

# YOUNGSVILLE FLEX II

789 Park Avenue, Youngsville, NC 27596



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$625,000
<b>AVAILABLE SF:</b>	5,100 SF
<b>LOT SIZE:</b>	0.12 Acres
<b>YEAR BUILT:</b>	2018
<b>BUILDING SIZE:</b>	5,100 SF
<b>ZONING:</b>	Highway Business
<b>MARKET:</b>	Capital Blvd.
<b>SUBMARKET:</b>	Franklin County
<b>PRICE / SF:</b>	\$122.55

## PROPERTY OVERVIEW

\*\*\*\* PLANNED FOR CONSTRUCTION \*\*\*\*

5,100/sf Office/Warehouse flex building in the existing Youngsville Flex center. Building elevation will be the same as the existing buildings in the center. Three stand-alone buildings will be constructed; 2 of the buildings are already leased. The available building will be in the middle of the 3 buildings with frontage on US1A, Park Avenue. The building will have ~600/sf of finished office space and 4,500/sf of warehouse with two 12' roll-up ground level access doors in the rear. There will be ample room for delivery vehicles and parking for customers/tenants.

## PROPERTY HIGHLIGHTS

- 5,100/sf Office/Warehouse Flex Building
- ~600/sf Office
- ~4500/sf Warehouse
- 2 Grade-level Drive in Doors
- Easy Access
- Ample Parking

**KW COMMERCIAL**  
4700 Homewood Court,  
Suite #200  
Raleigh, NC 27609

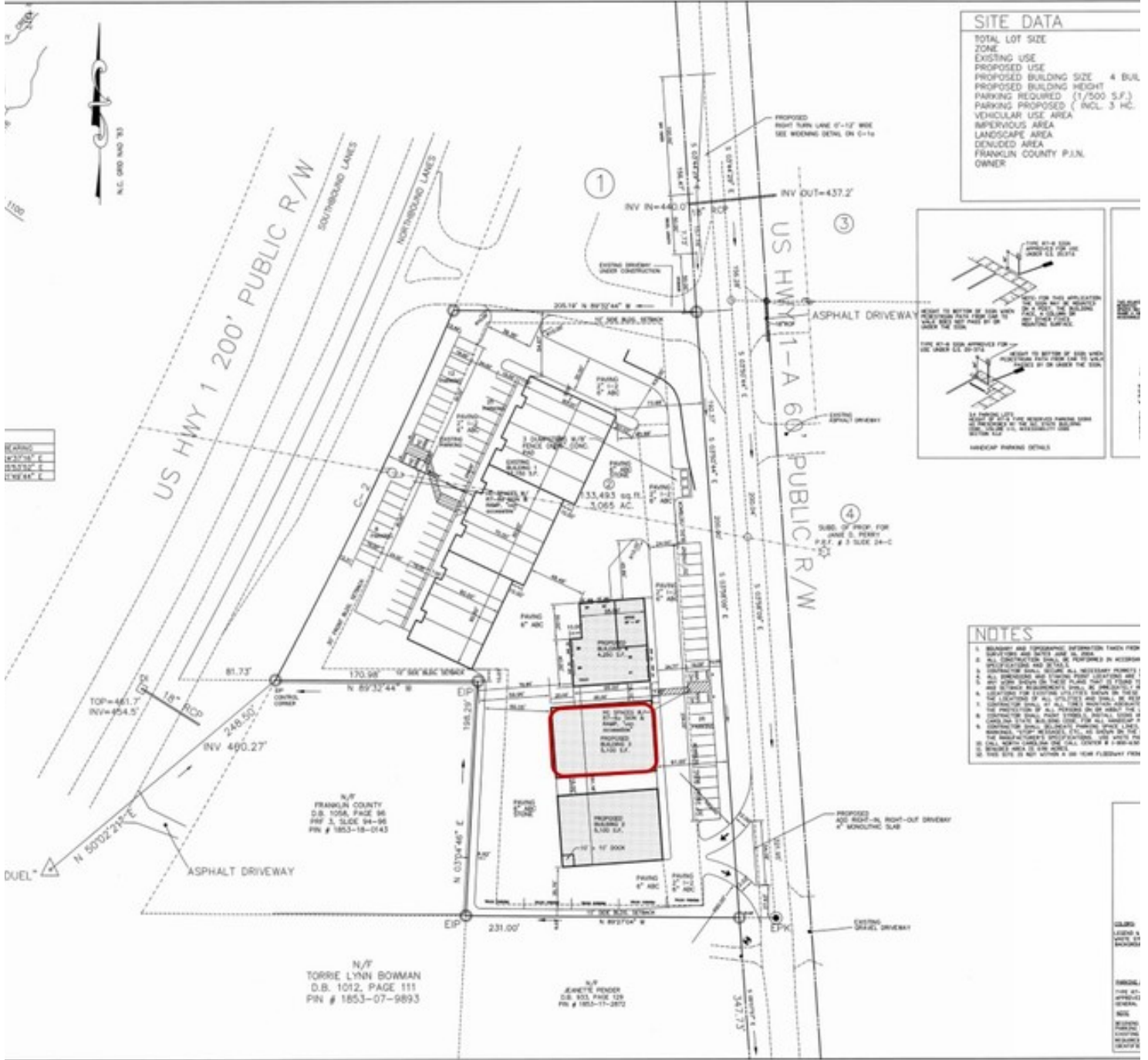
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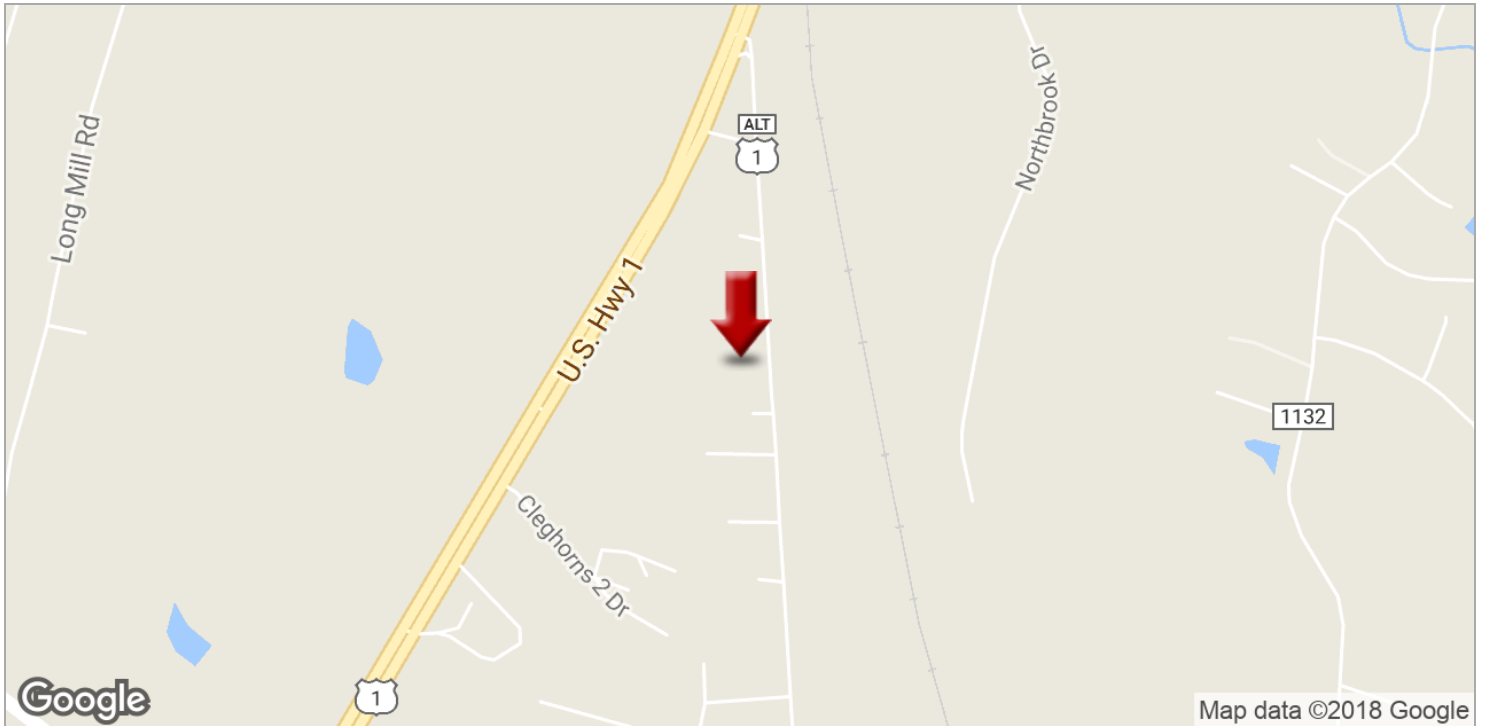
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