

INDUSTRIAL / OWNER-USER INVESTMENT OPPORTUNITY

INDUSTRIAL PROPERTY FOR SALE

±24,434 SF | ±2.74 AC

NEW BERN AVE

48,000 VPD

5115 NEW BERN AVE | RALEIGH, NC

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COMMERCIAL REAL ESTATE SERVICES
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PROPERTY SUMMARY

5115 New Bern Avenue presents a unique industrial investment and owner-user opportunity featuring $\pm 24,434$ SF on ± 2.74 acres in Raleigh. The property combines stable in-place income from a long-term NNN tenant with $\pm 8,000$ SF of available warehouse/office space and approximately 1.2 acres of fenced outdoor storage, providing flexibility for immediate occupancy, lease-up, or future expansion.

LOCATION DESCRIPTION

Positioned along New Bern Avenue / US-64 Business in east Raleigh, the property offers convenient connectivity to I-440, I-87 / US-64, and the greater Triangle. The location provides efficient access to Downtown Raleigh and major regional transportation corridors while benefiting from an established industrial and commercial setting.

HIGHLIGHTS

- $\pm 24,434$ SF industrial building on ± 2.74 acres
- $\pm 16,434$ SF occupied by Metal Depot
- $\pm 8,000$ SF warehouse/office space available
- ± 1.2 acres of fenced outdoor storage (IOS) with available space
- Three (3) drive-in doors
- Functional, well-appointed office buildout
- Paved and fenced site
- IX-3 zoning
- High Traffic Exposure: New Bern Ave / US-64 Business: 48,000 VPD; I-440: 122,000 VPD; I-87: 98,000 VPD.
- SALE PRICE: \$6,100,000



INVESTMENT + OWNER-USER OPPORTUNITY

5115 New Bern Avenue combines stable in-place NNN income with immediately available warehouse/office space and substantial fenced outdoor storage, providing flexibility for an owner-user, investor, or future expansion.

IN-PLACE TENANT | METAL DEPOT

LEASED SPACE	±16,434 SF
LEASE TYPE	NNN
CURRENT RENT	\$20,569.22 / Month
ANNUALIZED RENT	\$246,830.64
LEASE EXPIRATION	April 30, 2028
RENEWAL OPTIONS	Two (2) 5-Year Options at Market Rate

AVAILABLE | OWNER-USER / LEASE-UP

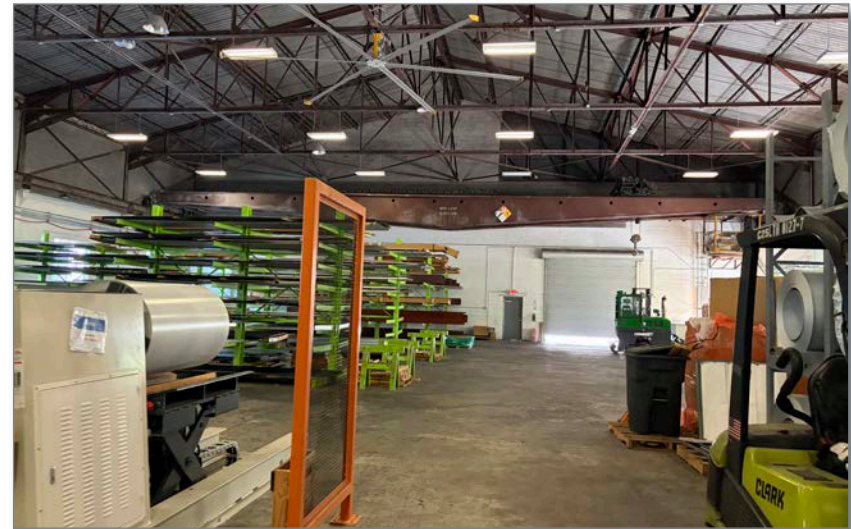
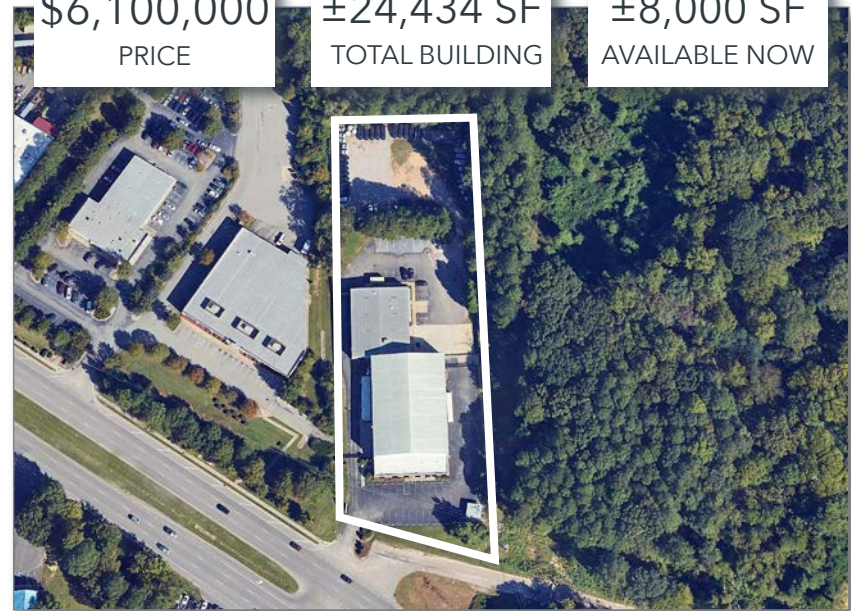
AVAILABLE SPACE	±8,000 SF
SPACE TYPE	Warehouse / Office
OUTDOOR STORAGE	±1.2 Acres of Fenced IOS
LOADING	Three (3) Drive-In Doors
AVAILABILITY	Available Now

- WELL-APPOINTED OFFICE BUILDOUT
- PAVED AND FENCED SITE
- IOS INCLUDED WITH AVAILABLE SPACE

\$6,100,000
PRICE

±24,434 SF
TOTAL BUILDING

±8,000 SF
AVAILABLE NOW

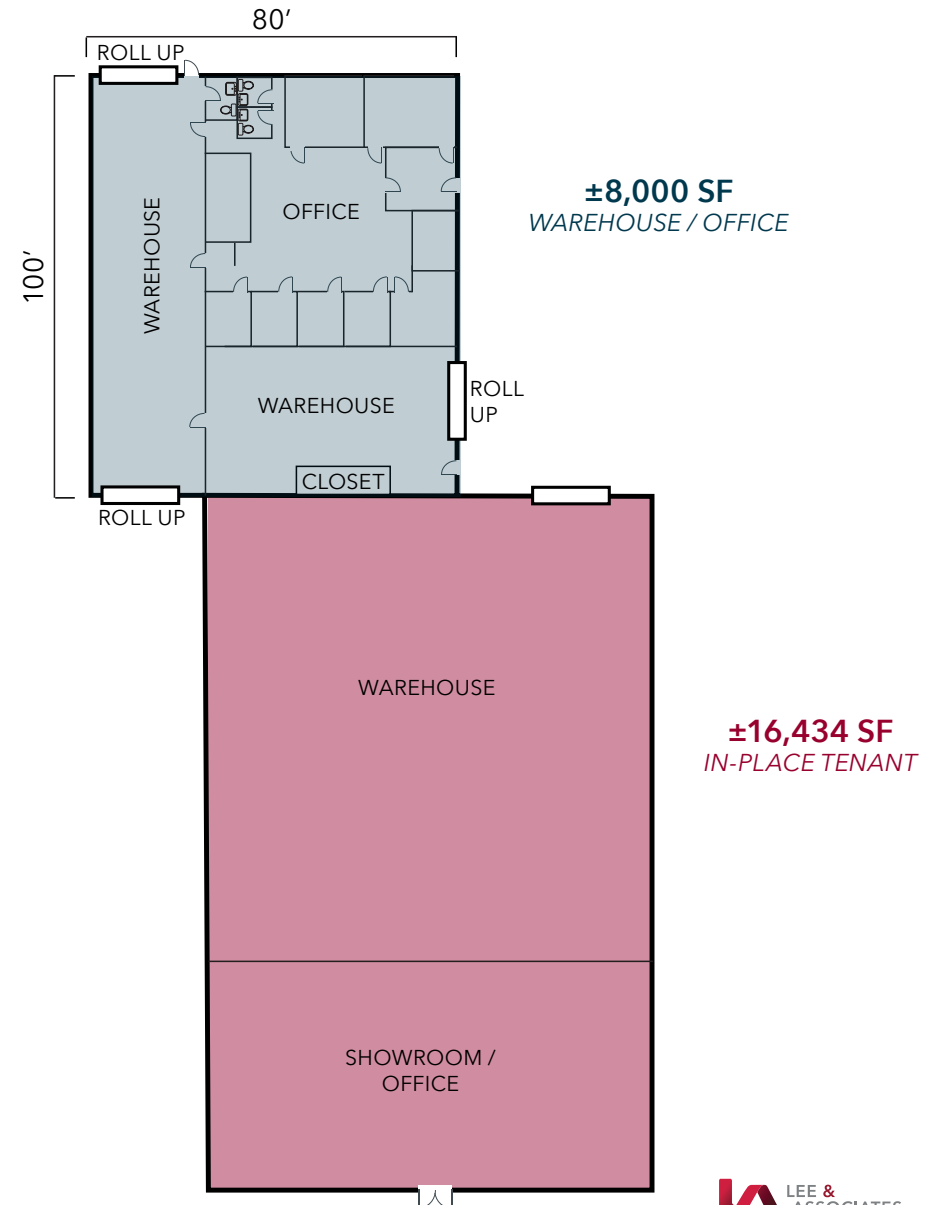


SITE / IOS

±8,000 SF AVAILABLE WITH ±1.2 ACRES OF FENCED OUTDOOR STORAGE



Available ±8,000 SF warehouse / office space includes access to approximately 1.2 acres of outdoor storage.

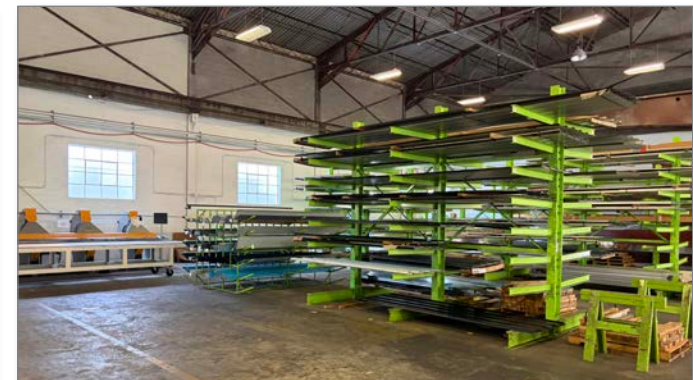


BUILDING / EXTERIOR PHOTOS



FOR SALE | 5115 NEW BERN AVE | RALEIGH, NC 27610

BUILDING / INTERIOR PHOTOS



FOR SALE | 5115 NEW BERN AVE | RALEIGH, NC 27610

AREA OVERVIEW



DISTANCES TO:



I-440 ACCESS

2 MILES | 5 MINUTES



I-540 ACCESS

3 MILES | 6 MINUTES



DOWNTOWN RALEIGH

5 MILES | 13 MINUTES



RDU INTERNATIONAL AIRPORT

20 MILES | 23 MINUTES



RESEARCH TRIANGLE PARK

22 MILES | 25 MINUTES

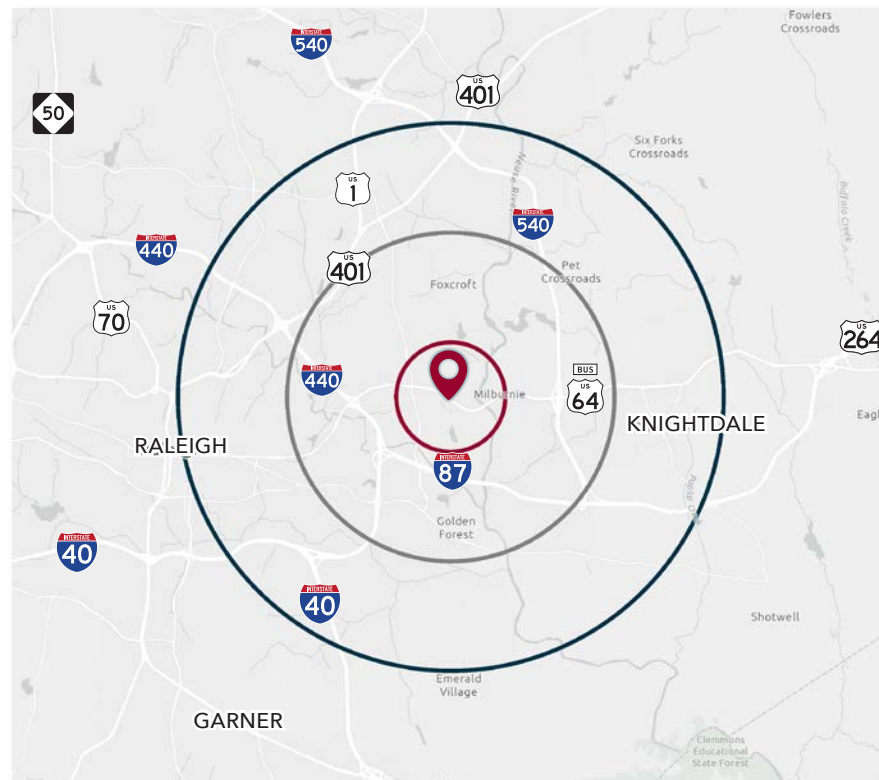
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DEMOGRAPHICS & LOCATION ADVANTAGES

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
DAYTIME POPULATION	7,715	76,858	213,884
DAYTIME WORKERS	3,591	47,111	127,842
TOTAL BUSINESSES	315	2,107	7,563
TOTAL EMPLOYEES	2,351	57,327	122,333
EMPLOYED POPULATION 16+	5,620	34,635	101,934
BLUE-COLLAR WORKFORCE	17.8%	17.4%	17.8%
INDUSTRIAL-RELATED BUSINESSES*	51	406	1,135

* CONSTRUCTION + MANUFACTURING + TRANSPORTATION & WAREHOUSING



LOCATION ADVANTAGES



BUSINESS DENSITY

7,563 BUSINESSES
WITHIN 5 MILES



EMPLOYMENT BASE

122,333 EMPLOYEES
WITHIN 5 MILES



ACTIVE DAYTIME MARKET

213,884 DAYTIME POPULATION
WITHIN 5 MILES



REGIONAL ACCESS

CONVENIENT ACCESS TO I-440,
I-87 / US-64 & THE GREATER
TRIANGLE



INDUSTRIAL WORKFORCE

18,140 BLUE-COLLAR
WORKERS WITHIN 5 MILES

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