

INDUSTRIAL SPACE FOR LEASE

CASCADE FLEX CENTER
25 & 35 CASCADE COURT, YOUNGSVILLE, NC 27596

NEW CONSTRUCTION!

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

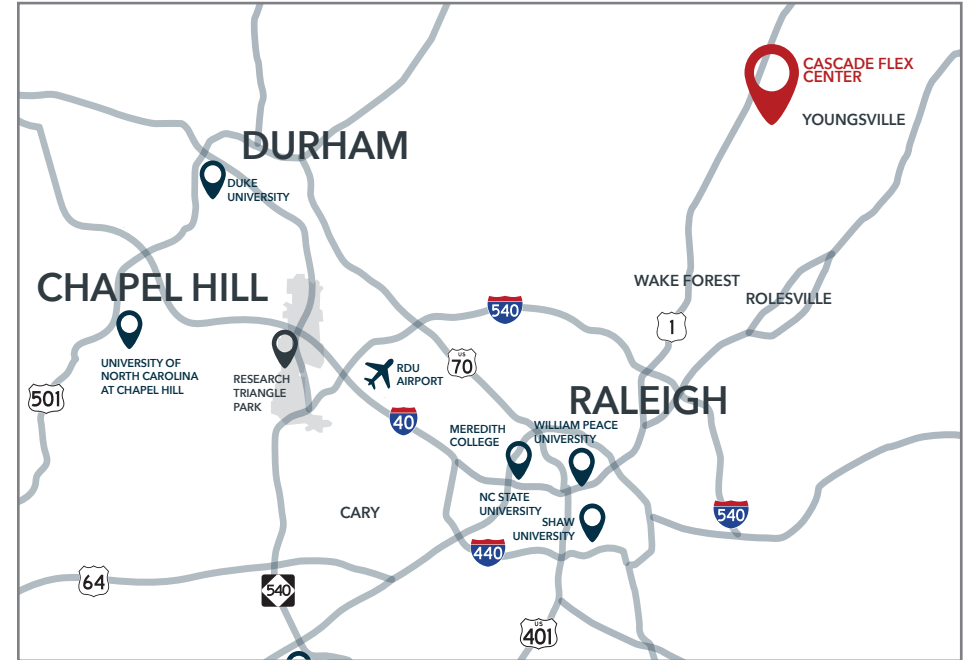
- » Prime US-1 industrial Corridor
- » Immediate access to US-1 and 15 miles to I-540
- » 39 Minutes from RDU
- » Strategic access to Raleigh Durham MSA
- » Located in a new industrial park

PROPERTY HIGHLIGHTS

- » 24,000 SF Total (two 12,000 SF buildings)
- » 2,000 - 12,000 SF Available
- » Built in 2026
- » Brick and storefront facade
- » Clear height: 22'
- » LED warehouse lighting
- » Floor slab: 6" 4,000 psf reinforced concrete
- » Fully insulated warehouse
- » 12 Drive-in doors (10' x 12')
- » Rear load configuration
- » 310' - 140' truck court
- » Trailer storage/laydown yard available

LEASE RATE

- » \$19.95/SF, Modified Gross
- » Tenant Improvement Allowance available



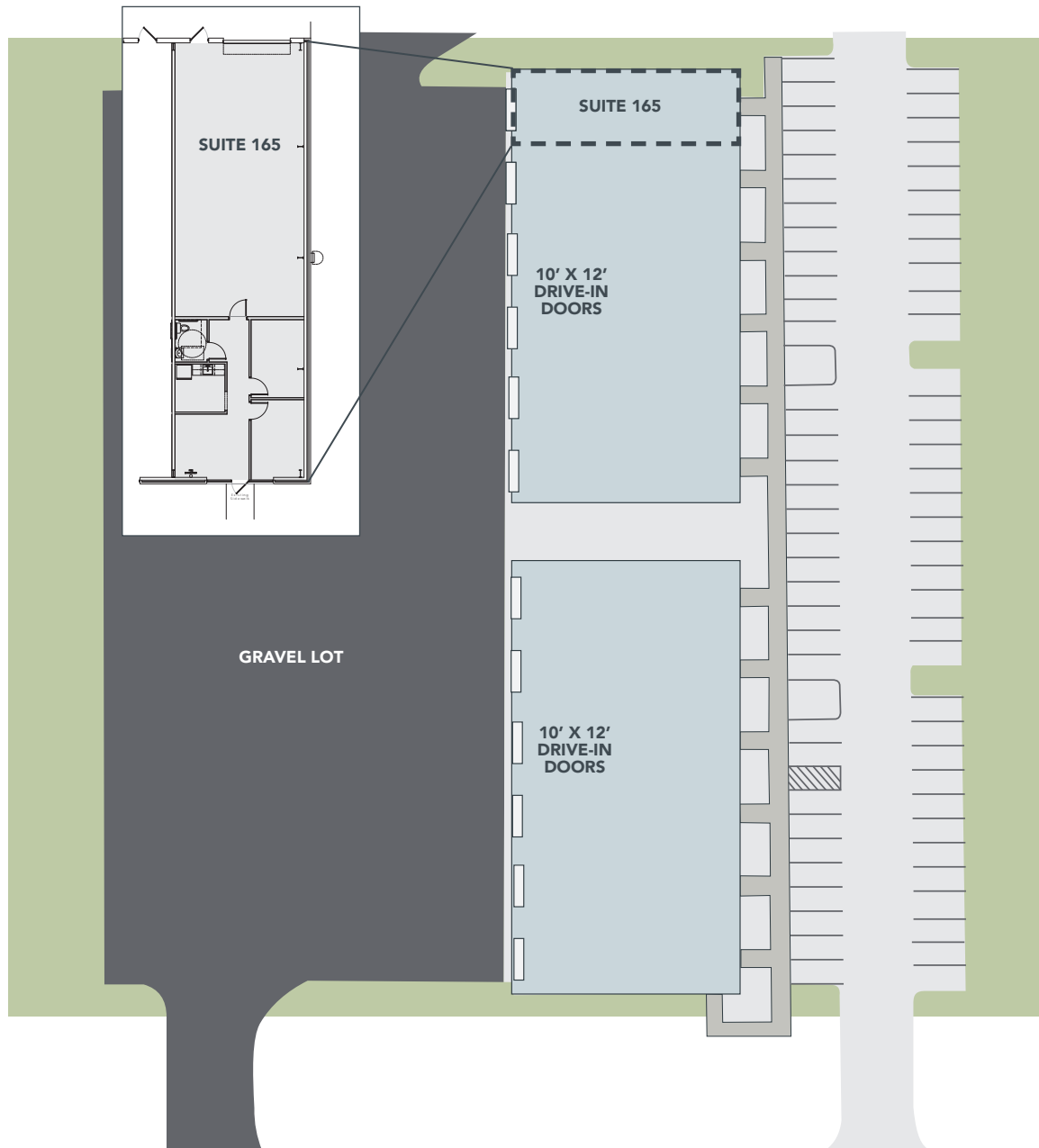
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PROPERTY PHOTOS



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SITE PLAN



PROPERTY DETAILS

SIZE	24,000 SF TOTAL
YEAR BUILT	2026
CONSTRUCTION	BRICK & STOREFRONT FACADE
POWER	200 AMPS / 208 VOLTS / 3-PHASE
CONDITIONING	CLIMATE CONTROLLED WAREHOUSE AVAILABLE
SITE SIZE	4.51 ACRES
ZONING	<u>GENERAL BUSINESS</u>
PARKING	64 PAVED SPACES
UTILITIES	COUNTY WATER/SEPTIC

SPEC SUITE DETAILS - SUITE 165

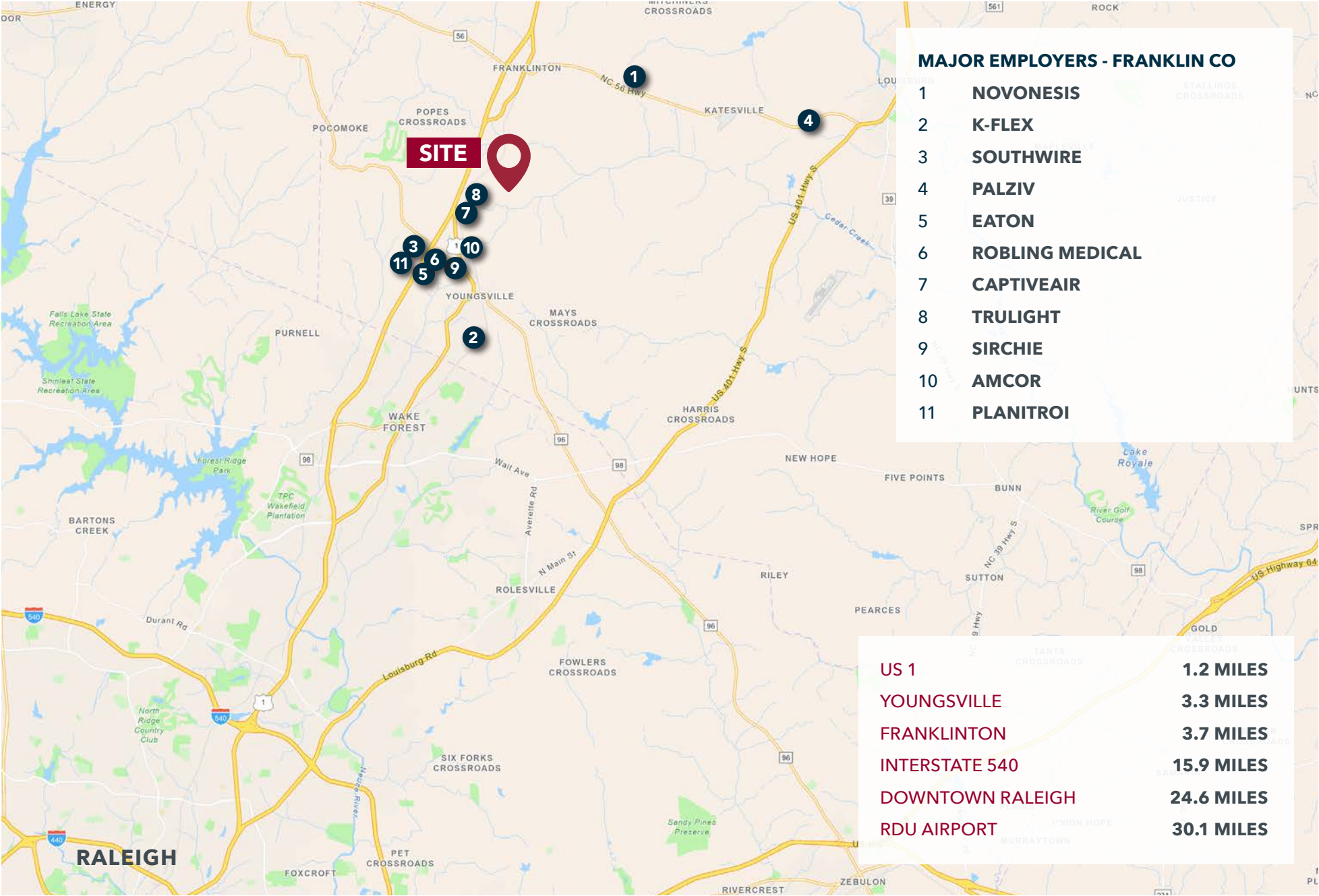
SUITE SIZE	2,000 SF (25' X 85')
OFFICE AREA	750 SF
WAREHOUSE	1,250 SF
BUILDOUT	RECEPTION, 2 PRIVATE OFFICES, BREAK, ADA COMPLIANT RESTROOMS, HVAC THROUGHOUT OFFICE

IDEAL USES

- » LIGHT INDUSTRIAL
- » SUPPLY HOUSE
- » ASSEMBLY
- » CONTRACTOR FACILITY
- » FLEX / R&D

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AREA OVERVIEW



MAJOR EMPLOYERS - FRANKLIN CO

1	NOVONESIS
2	K-FLEX
3	SOUTHWIRE
4	PALZIV
5	EATON
6	ROBLING MEDICAL
7	CAPTIVEAIR
8	TRULIGHT
9	SIRCHIE
10	AMCOR
11	PLANITROI

US 1	1.2 MILES
YOUNGVILLE	3.3 MILES
FRANKLINTON	3.7 MILES
INTERSTATE 540	15.9 MILES
DOWNTOWN RALEIGH	24.6 MILES
RDU AIRPORT	30.1 MILES

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