



128 FRANKLIN PARK DRIVE

YOUNGSVILLE, NC 27596

INDUSTRIAL BUILDING FOR SALE OR LEASE

±41,546 SF

128 FRANKLIN PARK DRIVE

INDUSTRIAL BUILDING FOR SALE OR LEASE

BUILDING FEATURES

ADDRESS	128 Franklin Park Drive
CITY	Youngsville
STATE/ZIP CODE	NC/27596
COUNTY	Franklin
DATE AVAILABLE	5/1/2025
LEASE RATE	Call for pricing
SALE PRICE	Call for pricing
TAX PARCEL ID #	015507
ZONING	MU ZONING INFO
YEAR BUILT	1993
BUILDING DIMENSIONS	262' L x 153' W
TOTAL SF	41,546 SF
WAREHOUSE SF	37,674 SF
OFFICE SF	3,411 SF (1,612 SF Mezzanine)
AVAILABLE SF	41,546 SF
EXTERIOR WALL MATERIAL	Masonry & Metal
ROOFING MATERIAL	TPO Membrane: installed 2016 (15 year warranty with 6 years remaining)
AUTO PARKS	50
TRAILER PARKS	8
NO. OF ACRES	3.41 Acres
YARD AREA	Approximately 40,000 SF
TRUCK COURT DEPTH	115'
CLEAR HEIGHT	19'-2"
COLUMN SPACING	49'-10" x 20'

FLOOR THICKNESS	6"
LOADING DOCK	Five (5) dock doors 8' x 12' One (1) drive-in door 18' x 12' Ramp 10' clear with an additional 8" curb on both sides
DOCK EQUIPMENT	Four (4) Mechanical Pit Levelers
ELECTRICAL CAPACITY	120/240 V; 1,000 AMP; 3-phase
SPRINKLER SYSTEM	Standpipe system
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	Franklin County Public Utilities
TELECOM PROVIDER	Spectrum
ELECTRICAL PROVIDER	Duke Energy

JORDAN RIVES
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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

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COMMERCIAL

2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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AERIAL VIEW



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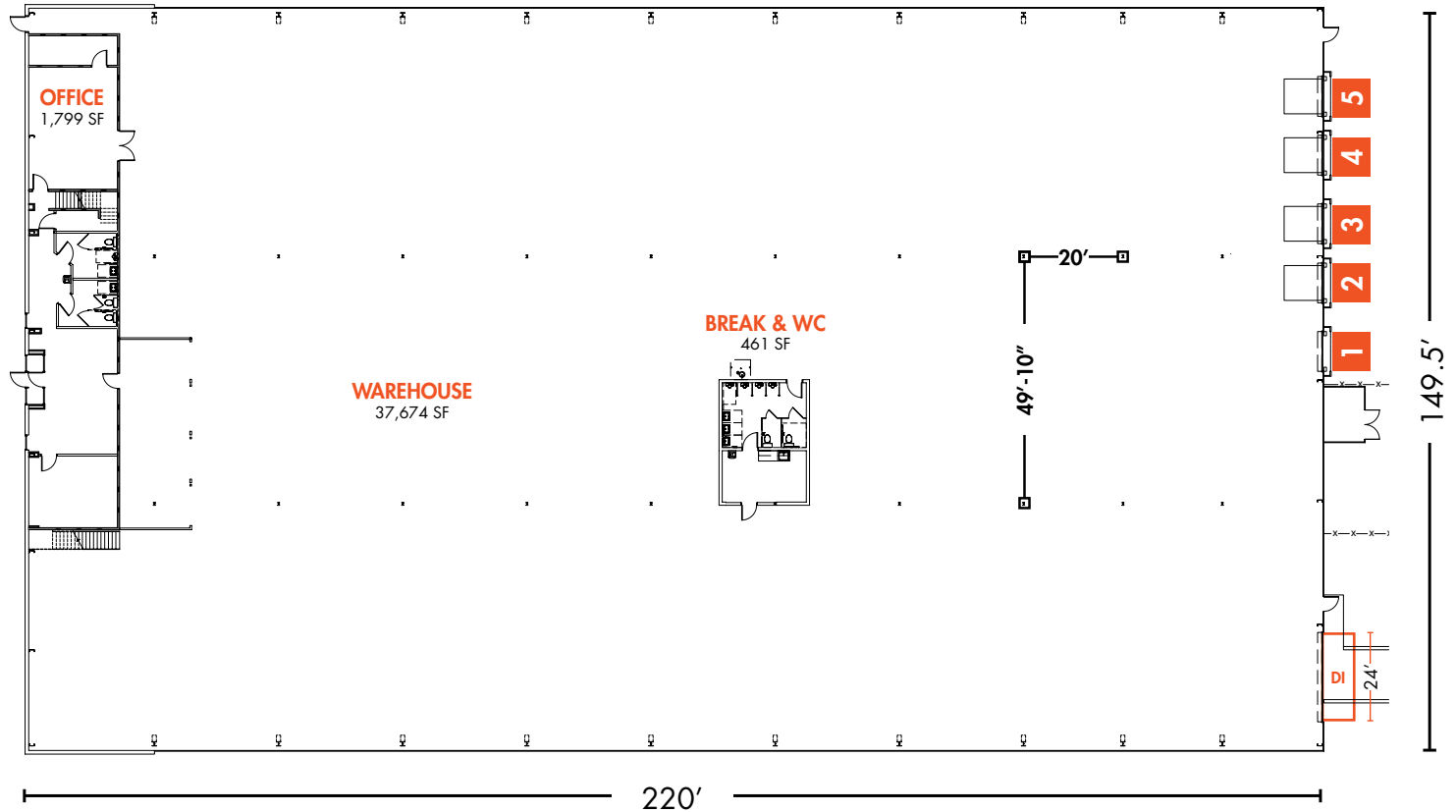
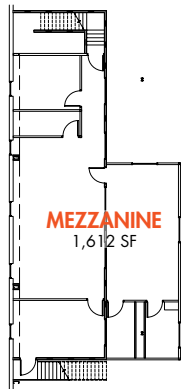
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FLOOR PLAN



KEY:

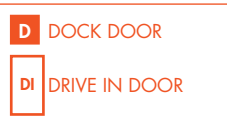
Warehouse: 37,674 SF

Office: 3,411 SF

Total: 41,546 SF

Dock Doors: 5

Drive-In Door: 1



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ADDITIONAL PHOTOS



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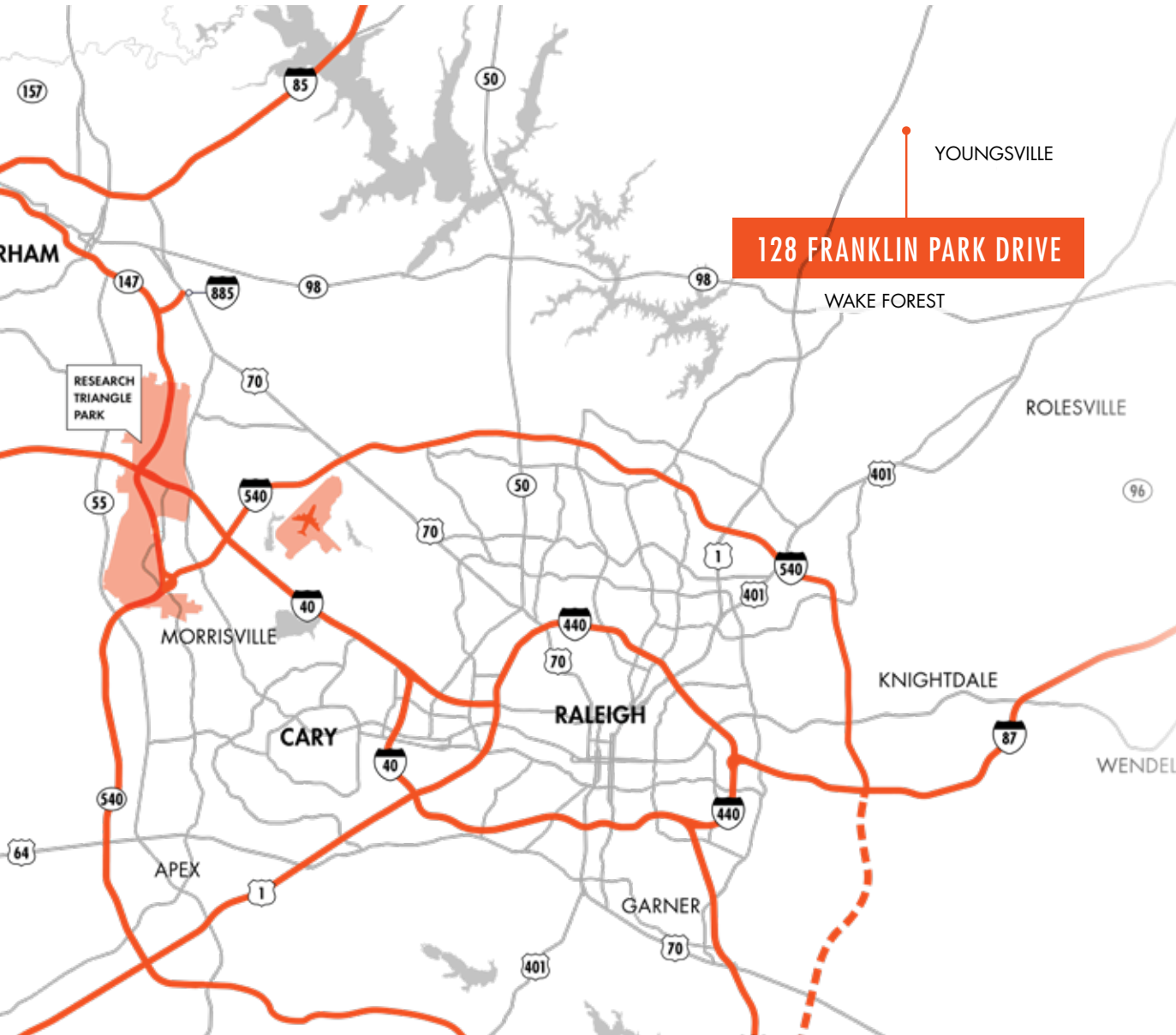
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LOCATION & ACCESS



INTERSTATES

Uninterrupted distribution to every major market in the United States

	Interstate 1	1 mile
	Interstate 540	14 miles
	Interstate 440	19 miles
	Interstate 85	20 miles
	Interstate 70	21 miles
	Interstate 40	25 miles
	Interstate 87	25 miles
	Highway 147	28 miles
	Interstate 95	40 miles

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