



Youngsville Business Park

Park Avenue and Capital Boulevard
Youngsville, NC 27596



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

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About Youngsville Business Park

- ▶ New 25-acre business community located along Park Avenue (US Alt 1) near NC 96.
- ▶ Flexible suite sizes ranging from 2,820 square feet up to 44,280 square feet with full-building opportunities.
- ▶ Strategically located in the high-growth Raleigh–Durham metro area, with easy access to Capital Boulevard (US 1).
- ▶ Expanding residential growth and high-income commuter traffic along US-1/Alt-1 create strong demand and an ideal environment for new and expanding businesses.
- ▶ Just 23 miles north of downtown Raleigh with quick convenient connections to surrounding communities.

For more information on Youngsville Business Park, visit: sjpi.com/youngsvillebusiness

Flex/R&D Buildings

Building A	34,220 SF	FUTURE
Building B	40,220 SF	FUTURE
Building C	44,280 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,820 up to 44,280 SF
Ceiling Height	18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	IND

Traffic Count (NCDOT)

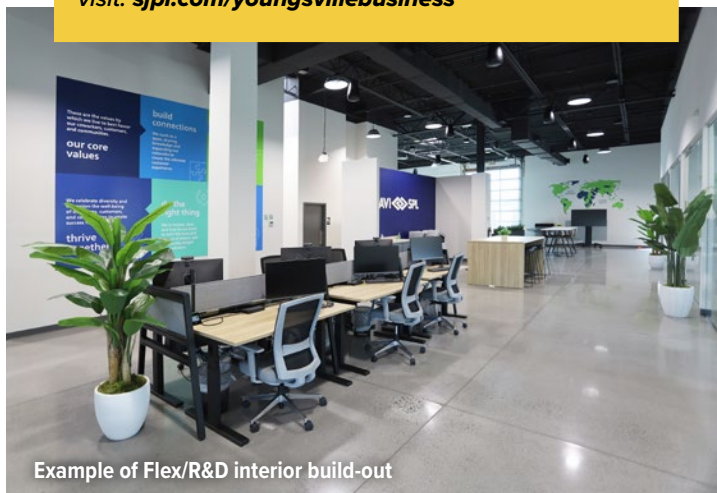
Capital Boulevard at Park Avenue: 26,112 vehicles/day

Park Avenue at Youngsville Business Park: 6,948 vehicles/day

US 1-A at Park Avenue: 13,077 vehicles/day

Demographics

	3 Miles	5 Miles	10 Miles
Population	17,596	51,070	165,234
Avg. Household Income	\$113,012	\$132,014	\$152,454





Youngsville Business Park | Site Plan

HIDDEN HILLS DRIVE



PARK AVENUE

6,943
VEHICLES/DAY



FLEX/R&D BUILDING A
34,220 SF

FLEX/R&D BUILDING B
40,220 SF

FLEX/R&D BUILDING C
44,280 SF

S-LINE RICHMOND TO RALEIGH
FUTURE HIGH SPEED PASSENGER RAIL

HAMPTON LANE



*For illustrative purposes only



Distances to:

Franklinton, NC	5 miles
Wake Forest, NC	5 miles
Raleigh, NC	23 miles
Durham, NC	29 miles
Raleigh-Durham International Airport	32 miles

Contact Us

For additional leasing information or to schedule a tour, contact:

Dustin Atkielski
Regional Partner
DAtkielski@sjpi.com | 919.827.0600

Raleigh Regional Office:
1752 Heritage Center Drive | Suite 201
Wake Forest, NC 27587

919.827.0600 | SJPI.COM/RALEIGH

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