



Opportunity to lease up to 100,000 SF of Manufacturing/  
Distribution/Industrial/Commercial/Cold Storage facility. This parcel  
is just north of Raleigh and could provide a wide range of uses due  
to zoning and location. Available Q1 2025



CRAIG MOFFAT

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SITE

PROPERTY DETAILS

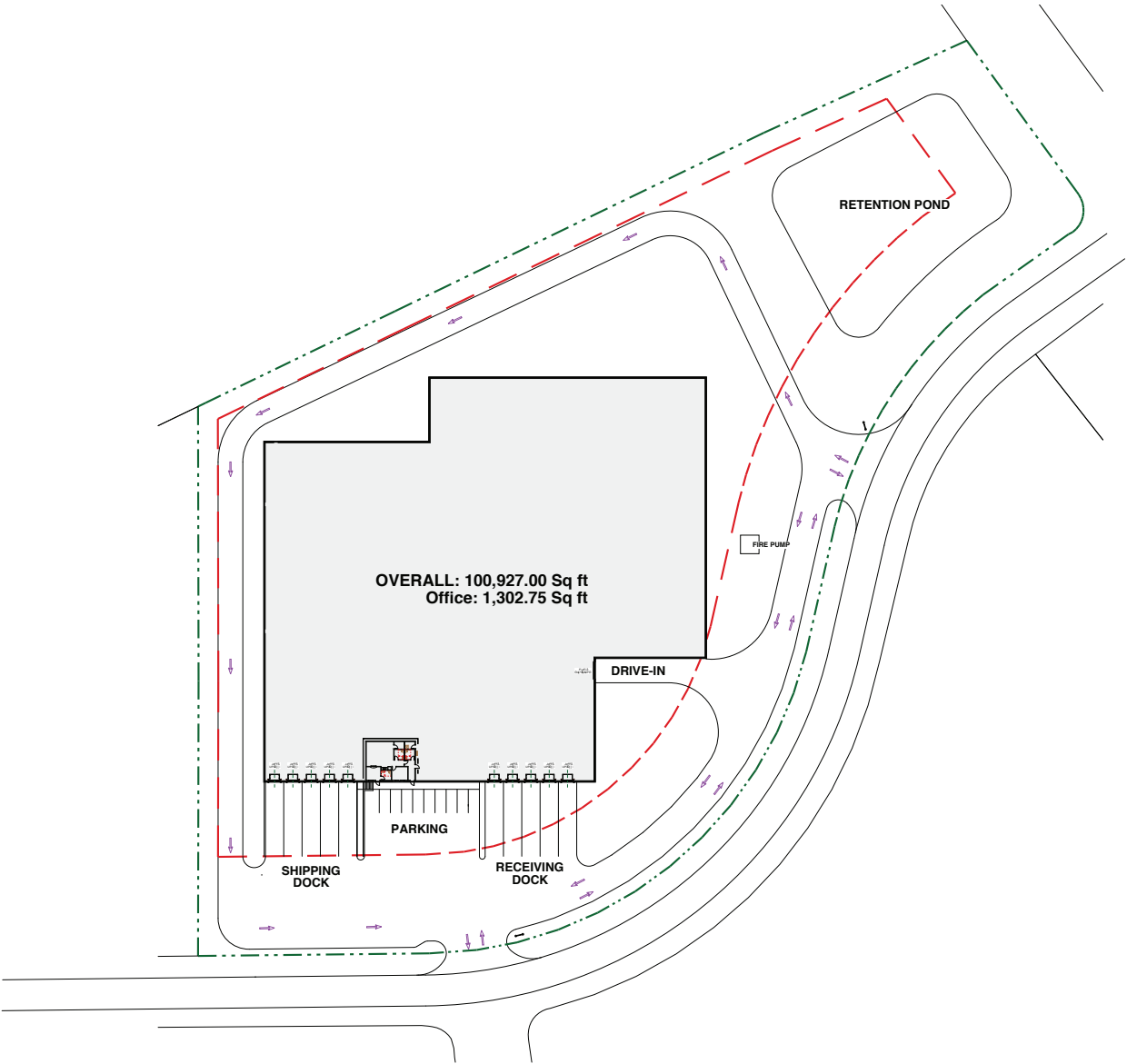
PROPERTY TYPE  
Build to Suit Lease

ADDRESS  
108 Wheaton Avenue  
Youngsville, NC 27596

PRICE  
\$5-\$20/SF NNN

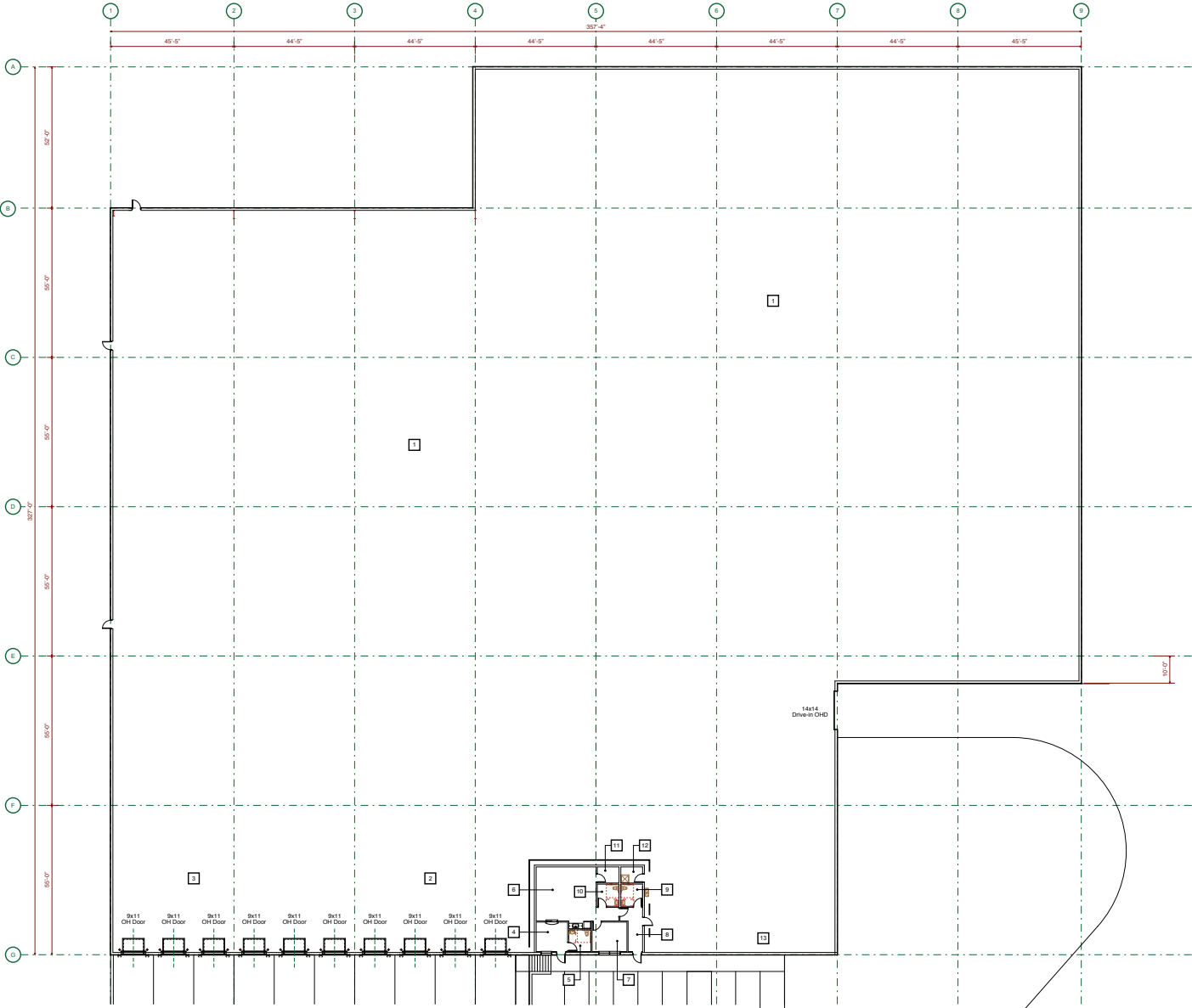
USE  
Manufacturing/Distribution/  
Industrial/Commercial/  
Cold Storage Facility

AREA  
Up to 100,000 SF



**Legend**

- 1 Warehouse - Ambient
- 2 Receiving - Ambient Dock
- 3 Shipping - Ambient Dock
- 4 Trucker's Lounge
- 5 Trucker's Restroom
- 6 Open Office
- 7 Office
- 8 Hallway
- 9 Men's Restroom
- 10 Women's Restroom
- 11 IT Server Room
- 12 Janitor's Closet
- 13 Forklift Charging Stations



**OVERALL: 100,927.00 Sq ft**  
**Office: 1,302.75 Sq ft**

Scale: 1/16" = 1'-0"

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