

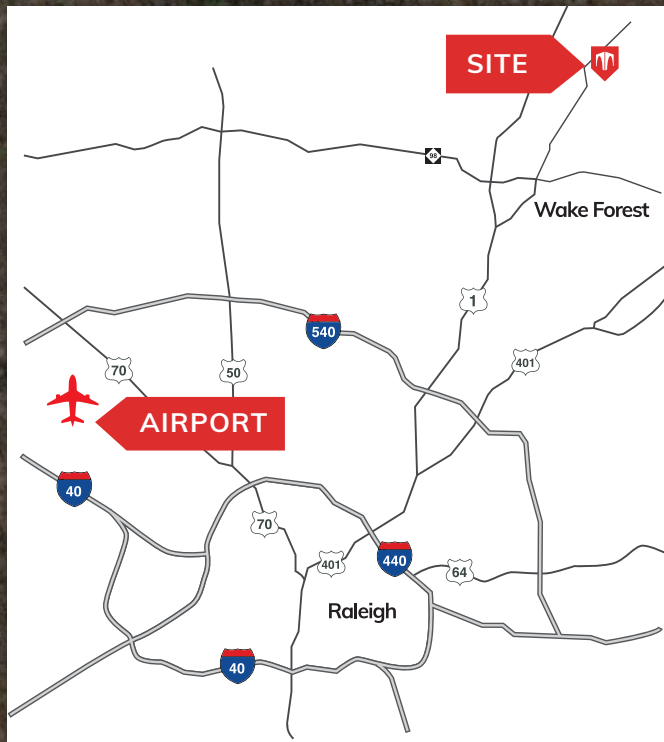


Opportunity to lease up to 400,000 SF of Manufacturing/
Distribution/Commercial/Industrial/Cold Storage facility with
a potential rail spur. This parcel is just north of Raleigh and
could provide a wide range of uses due to zoning and location.
Available Q1 2025. Early access is possible during construction.



CRAIG MOFFAT

919-261-7781
cmoffat@moffatproperties.com



PROPERTY DETAILS

PROPERTY TYPE
Build to Suit Lease

ADDRESS
400 K-FLEX Way
Youngsville, NC 27596

PRICE
\$4.00-6.00/SF NNN

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

AREA
Up to 400,000 SF



- Legend**
- 1. New Facility: Production
(30'-0" Eave Height)
(280,000 SF)
 - 2. New Facility: Office
 - 3. New Facility: Warehouse
(40'-0" Eave Height)
(20,000 SF)
 - 4. New Facility: Future Expansion
(40'-0" Eave Height)
(100,000 SF)
 - 5. New Parking: Office Staff
(60 Parking Spaces)
 - 6. New Parking: Production / Warehouse
(180 Parking Spaces)
 - 7. New Facility: Loading Dock
 - 8. New Facility: Loading Dock
 - 9. New Facility: Loading Dock
 - 10. Potential: Transportation Hub
with Rail Spur
 - 11. Potential: Transportation Hub
Loading Dock
 - 12. Potential: Rail Spur
 - 13. Potential Property for Rail Spur
 - 14. New Stormwater Retention Pond
 - 15. New Roadway
 - 16. Existing Railway Line
 - 17. Existing Building

