

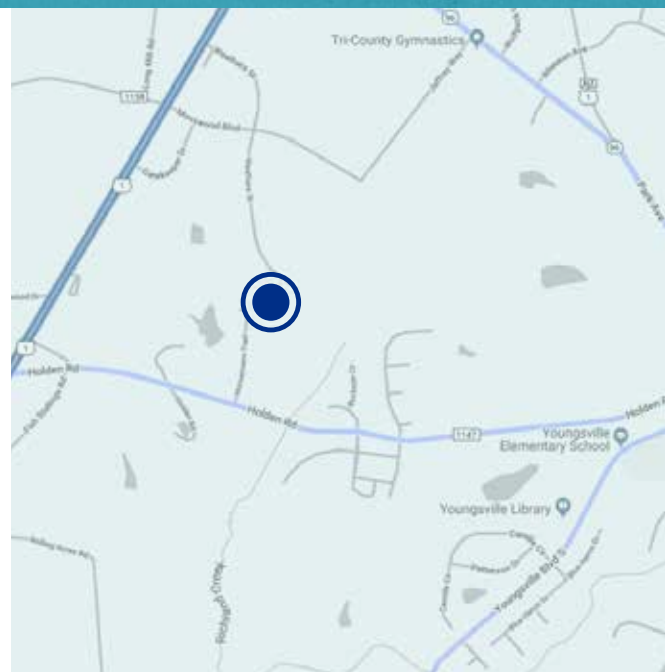
5,000 SF  
FLEX SPACE FOR LEASE

**102**  
**WEATHERS STREET**  
YOUNGVILLE, NC 27596



## PROPERTY OVERVIEW

- 10,000 SF building built in 2008
- Suite B: 5,000 SF available for lease
- Situated on 2.25 acres
- Zoned Light Industrial
- Two (2) drive-in doors (18'w x 10'h)
- One (1) dock door, shared with Suite A
- Utilities: gas, water, electricity
- 3:1,000 SF parking ratio
- Located off US-1/Capital Boulevard



**ASKING RATE:** \$17.00/SF, Modified Gross

## SPACE INFO

- 3,700 SF shop/warehouse space includes skylights
- 1,300 SF of office space consists of four (4) offices, two (2) bathrooms, break room, and reception area

## SUITE B: 5,000 SF



## DAN MCCLOY

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The information contained herein was obtained from sources believed reliable; however, TradeMark Properties makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**AERIAL**



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**NEARBY BUSINESS & RETAIL**



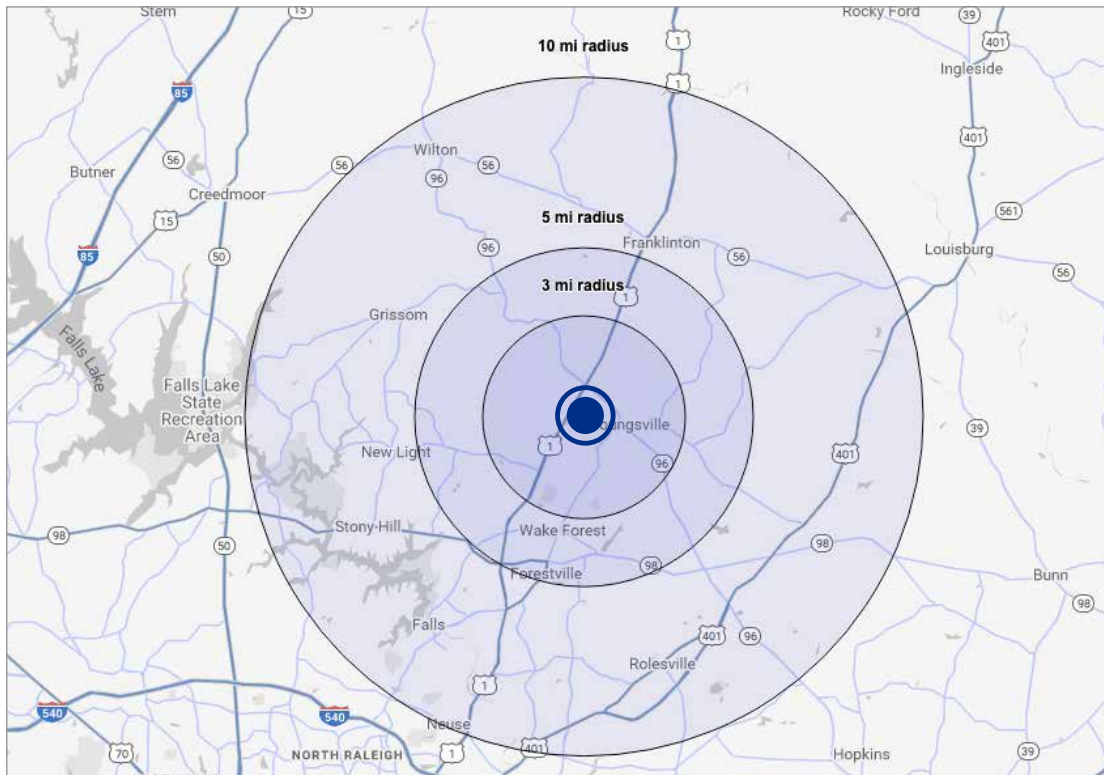
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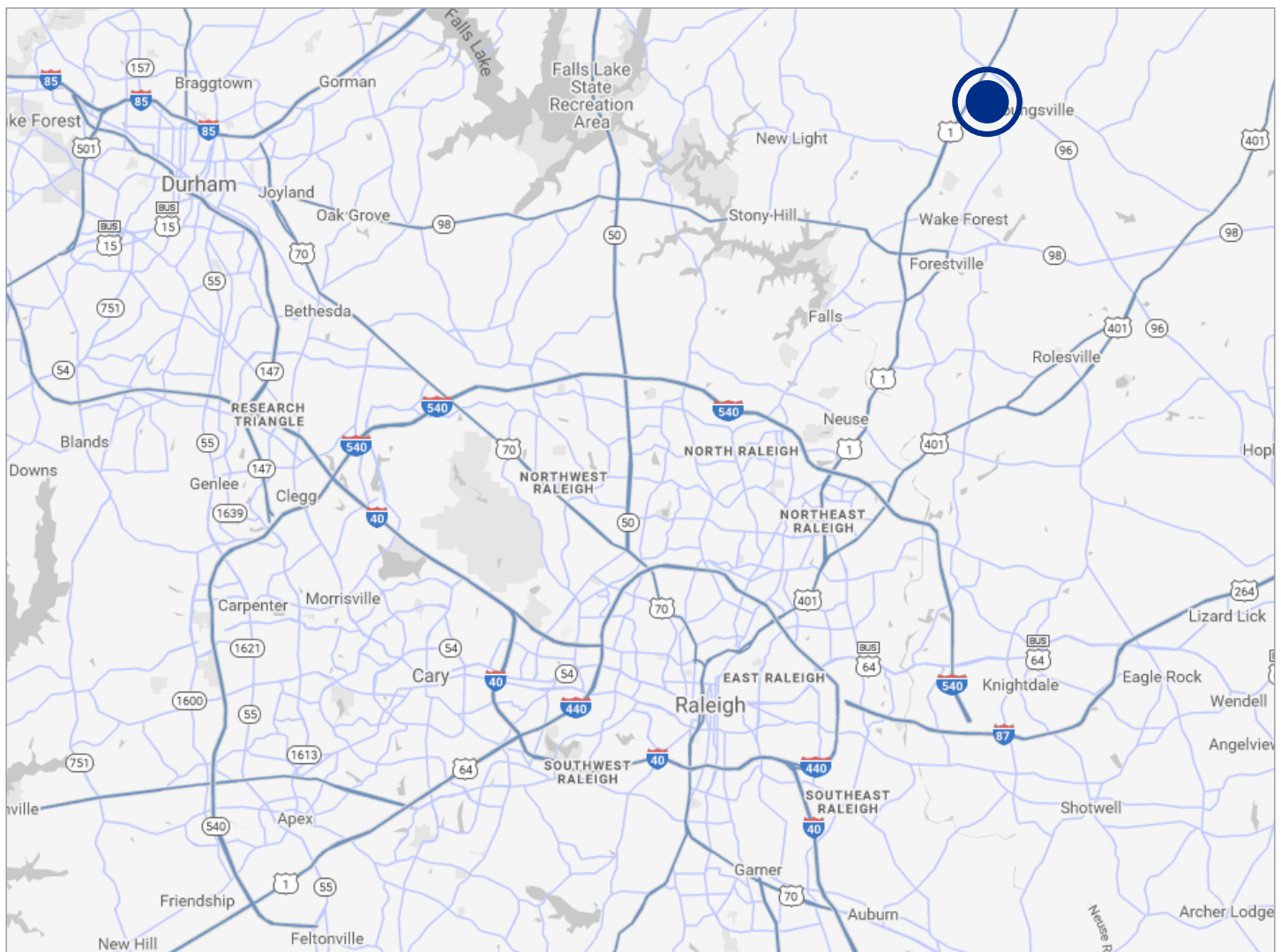
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DEMOGRAPHICS (2022 EST.)	3-MILE	5-MILE	10-MILE
Total Population	21,847	57,315	175,949
Total Households	7,988	20,853	64,352
Average Household Income	\$97,030	\$104,997	\$112,376


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DESTINATION	TIME	DISTANCE
NC-98 (Wake Forest)	11 minutes	6 miles
I-540 (Raleigh)	20 minutes	15 miles
RDU International Airport	35 minutes	27.5 miles
I-85 (Durham)	37 minutes	25.7 miles
Research Triangle Park	40 minutes	29.5 miles


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