

STOTAN CROSSINGS

1600 Logistics Lane
Fuquay-Varina, NC 27526



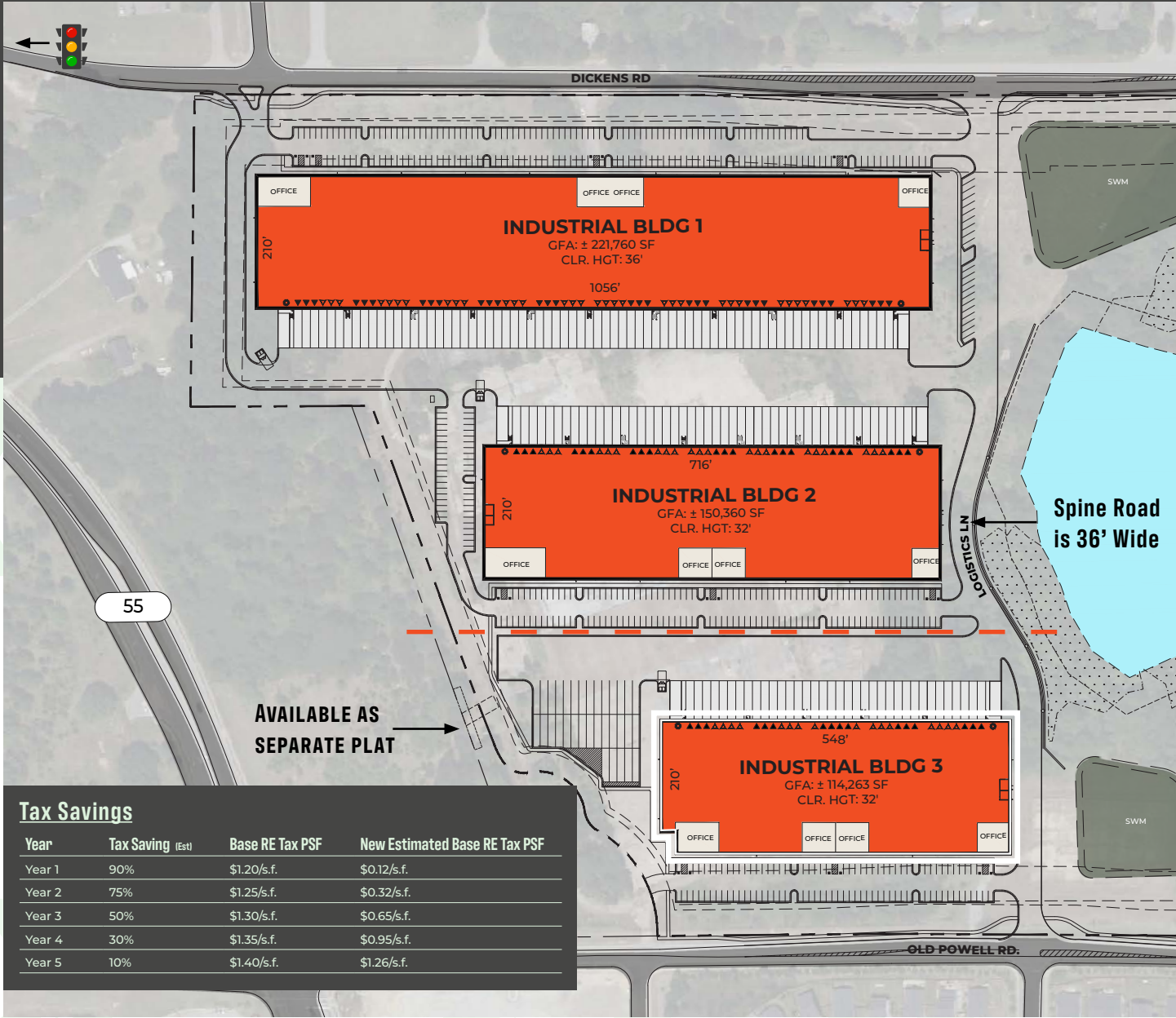
**Industrial Building
For Sale**

AVAILABLE SPACE:
± 114,263 SF

DELIVERY DATE:
Q3 2026



SITE PLAN



BUILDING SPECS

Building 1 - For Lease

1800 Logistics Lane

36' Clear

207 Car Stalls

2 DIDs

30 Knockout Dock-High Doors

32 Additional Doors

62 Total Doors

221,760 SF

Building 2 - For Lease

1700 Logistics Lane

32' Clear

189 Car Stalls

2 DIDs

21 Knockouts

21 Additional Doors

42 Total Doors

150,360 SF

Building 3 - For Sale/Lease

1600 Logistics Lane

32' Clear

103 Car Stalls

33 Trailer Stalls

2 DIDs

16 Dock-High Doors

16 Additional Doors

32 Total Doors

114,263 SF

Tax Savings

Year	Tax Saving (Est)	Base RE Tax PSF	New Estimated Base RE Tax PSF
Year 1	90%	\$1.20/s.f.	\$0.12/s.f.
Year 2	75%	\$1.25/s.f.	\$0.32/s.f.
Year 3	50%	\$1.30/s.f.	\$0.65/s.f.
Year 4	30%	\$1.35/s.f.	\$0.95/s.f.
Year 5	10%	\$1.40/s.f.	\$1.26/s.f.

BUILDING SPECS

1600 LOGISTICS LANE

Total SF: 114,263 SF

Spec Office: 2,523 SF

Clear Height: 32'

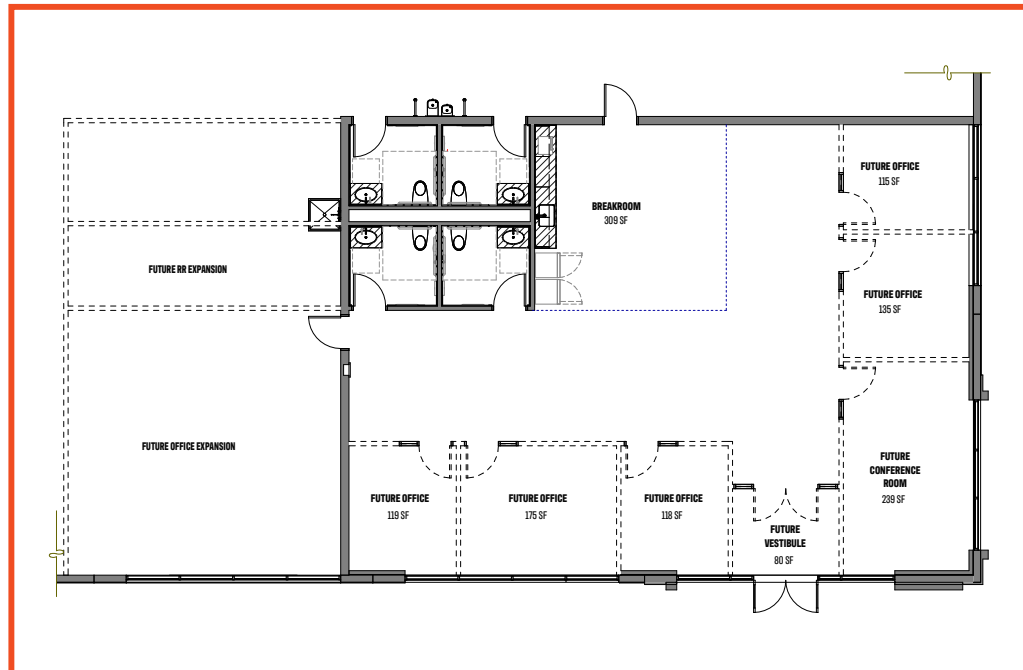
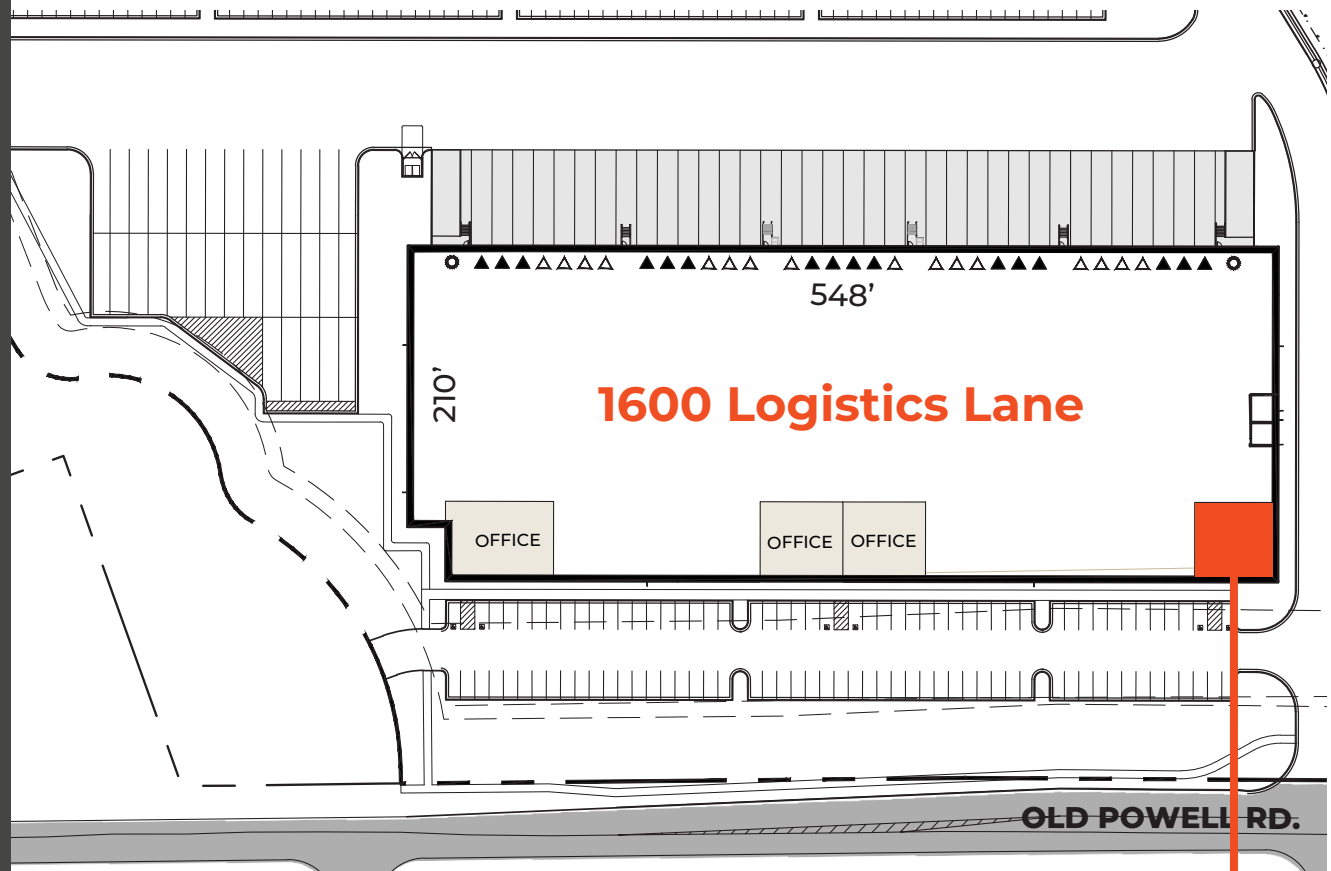
Dock-High
Doors: Thirty-two (32) total:
Sixteen (16) knockouts with
sixteen (16) additional

Drive-Ins: Two (2)

Power: 2,000 Amp, 277/480 Volt,
3PH Electrical Service

Parking: 103 Car Stalls and 33 Trailer
Stalls

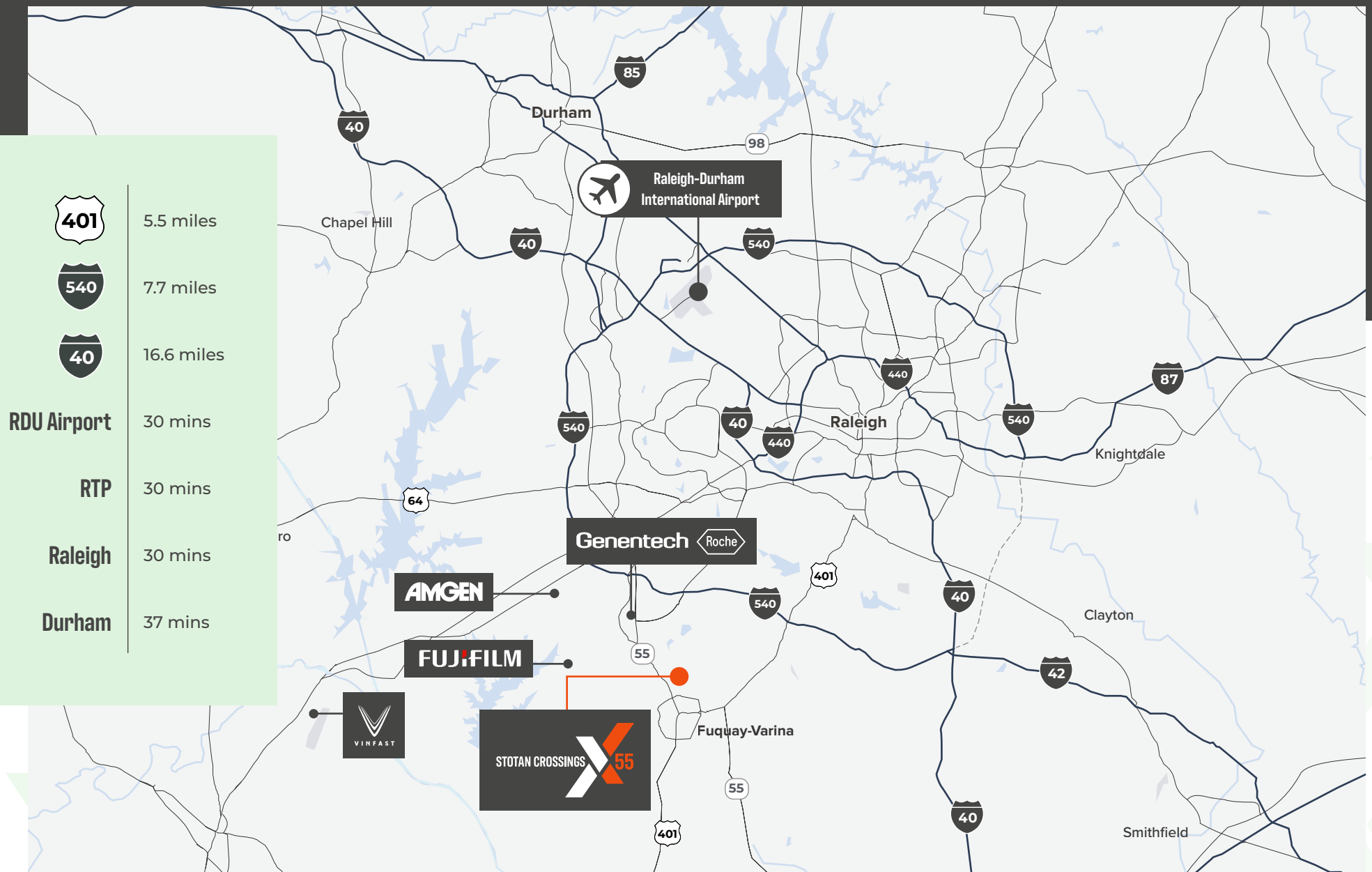
Pricing: Contact for details



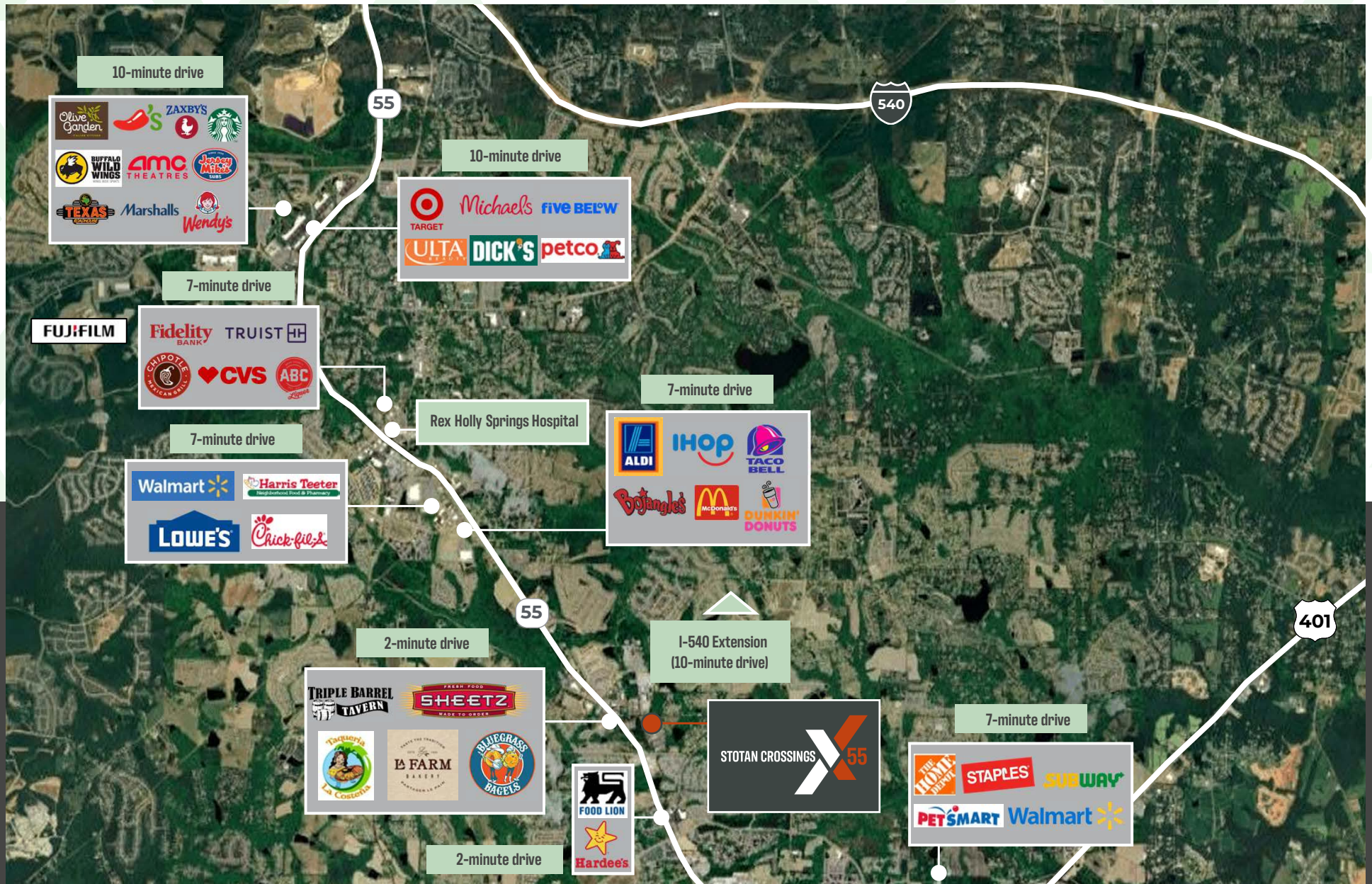
CONSTRUCTION UPDATE - JULY 2026



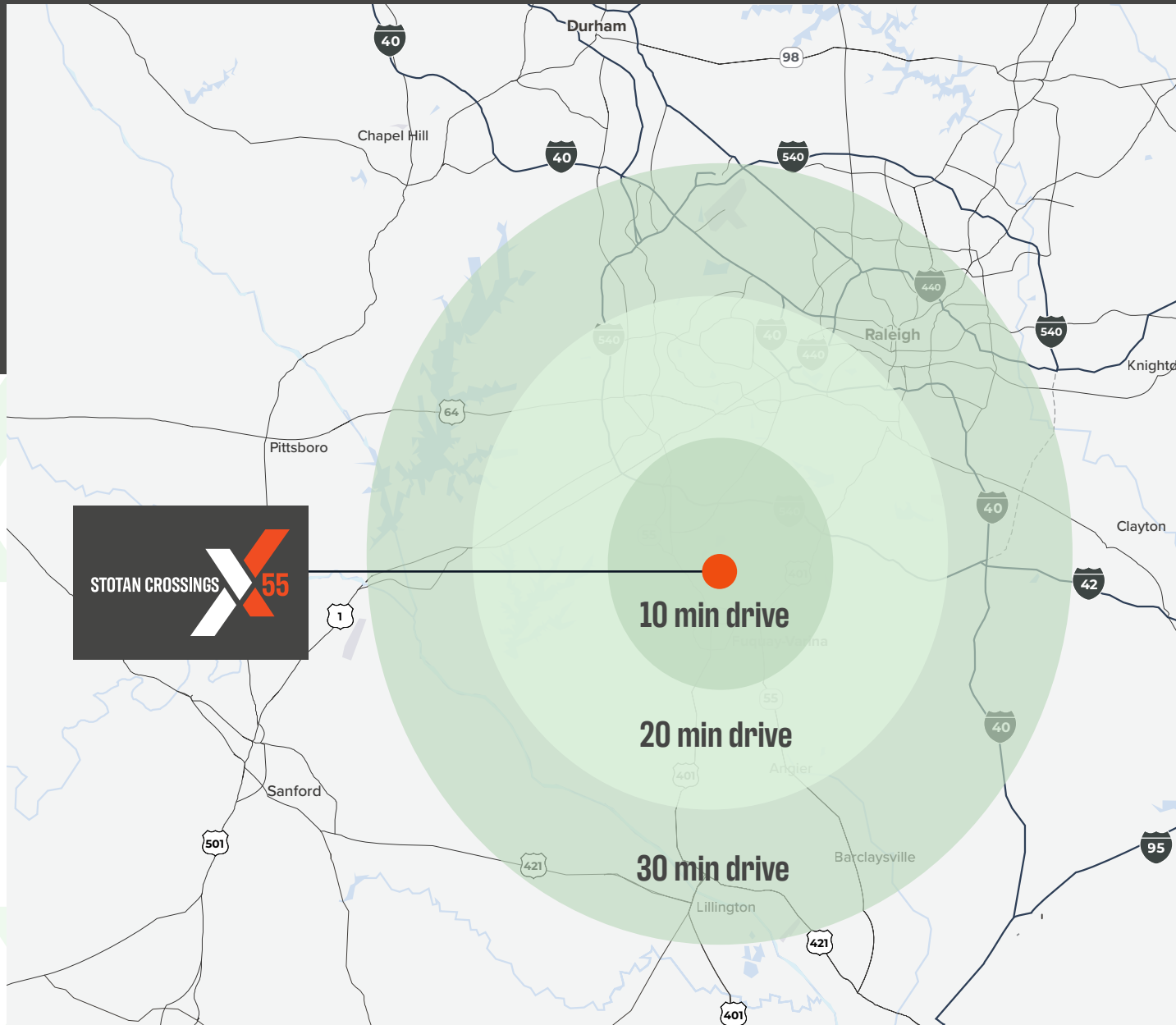
TRIANGLE REGION MAP



AMENITIES MAP



DEMOGRAPHICS



10 min drive

2024 Total Population	69,964
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2024-2029 Growth Rate: Population	1.72%
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2024 Total Housing Units	26,147
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Projected new housing units 2024-2029	2,300
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20 min drive

2024 Total Population	261,142
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2024-2029 Growth Rate: Population	1.50%
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2024 Total Housing Units	97,182
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Projected new housing units 2024-2029	7,494
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30 min drive

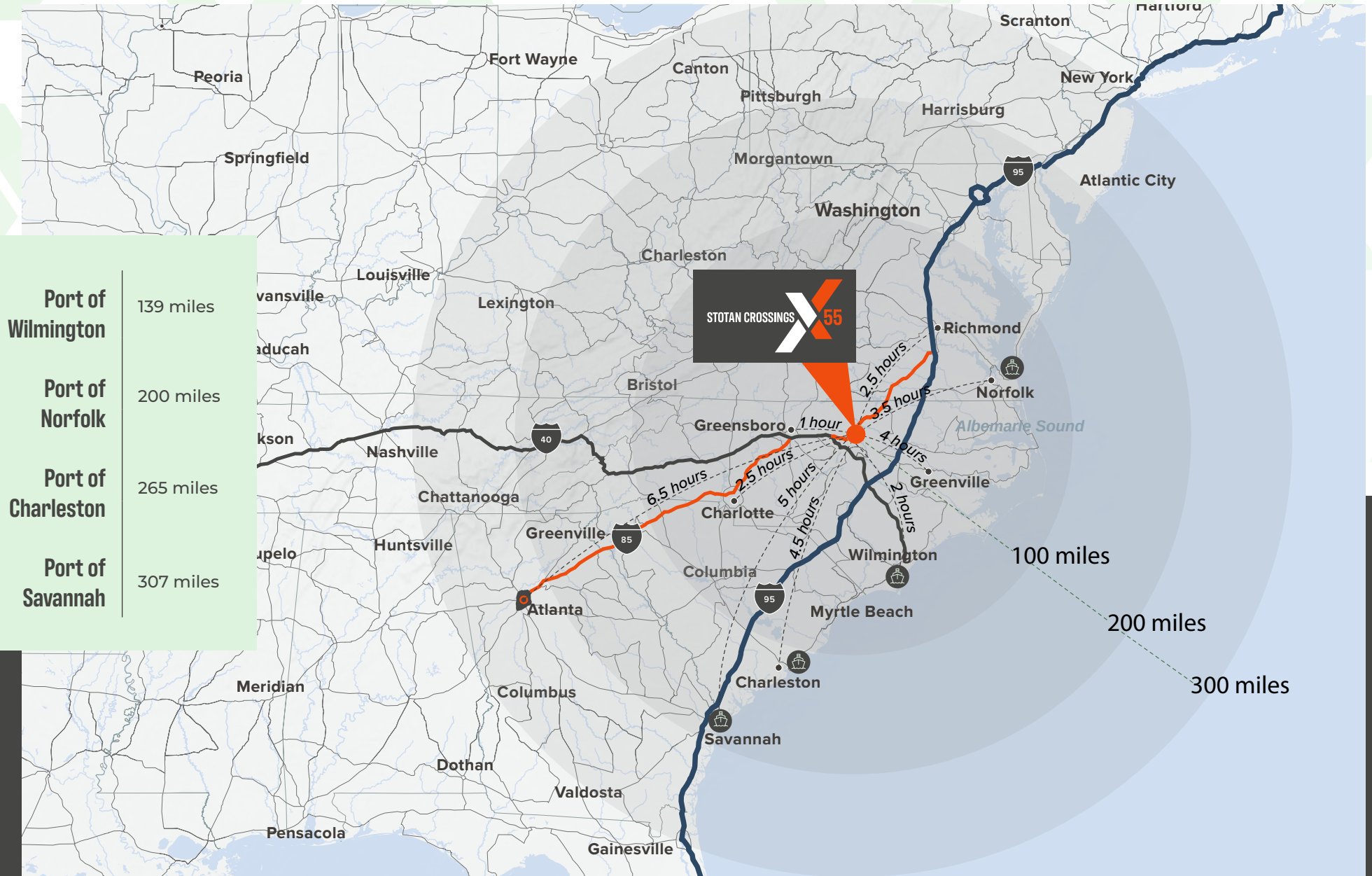
2024 Total Population	764,612
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2024-2029 Growth Rate: Population	1.50%
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2024 Total Housing Units	313,201
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Projected new housing units 2024-2029	26,057
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REGIONAL CONNECTIVITY



DOING BUSINESS IN FUQUAY-VARINA



Fuquay-Varina offers businesses strategic advantages with its prime location near Raleigh and Research Triangle Park, coupled with a rapidly expanding consumer base as the population has nearly doubled over the past decade.



Diverse economic landscape featuring established corporate headquarters



Strong manufacturing presence contributing to business environment



Robust growth potential through ongoing local economic development initiatives



Thriving market attracting new commercial ventures

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