

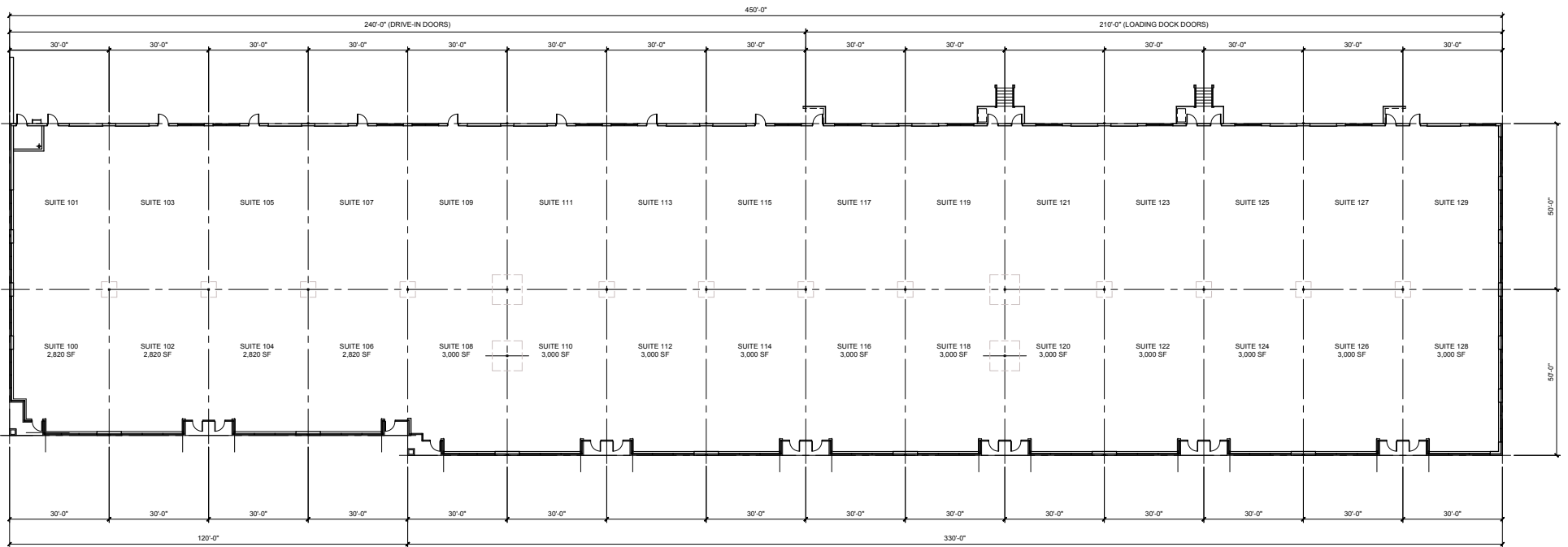


Total SF Available:
2,820 up to 44,280 SF

*Coming soon! New flex/R&D with 18 ft.
clear height and rear dock and
drive-in loading.*

*Note: This space plan is subject to existing
field conditions. This drawing is proprietary and
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LOADING ZONE



PARKING

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

540 Park Avenue 300	34,220 SF	FUTURE
540 Park Avenue 200	40,220 SF	FUTURE
540 Park Avenue 100	44,280 SF	FUTURE

Flex/R&D Specifications

Suite Sizes	2,820 up to 44,280 SF
Ceiling Height	16–18 ft. clear height
Loading	Dock or drive-in
Construction	Brick on block
Parking	4 spaces per 1,000 SF
Zoning	IND

Traffic Count (NCDOT)

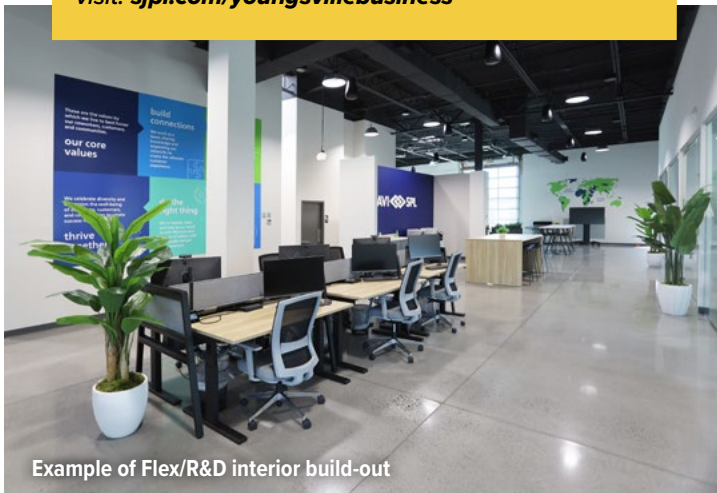
Capital Boulevard at Park Avenue: 26,112 vehicles/day

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



Example of Flex/R&D interior build-out



Example of Flex/R&D interior lab build-out





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

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About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and multifamily space nationwide.

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