

INDUSTRIAL PROPERTY FOR LEASE

25,000 – 75,000 SF INDUSTRIAL FOR LEASE

1730 5 Points Lane | Fuquay-Varina, NC 27526

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NICK MELFI

CITYPLAT
COMMERCIAL REAL ESTATE

1730 FIVE POINTS LN

1730 5 Points Lane, Fuquay-Varina, NC 27526

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Approximately 25,000 – 75,000 square feet, or roughly half of the building, of prime industrial space is now available.

The layout works well for a single 75,000sqft user but can be demised down into smaller spaces for multiple tenants as low as 25,000sqft. It features six dock-high doors, one drive-in door, and a 20-foot clear height throughout. Additionally, there is divisible 3,500 square feet of newly renovated office space and restrooms already in place. Offices can be divided in smaller sections.

Ideal uses include contractors, storage, warehouse, distribution, 3PL, manufacturing, light assembly, staging, building materials, etc.

LOCATION DESCRIPTION

Strategically located at the intersection of Hwy 401 and Hwy 42 in Fuquay-Varina, this property offers exceptional access to Hwy 55, I-540, and I-40, connecting tenants seamlessly to Raleigh, the Research Triangle, and major regional transportation routes.

The site sits within one of Wake County's fastest-growing submarkets, surrounded by large-scale residential and commercial development driving population and workforce expansion. Notable nearby projects include DR Horton's Vaughan Park—bringing over 740 new homes and 336,000 SF of commercial space—and Academy Village, a mixed-use project anchored by Lowes Foods with 300+ apartments and townhomes. With rapid growth, infrastructure investment, and expanding labor pools, this location provides an ideal setting for industrial, distribution, and manufacturing users seeking a foothold in the booming Fuquay-Varina market.

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PROPERTY HIGHLIGHTS

- Flexible layout for a single 75,000 SF user or divided into as little as $\pm 25,000$ SF suites
- $\pm 3,500$ SF of existing office
- 20-foot clear height
- Multiple dock-high doors and one drive-in door
- Ample parking and large truck court for efficient circulation and trailer storage
- Heavy Industrial zoning (HI) allowing a wide range of uses
- Perfect for distribution, warehouse, 3PL, building materials, suppliers, pallet companies, logistics or light manufacturing operations
- Great access to Highways 401, 42, and 55, as well as I-540 and I-40
- Fuquay Varina location offers a growing labor pool and close proximity to Raleigh and the Research Triangle

OFFERING SUMMARY

Lease Rate:	\$6.50 - 8.50 SF/yr (NNN)
Available SF:	25,000 - 75,000 SF
Lot Size:	8.11 Acres
Building Size:	190,000 SF

SPACES	LEASE RATE	SPACE SIZE
Full Suite	\$6.50 SF/yr	75,000 SF
Demised Option 1	\$8.50 SF/yr	25,000 SF
Demised Option 2	\$7.75 SF/yr	50,000 SF

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LEASED

**Suite B Available
+/- 75,000 SF**

CAN BE DEMISED TO 50K OR 25K SF AS NEEDED

Offices

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	25,000 - 75,000 SF	Lease Rate:	\$6.50 - \$8.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Full Suite	Available	75,000 SF	NNN	\$6.50 SF/yr	Available for a single tenant operator. ~75,000 SF total including ~3,500 SF of newly renovated office. Multiple loading docks and a grade level drive in.
Demised Option 1	Available	25,000 SF	NNN	\$8.50 SF/yr	Available to a smaller user who is in need of ~25,000 of industrial space for manufacturing, storage, distribution, etc.
Demised Option 2	Available	50,000 SF	NNN	\$7.75 SF/yr	Available to be taken as 50,000 SF or demised smaller if needed.

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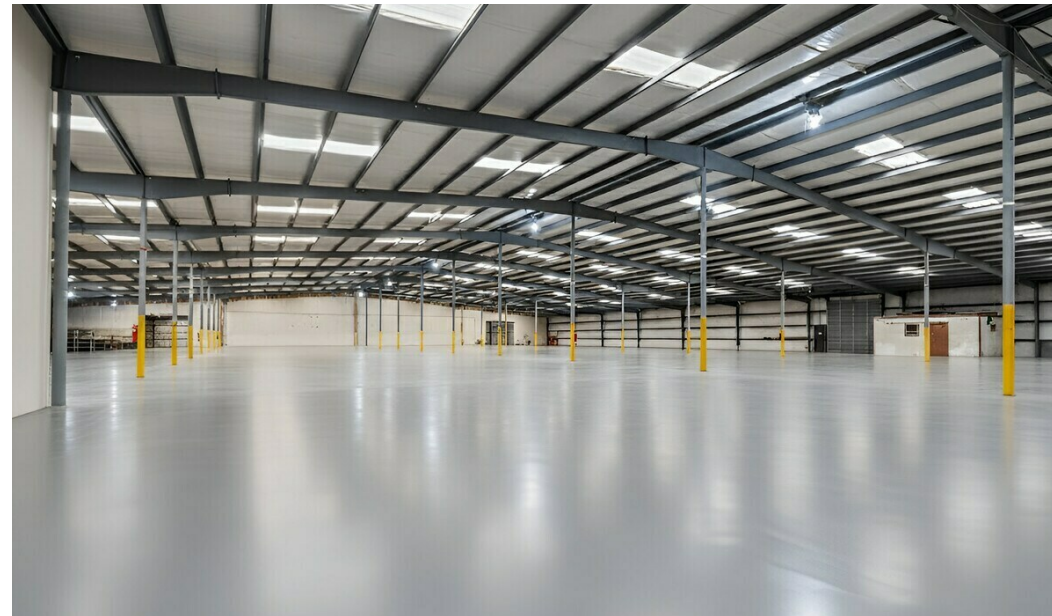
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ADDITIONAL PHOTOS

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FLOORPLAN

1730 5 Points Lane, Fuquay-Varina, NC 27526

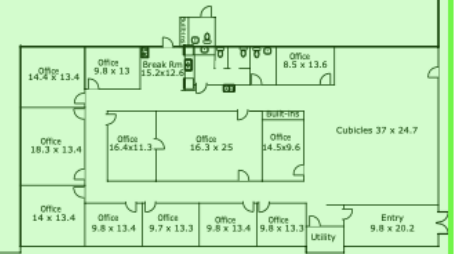
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Front Patio
34 x 25

LEASED

**Suite B Available
+/- 75,000 SF**

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Offices

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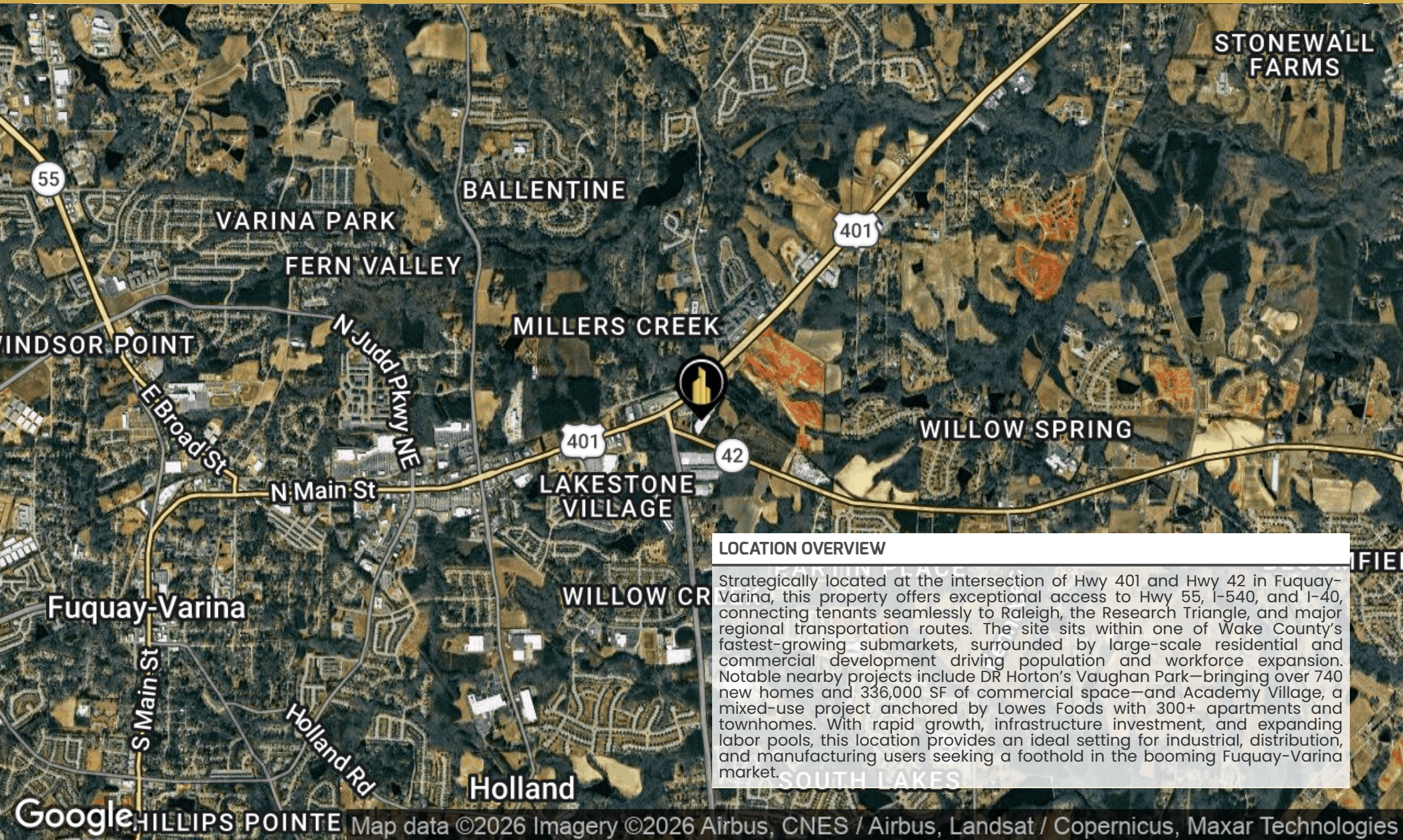
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LOCATION OVERVIEW

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