



BUILDING 400

2435 INNOVATION LOOP | YOUNGSVILLE, NC 27596

US1NORTH

COMMERCE CENTER

CLASS A INDUSTRIAL SPACE FOR LEASE OR PURCHASE
± 147,714 SF AVAILABLE (DIVISIBLE)

US 1 NORTH COMMERCE CENTER BUILDING 400

BUILDING 400



BUILDING 100
FULLY LEASED

BUILDING 500
FULLY LEASED

BUILDING 400
±147,714 SF AVAILABLE

BUILDING 300
±266,604 SF AVAILABLE

BUILDING 200
±42,213 SF AVAILABLE

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COMMERCIAL

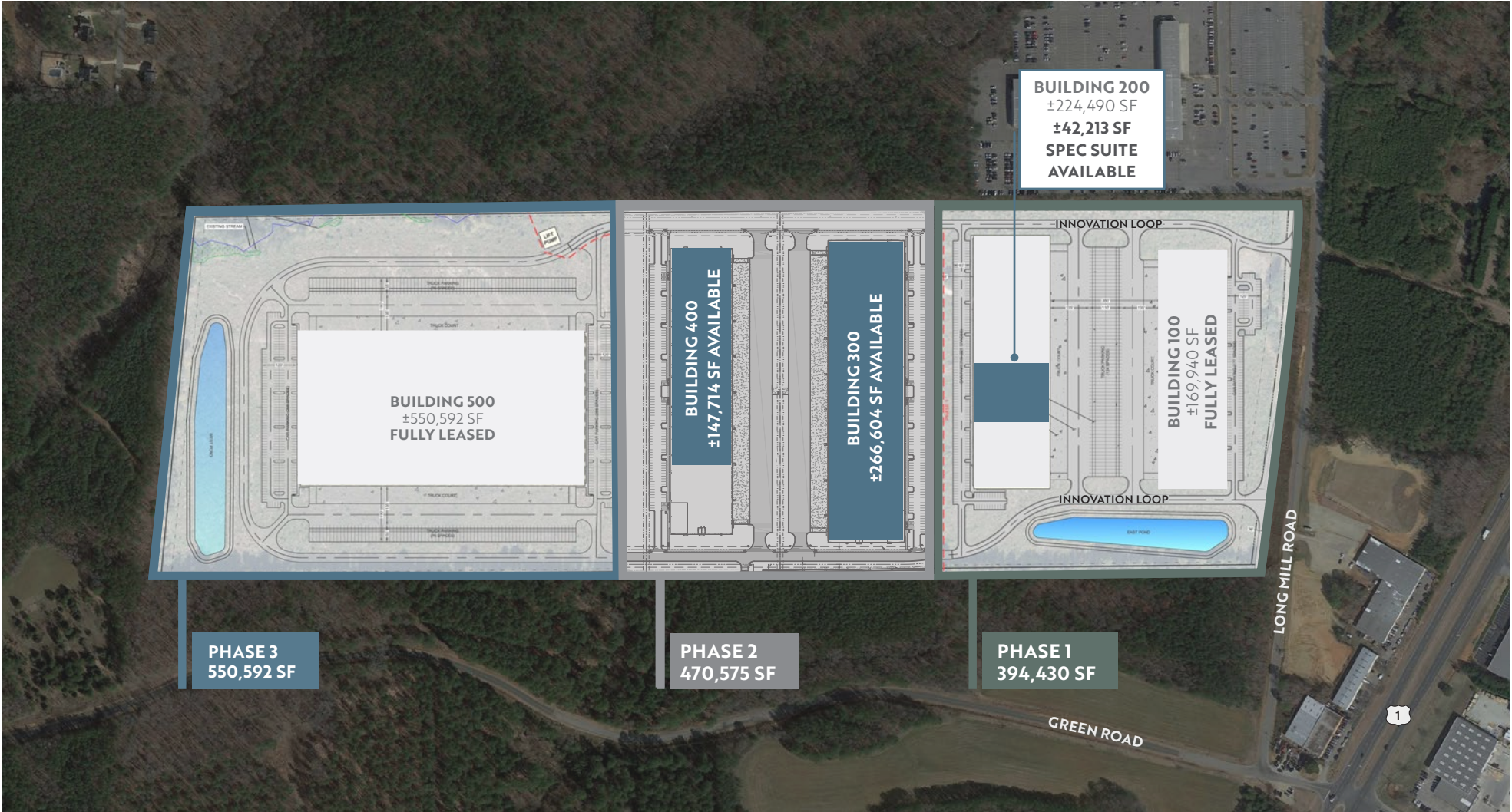
PROPERTY WEBSITE

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SITE PLAN



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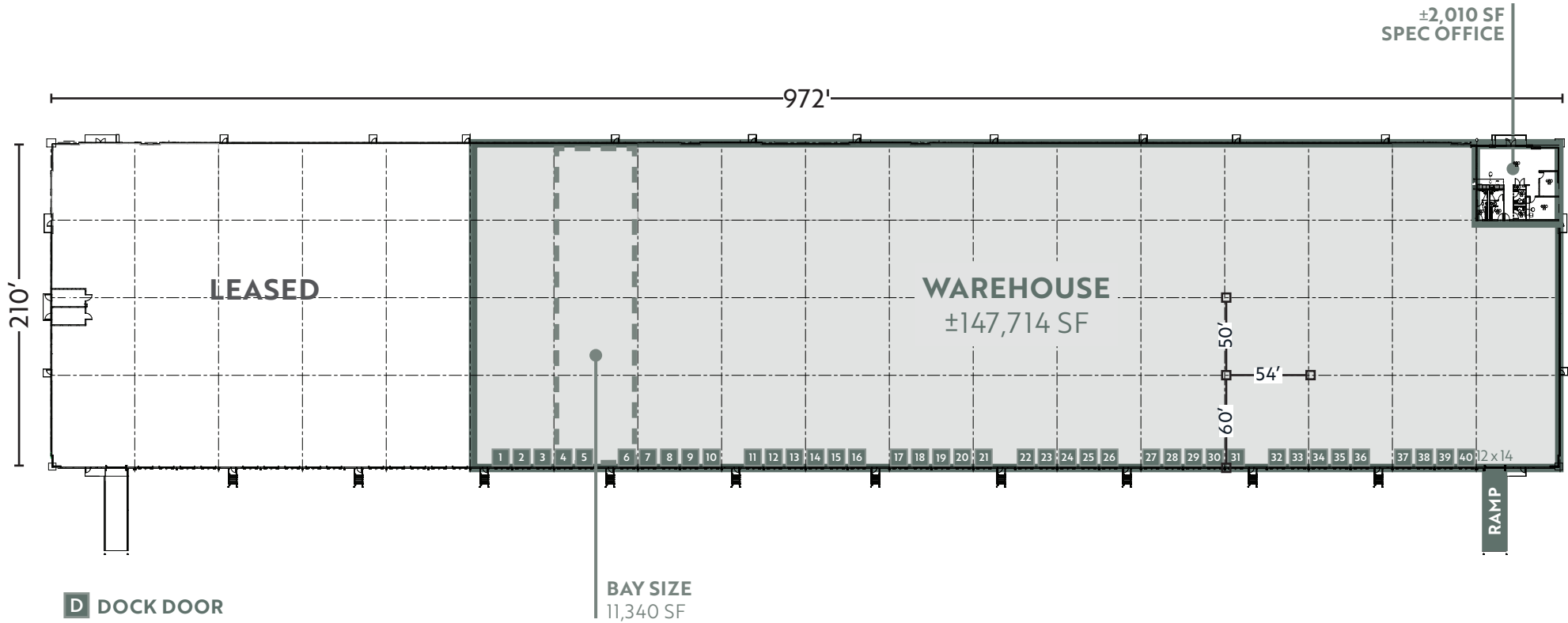
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FLOOR PLAN

±147,714 SF AVAILABLE (DIVISIBLE)



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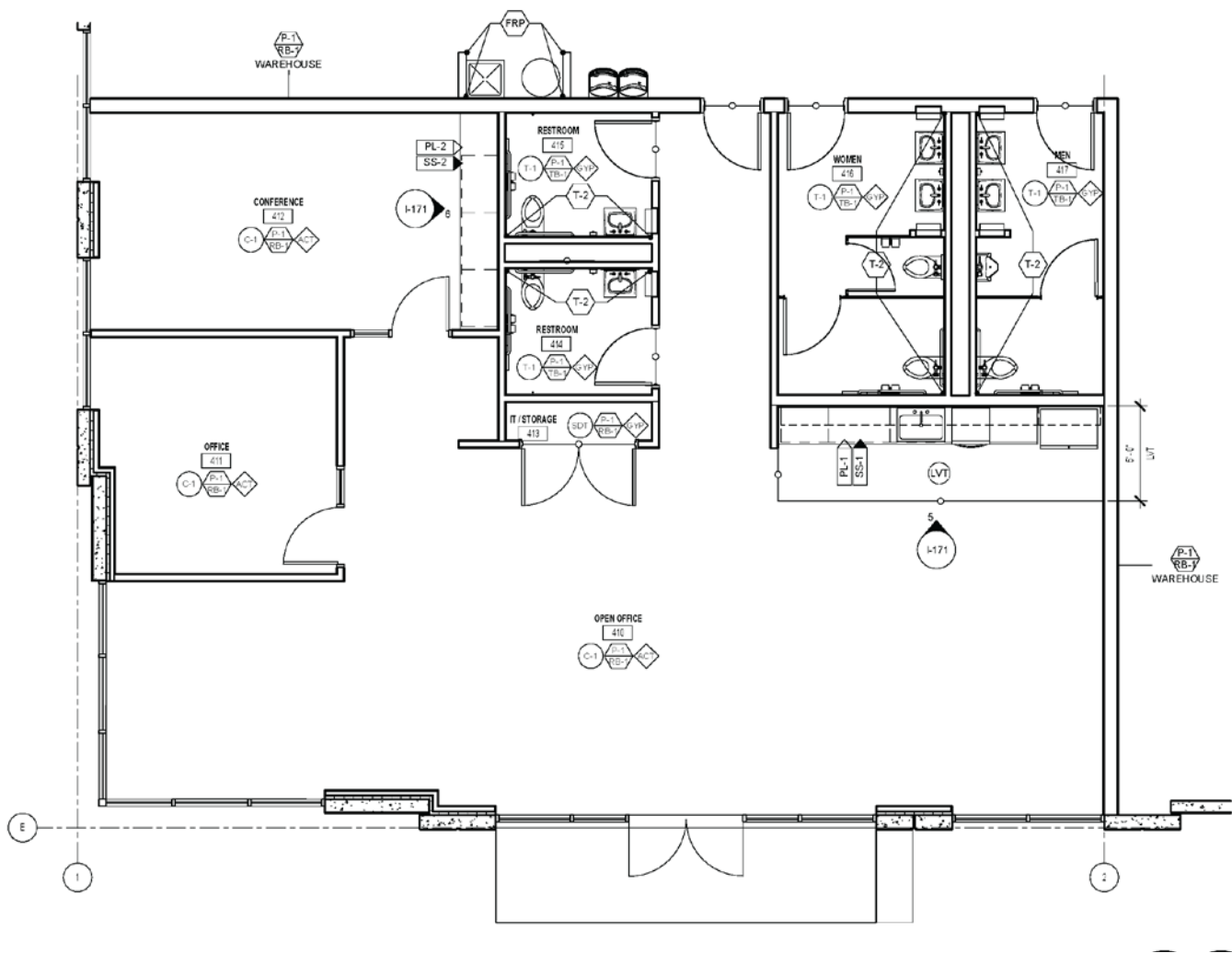
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FLOOR PLAN ±2,010 SF SPEC OFFICE



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BUILDING 400

FEATURES

BUILDING NAME	US-1 North - Building 400
ADDRESS	Innovation Loop Youngsville, NC 27596
COUNTY	Franklin
DATE AVAILABLE	Immediately
LEASE RATE	Call for pricing
TICAM	TBD
NCPIN:	1843-63-0059
ZONING	General Business (GB) ZONING INFO
NO. OF ACRES	±22.83 acres
BUILDING DIMENSIONS	972' x 210'
PARK TOTAL SF	±1,342,000 SF
BUILDING SF	±203,971 SF
AVAILABLE SF	±147,714 SF
OFFICE SF	±2,010 SF spec office
BAY SIZE	±11,340 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 4" GAB 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	40 (9'x10') manual dock doors with bumpers
	1 (12'x14') drive-in door with operators
PAVED PARKING	128 spaces (ability to add more)
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 2000 Amp Electrical Service with four (4) 400 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

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 \$7,364.86 per new job to Franklin County paid out over two years

EXAMPLE JOB BASED INCENTIVES

PHASE II - JOB	TENANT SIZE		
		50,000 SF	100,000 SF
New Jobs Created	50		
Incentive Per Job	\$7,364.86		
Total Incentive (Paid out over 4 years)	\$368,243.17	\$7.36/SF	\$3.68/SF
Annual Payout	\$92,060.79	\$1.84/SF	\$0.92/SF

AREA AMENITIES

US1N1RTH
COMMERCE CENTER



**RICHLAND CREEK
ELEMENTARY SCHOOL**

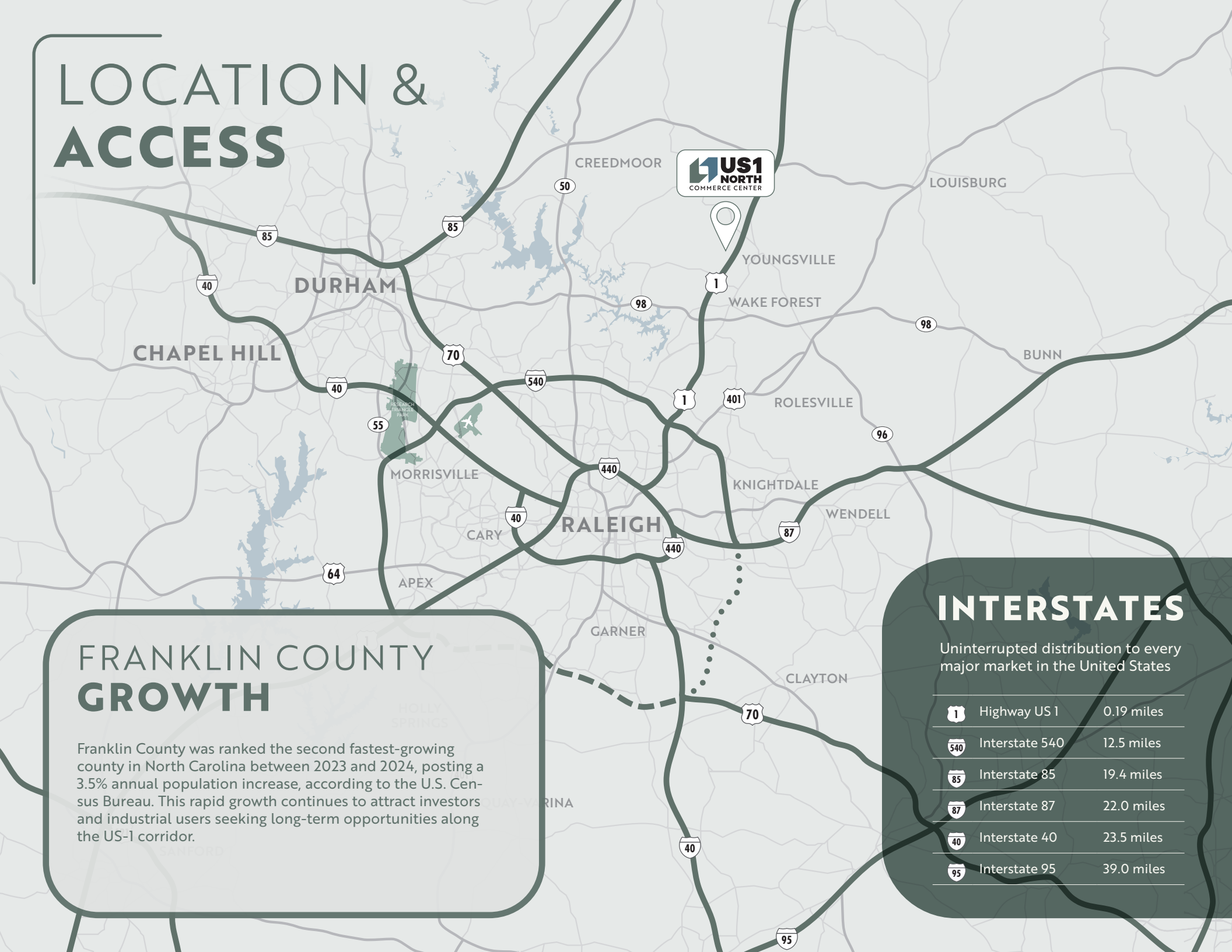
**WAKE
PREPARATORY
ACADEMY**

**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

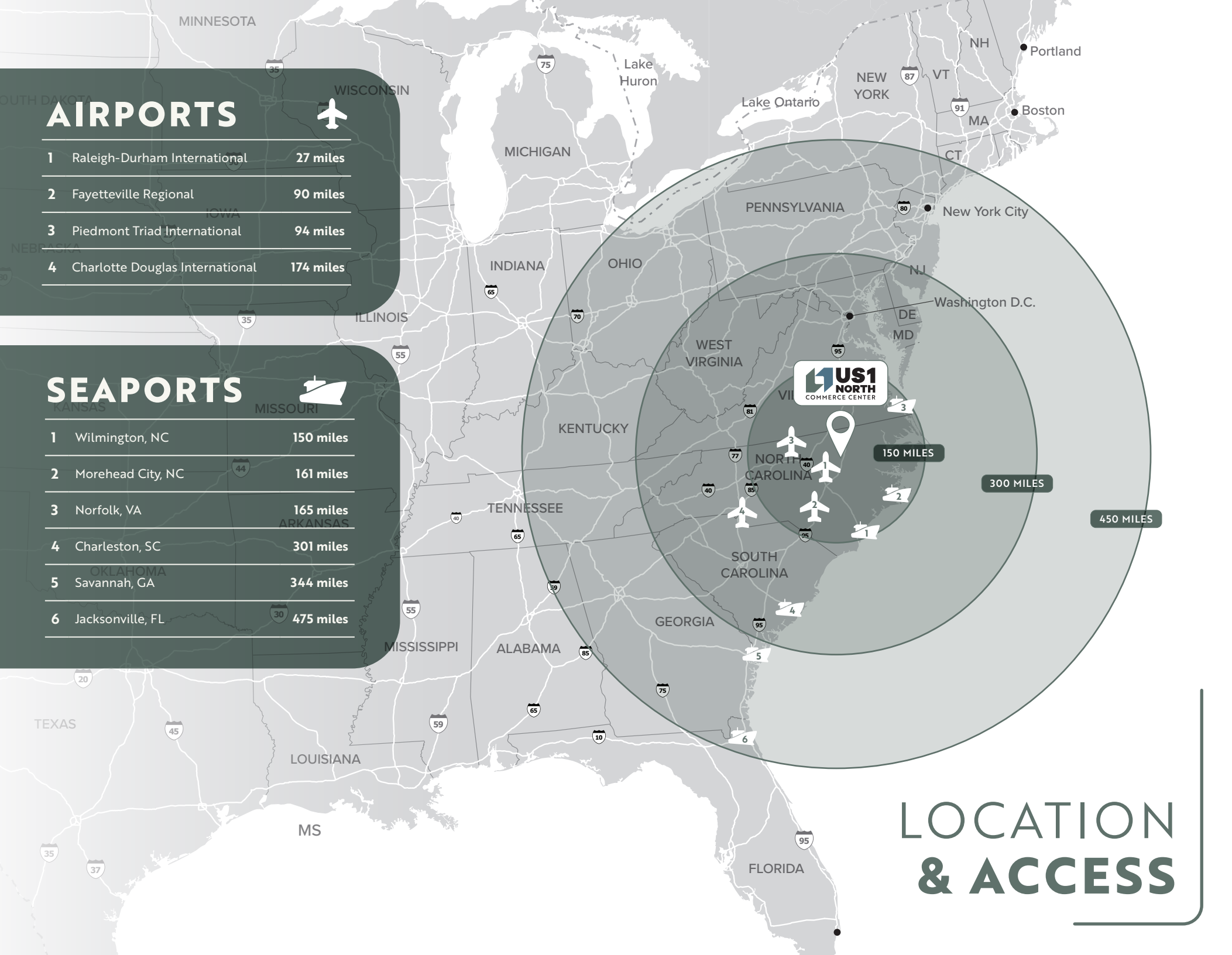


- | | | |
|---|---------------------------------|-----------|
| 1 | Raleigh-Durham International | 27 miles |
| 2 | Fayetteville Regional | 90 miles |
| 3 | Piedmont Triad International | 94 miles |
| 4 | Charlotte Douglas International | 174 miles |

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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