



TRADEMARK
PROPERTIES

MOSSWOOD FLEX CENTER

YOUNGSVILLE, NC 27596

UP TO **16,800 SF**
FLEX
SPACE
FOR LEASE

LISTING BROKER:

DAN MCCLOY

919.227.5524 (D) | 919.270.9587 (M)

DMMCLOY@TRADEMARKPROPERTIES.COM



1001 WADE AVENUE SUITE 300, RALEIGH, NC 27605
TRADEMARKPROPERTIES.COM | 919-782-5552

PROPERTY HIGHLIGHTS

- » Near the intersection of US-1 & Mosswood Boulevard
- » Located in Youngsville Commerce Center in southern Franklin County
- » Three buildings offering a multitude of bay sizes and ceiling heights
- » Immediate access to US-1 and 1.6 miles from Wake County
- » 2,400 - 16,800 SF available in the brand new Building Three (50 Mosswood Blvd)
- » Building One (70 Mosswood Blvd) & Two (60 Mosswood Blvd) fully leased



LEASE RATE:
\$16.95/SF, MODIFIED GROSS
(INCLUDING TICAM)

BUILDING THREE

- » **21,600 SF Building**
- » **2,400 SF Bay Sizes**
- » **Ceiling height - 18' at high eave,
14' 6" at low eave**
- » **Three - 8x10 Dock Doors w/lever**
- » **Three - 12x10 Drive In Doors**
- » **Three Phase Power**
- » **Dock and drive-in combinations
possible**
- » **Large Truck Court**
- » **TI Available**



SITE PLAN

BUILDING THREE
50 MOSSWOOD BLVD
16,800 SF

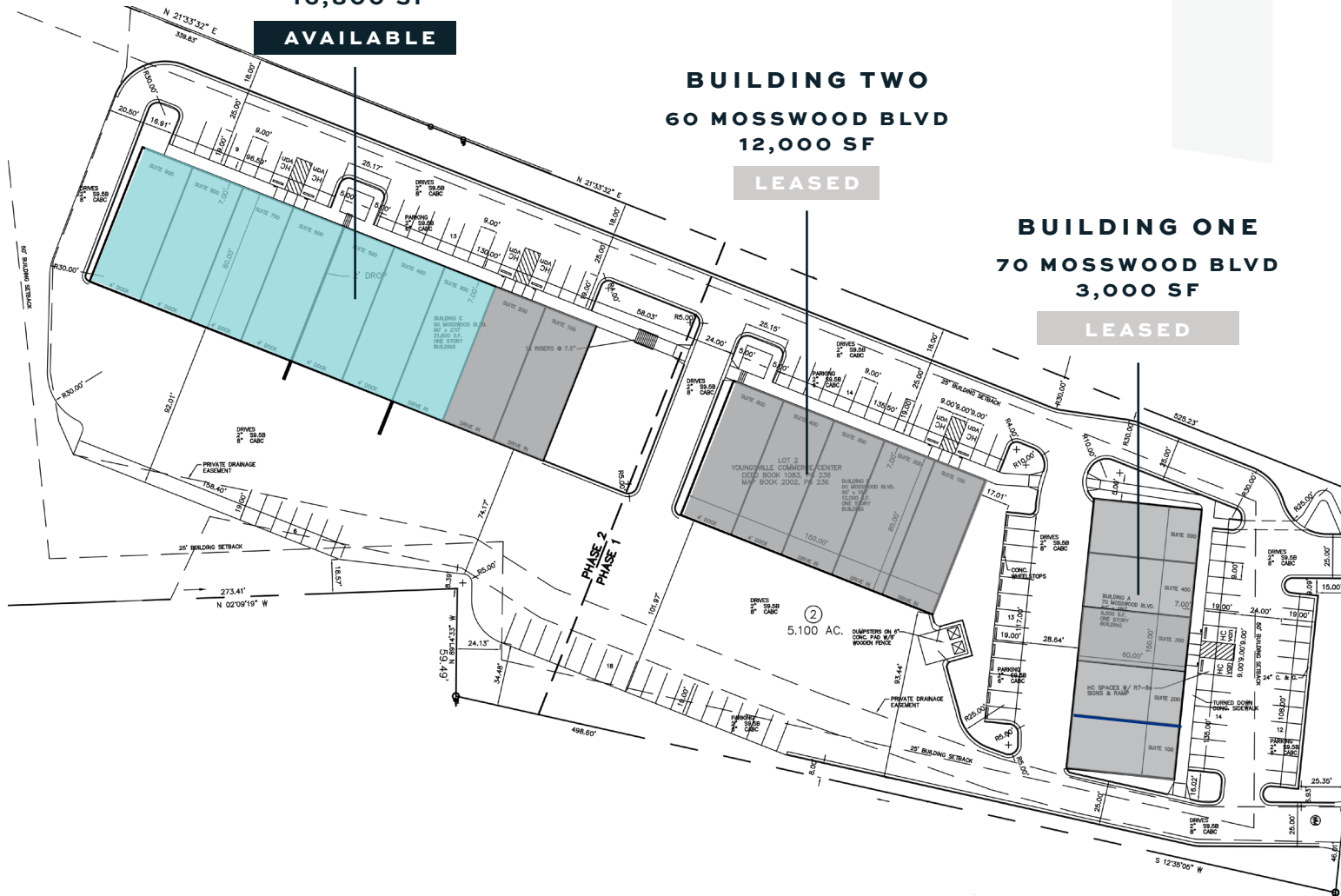
AVAILABLE

BUILDING TWO
60 MOSSWOOD BLVD
12,000 SF

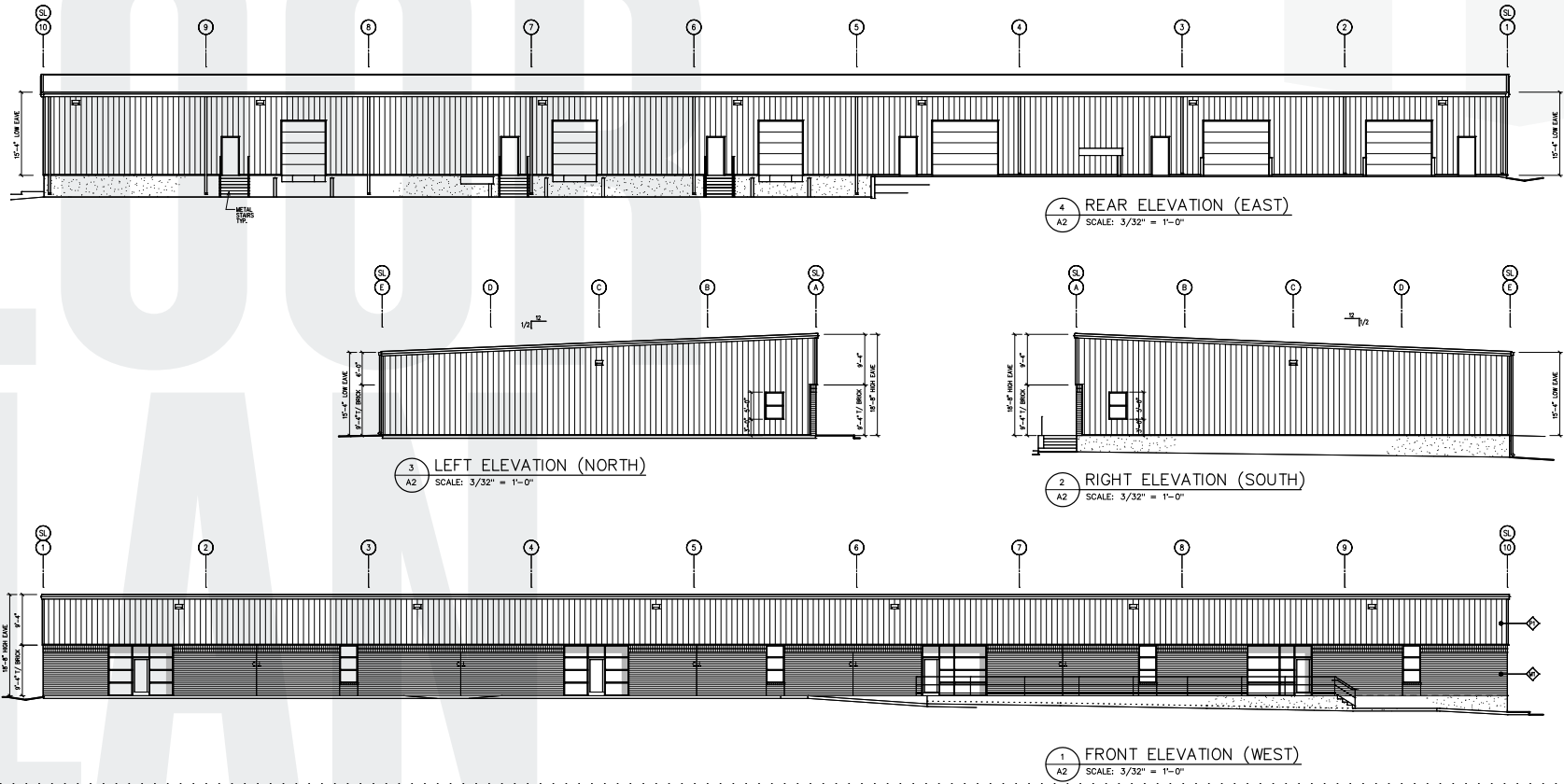
LEASED

BUILDING ONE
70 MOSSWOOD BLVD
3,000 SF

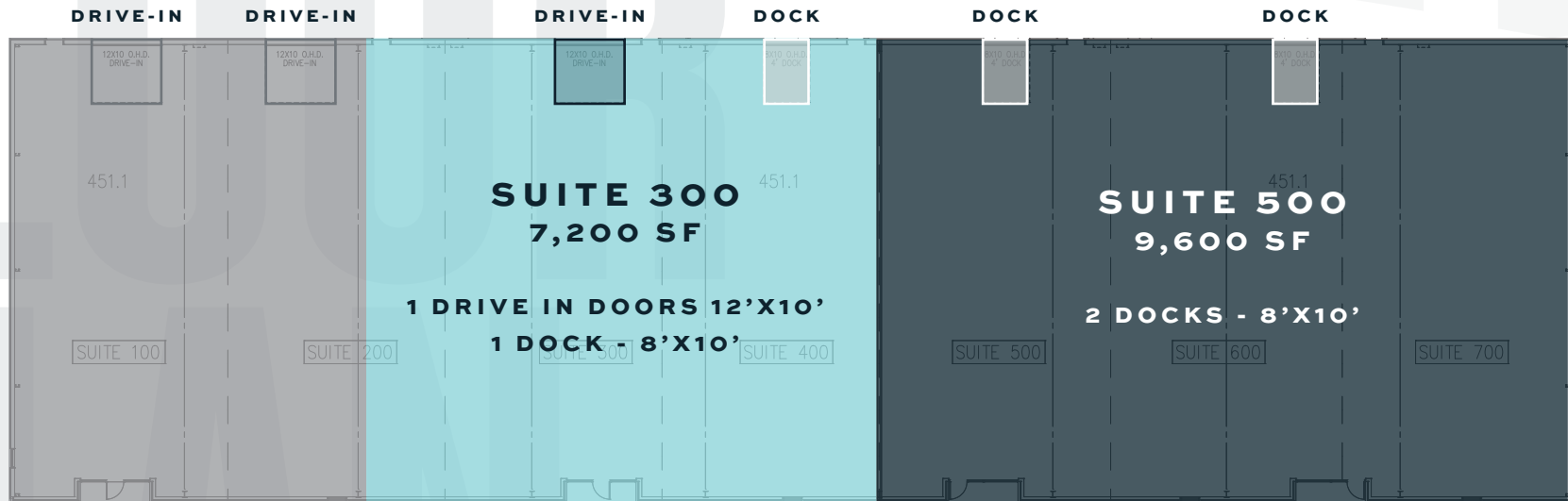
LEASED



BUILDING THREE (50 MOSSWOOD BLVD.)



BUILDING THREE (50 MOSSWOOD BLVD.) CONCEPTUAL FLOOR PLAN

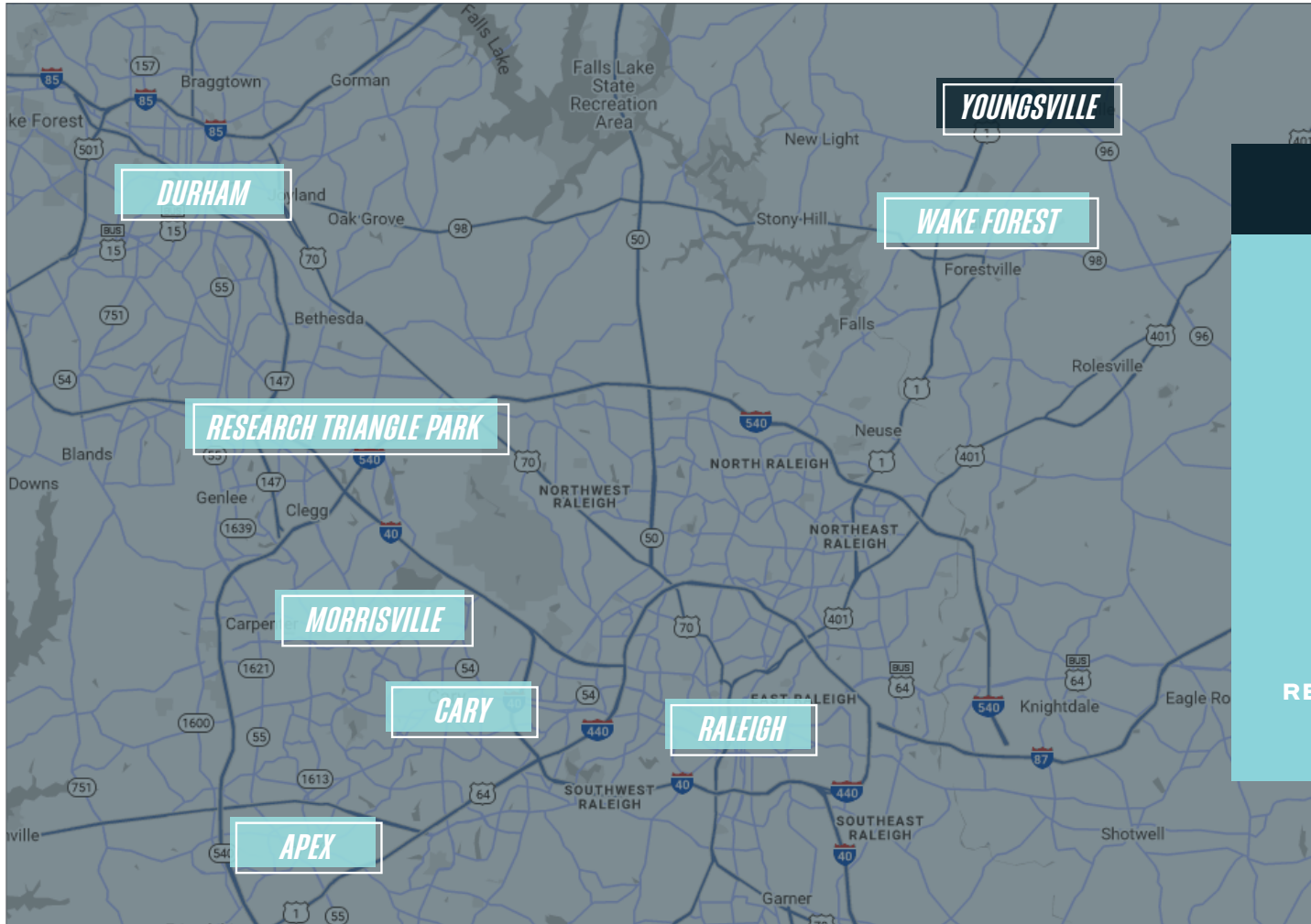


***Multiple configurations possible (2,400 SF - 21,600 SF)**

RETAIL MAP



LOCATION MAP



HIGHLIGHTS

NC-98 (WAKE FOREST)

11 MIN. / 6 MI.

I-540 (RALEIGH)

20 MIN. / 15 MI.

**RDU INTERNATIONAL
AIRPORT**

35 MIN. / 27.5 MI.

I-85 (DURHAM)

37 MIN. / 25.7 MI.

RESEARCH TRIANGLE PARK

40 MIN. / 29.5 MI.

LOCATION FACTS / DEMOGRAPHICS

YOUNGSVILLE, NC

2023 POPULATION

3 MILE RADIUS
19,946

5 MILE RADIUS
51,436

10 MILE RADIUS
171,222

NUMBER OF HOUSEHOLDS

3 MILE RADIUS
7,420

5 MILE RADIUS
19,043

10 MILE RADIUS
63,417

MEDIAN HOUSEHOLD INCOME

3 MILE RADIUS
\$100,667

5 MILE RADIUS
\$107,978

10 MILE RADIUS
\$111,388

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