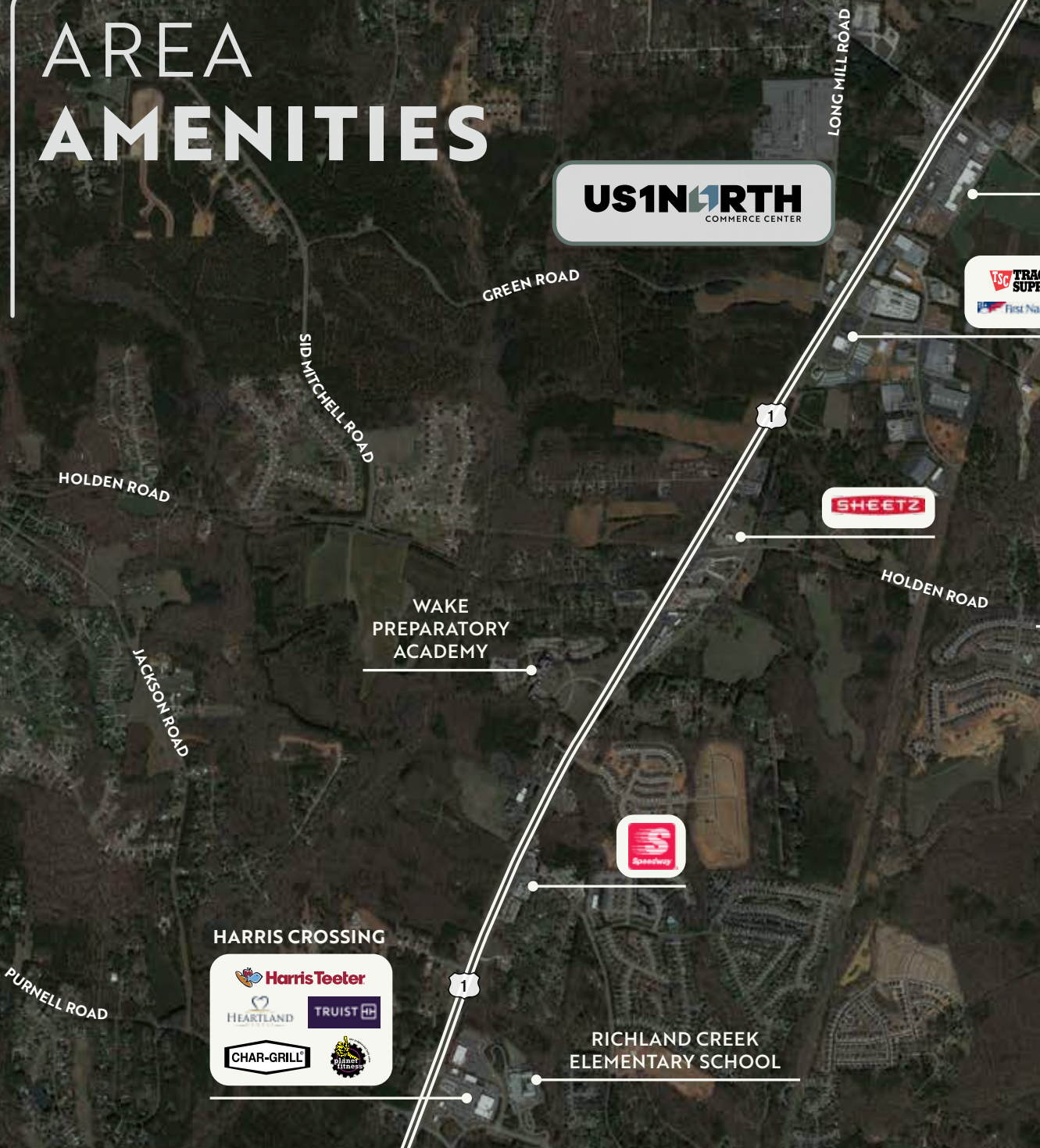
# AREA AMENITIES

**US1N1RTH**  
COMMERCE CENTER

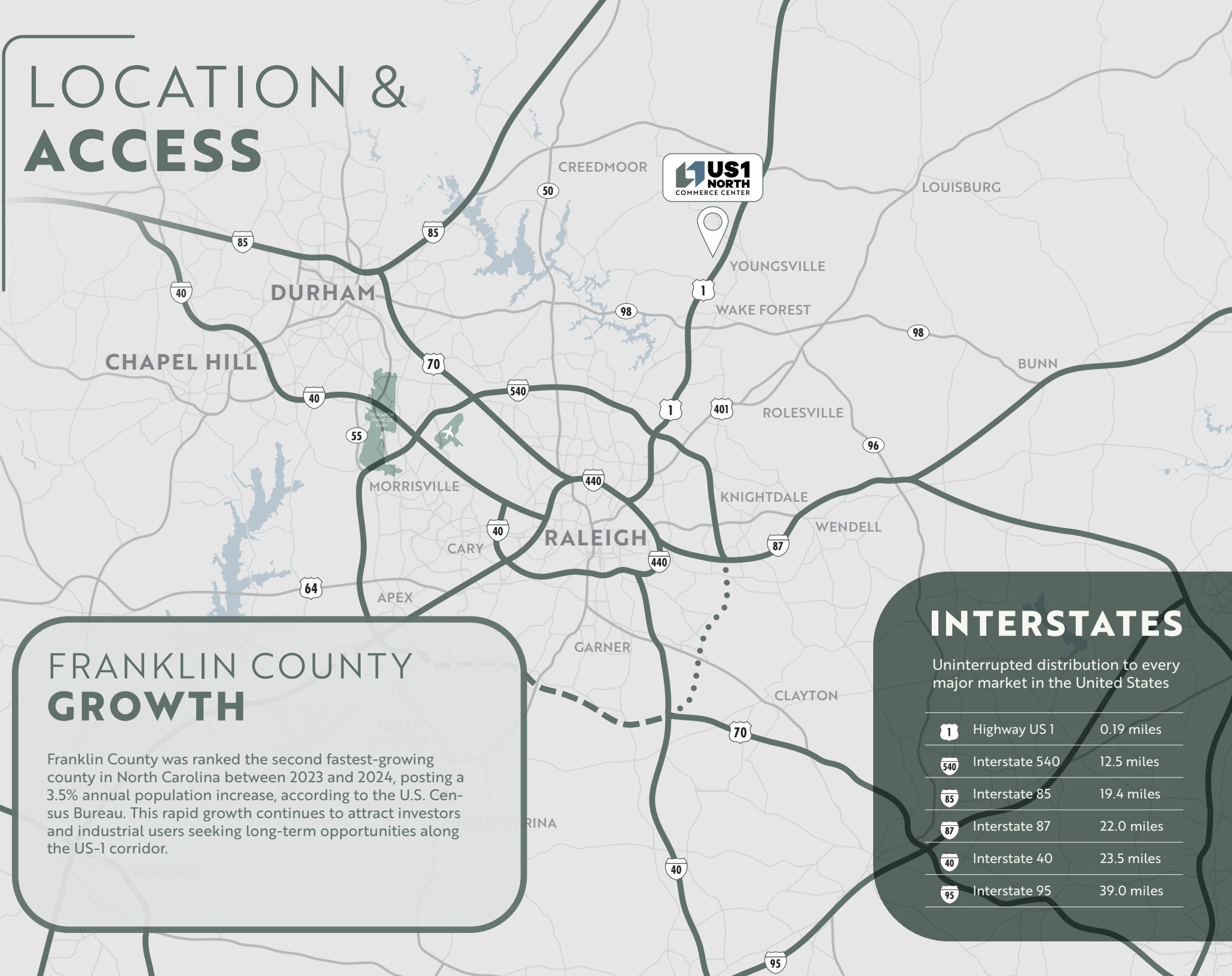
**HARRIS CROSSING**

**RICHLAND CREEK 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

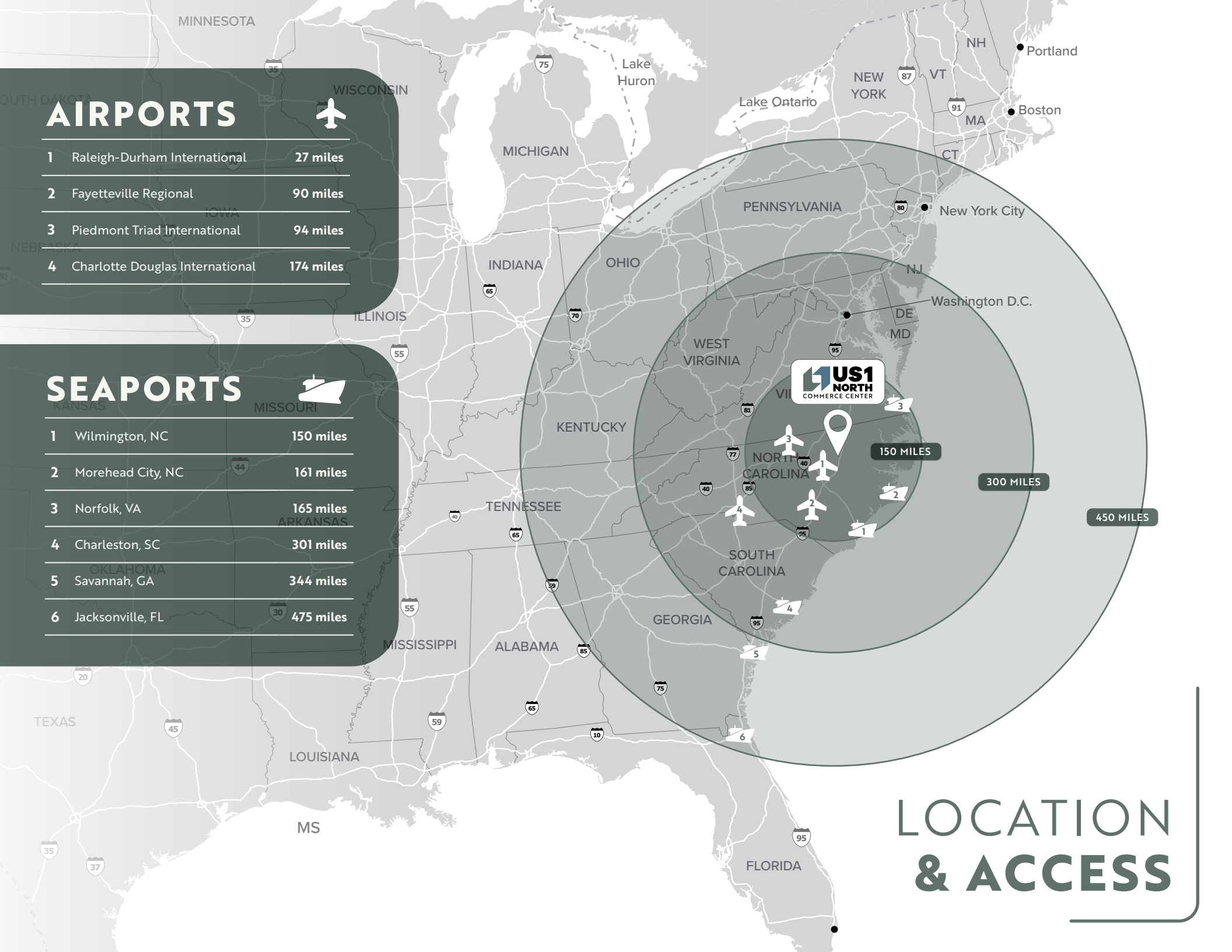


- |   |                                 |           |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International    | 27 miles  |
| 2 | Fayetteville Regional           | 90 miles  |
| 3 | Piedmont Triad International    | 94 miles  |
| 4 | Charlotte Douglas International |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