



Colliers

Accelerating success.

For Lease

2400 Alwin Court
Raleigh, NC 27604

Inside the beltline warehouse opportunity

±42,000 total SF available

- Column spacing 40' x 25'
- 18' to 20' clear
- 10 dock doors
- 37,200 SF warehouse
 - Eight (8) 10' x 10' docks
 - One (1) 16' x 10' dock
 - One (1) 20' x 10' dock
 - One (1) 16' x 14' drive-in door
 - Gas heat
- 4,800 SF office
 - Fully heated and air conditioned
 - Office area includes individual offices, conference rooms, reception/lobby area, restrooms, and breakrooms
- 400 amps
- Outdoor storage area

Asking Lease Rate

Call broker

TICAM

\$2.00/SF (EST)

Larry L. Lakins II, SIOB

Executive Vice President
+1 919 815 5327
larry.lakins@colliers.com

Shields B. Liggett

Associate
+1 919 538 5707
shields.bennett@colliers.com

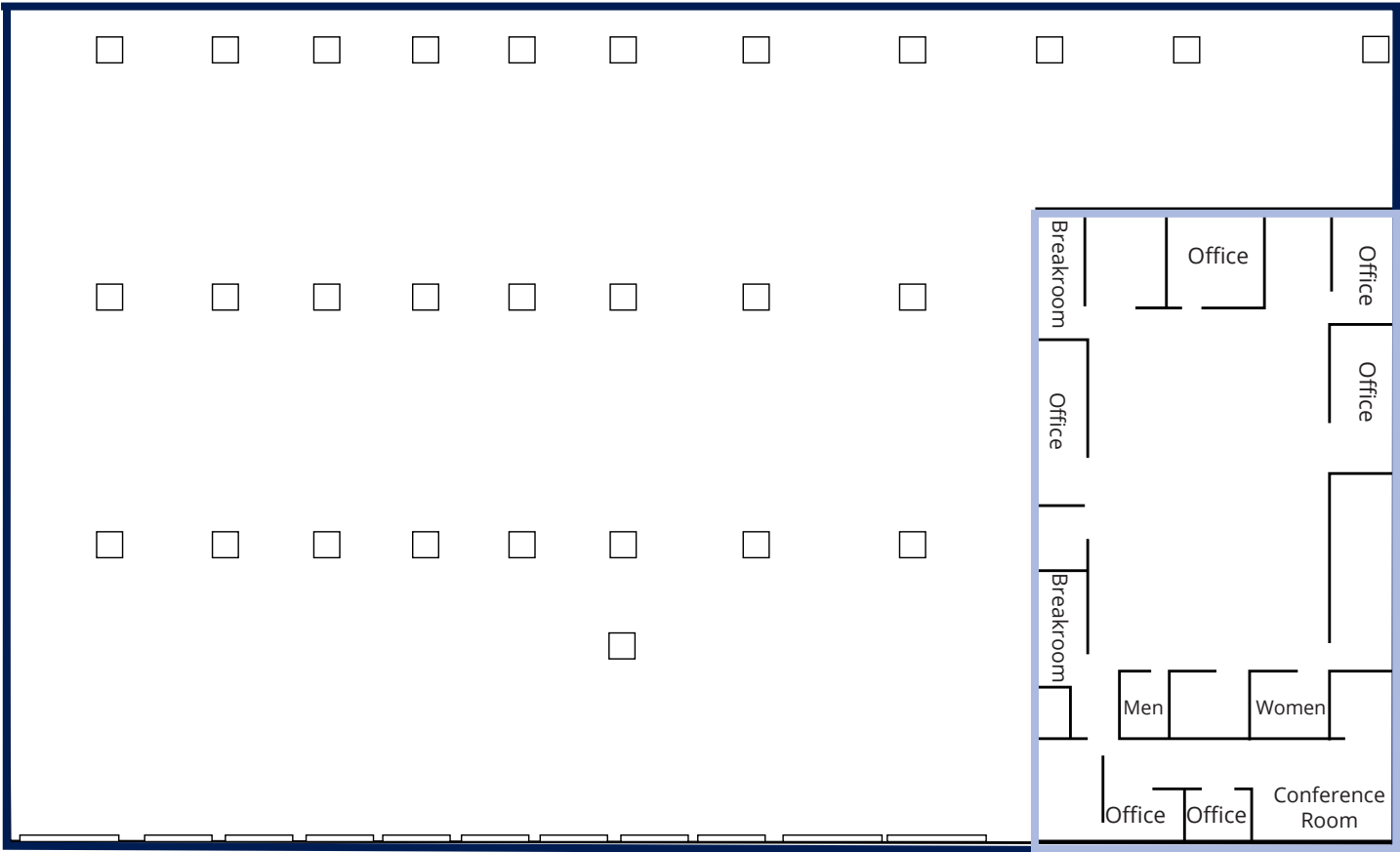
Colliers

4208 Six Forks Road, Suite 800
Raleigh, NC 27609
+1 919 582 7930



Property Information

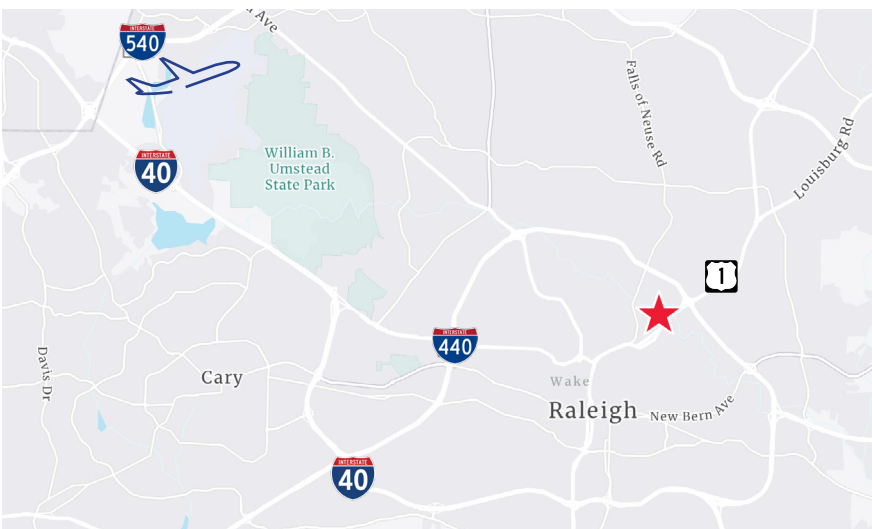
±42,000 SF  37,200 SF Warehouse  4,800 SF Office



1 Oversized Drive-In Ramp 8 (10' x 10') Docks 2 Oversized Docks



Property Information



Location

- Infill location
- Quick access to I-440
- Approximately 25 minutes to RDU International Airport

2026 Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Raleigh, LLC.