

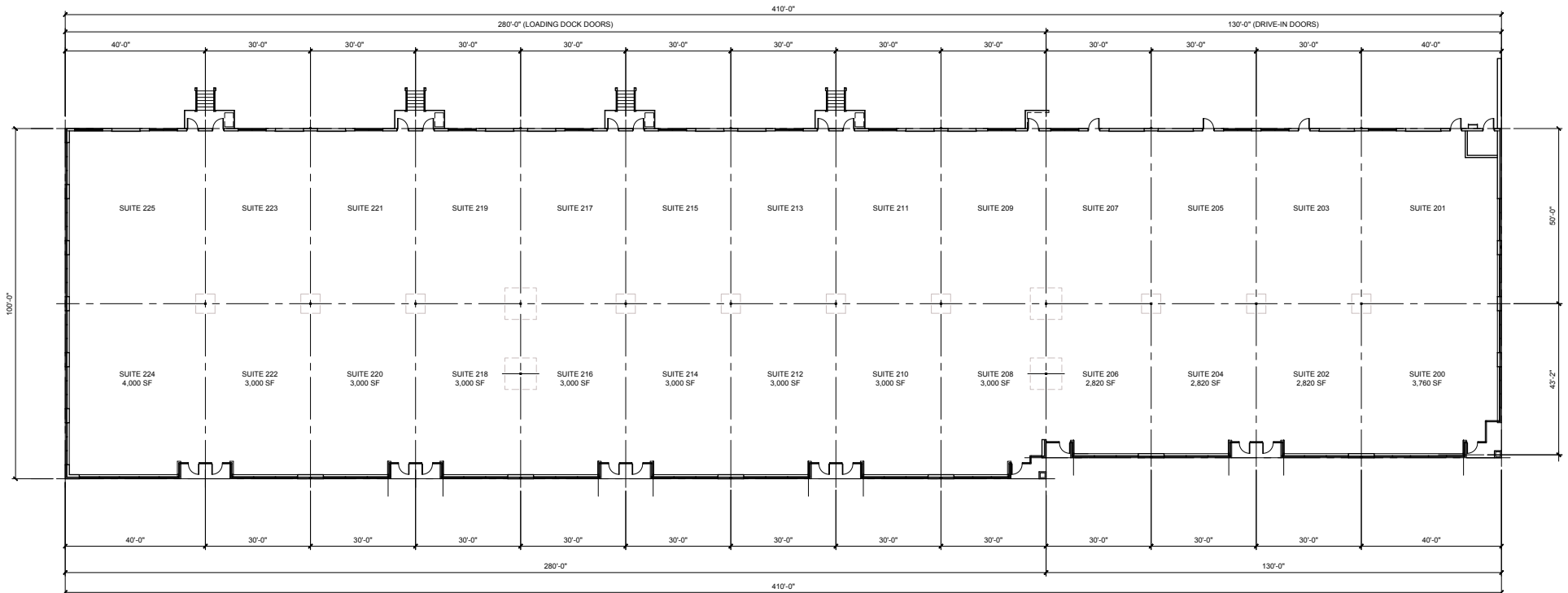


Total SF Available:
2,820 up to 40,220 SF

*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
the exclusive property of St. John Properties,
Inc. Any duplications, distribution, or other
unauthorized use is strictly prohibited.*

LOADING ZONE

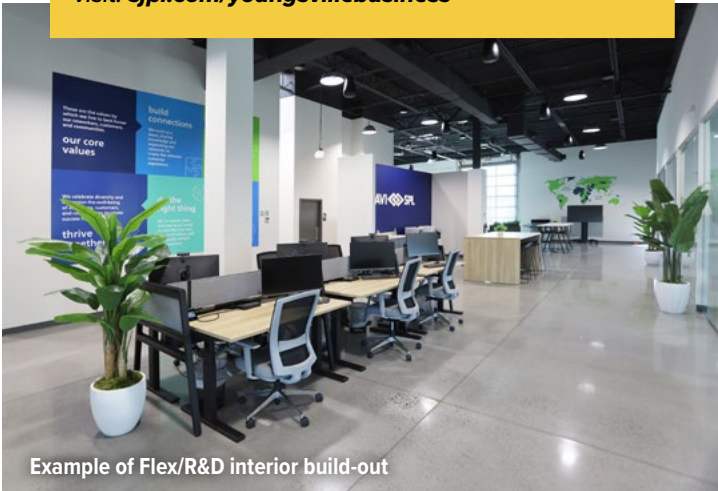


PARKING

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



Example of Flex/R&D interior build-out

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 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

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

Dustin Atkielski
 Regional Partner
 DAtkielski@sjpi.com | 919.827.0600

Raleigh Regional Office:
 1756 Heritage Center Drive | Suite 202
 Wake Forest, NC 27587

919.827.0600 | SJPI.COM/RALEIGH

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.

Connect with us @stjohnprop



This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/26