

NORTH 540 DISTRIBUTION CENTER

3401 GRESHAM LAKE ROAD RALEIGH, NORTH CAROLINA 27615

±67,200 - 240,211 SF INDUSTRIAL SPACE FOR LEASE

NORTH 540 DISTRIBUTION CENTER

INDUSTRIAL SPACE FOR LEASE

BUILDING FEATURES

PROPERTY NAME	North 540 Distribution Center
ADDRESS	3401 Gresham Lake Road
CITY	Raleigh
STATE	North Carolina
COUNTY	Wake
DATE AVAILABLE	Immediately
LEASE RATE	Call for Details
TICAM	Estimate \$1.87/SF
TAX PARCEL ID #	008517
BUILDING TYPE	Warehouse/Distribution
ZONING	Industrial Mixed Use ZONING LINK
NUMBER OF BUILDINGS	One (1)
BUILDING DIMENSIONS	764' x 280'
TOTAL SF	240,211 SF
AVAILABLE SF	67,200 - 240,211 SF
OFFICE SF	26,797 SF
BAY SIZE	11,200 SF
EXTERIOR WALL MATERIAL	Concrete tilt wall and precast
ROOFING MATERIAL	White TPO
FENCING	Fenced in truck court
YEAR BUILT	Original - 1973 Expansion - 1983
NO. OF ACRES	13.3 acres
TRUCK COURT DEPTH	170'

CEILING HEIGHT	30' (33' in the center)
LIGHTING	T-5 & LED
COLUMN SPACING	40' x 40'
SPRINKLER SYSTEM/TYPE	ESFR & Wet
LOADING DOCK	Thirty-three (33) Dock-High Doors Two (2) Drive-In
ELECTRICAL CAPACITY	3 phase, 277/480 volt
NATURAL GAS SERVICE PROVIDER	Dominion Energy
WATER AND SEWER PROVIDER	City of Raleigh
ELECTRICAL PROVIDER	Progress Duke Energy
RAIL SERVICE PROVIDER	CSX



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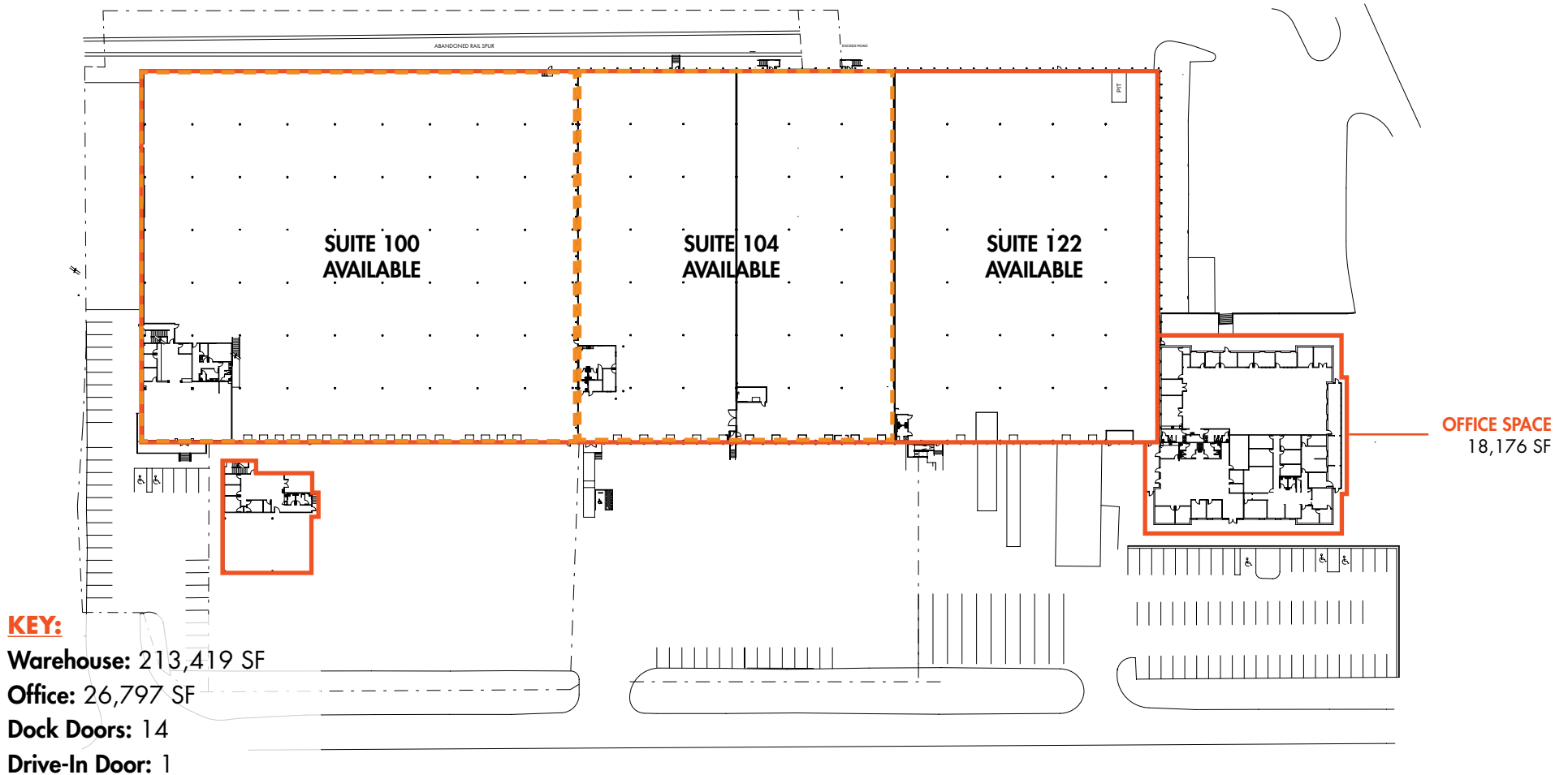
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SITE PLAN

±67,200 - 240,211 SF AVAILABLE



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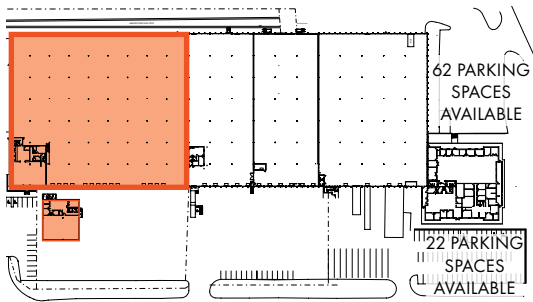
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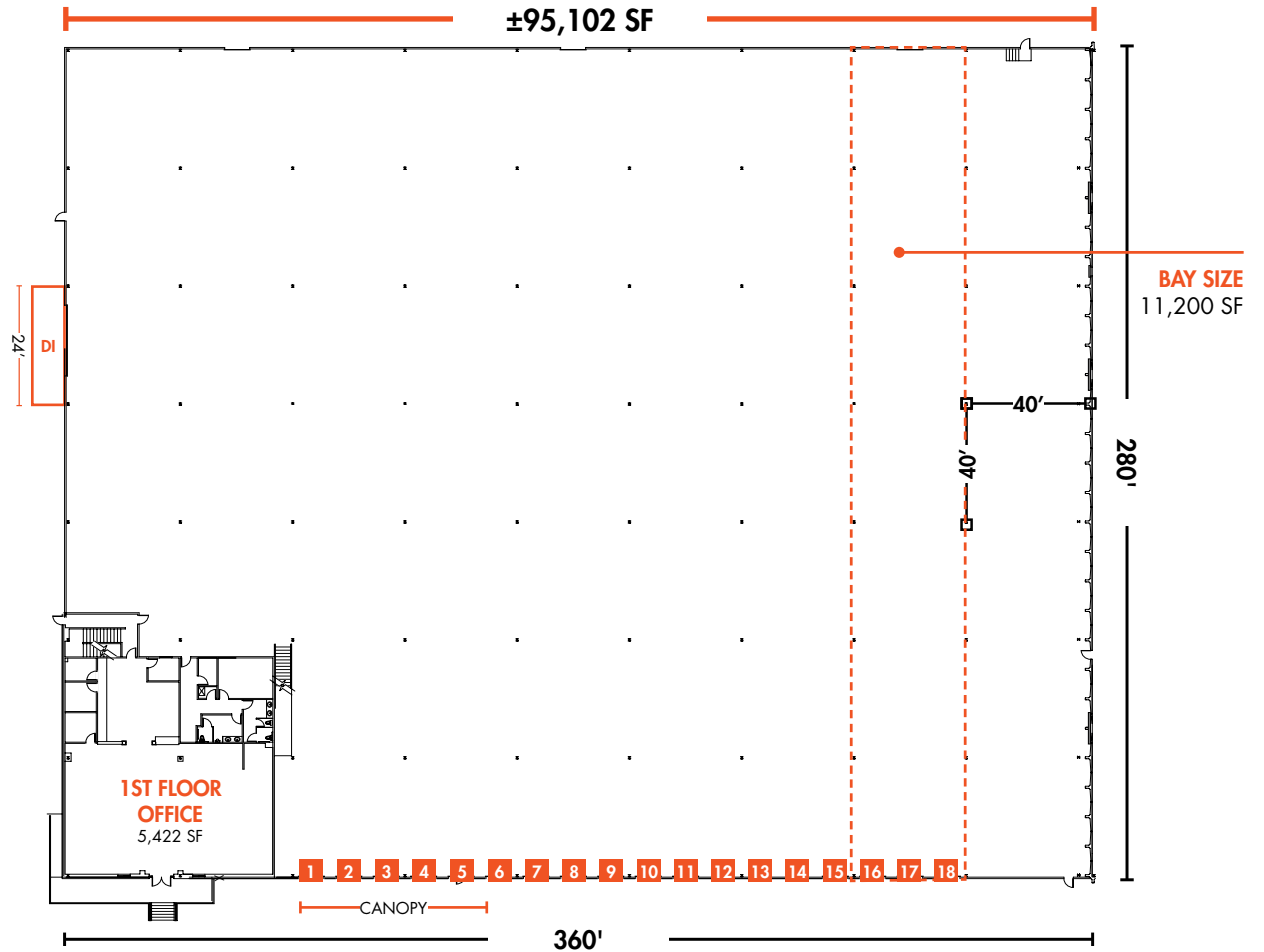
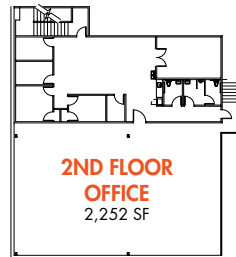
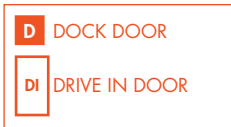
FLOOR PLAN - SUITE 100

±95,102 SF



KEY:

- Warehouse:** 87,158 SF
- Office:** 7,674 SF
- Dock Doors:** 14
- Drive-In Door:** 1
- Sprinkler:** ESFR
- Lighting:** T5



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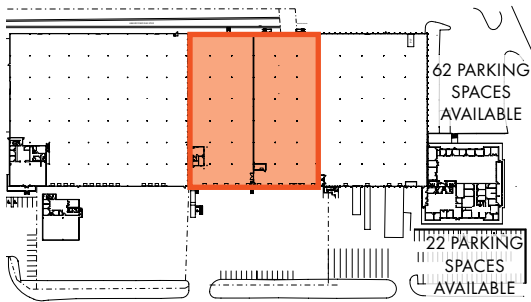
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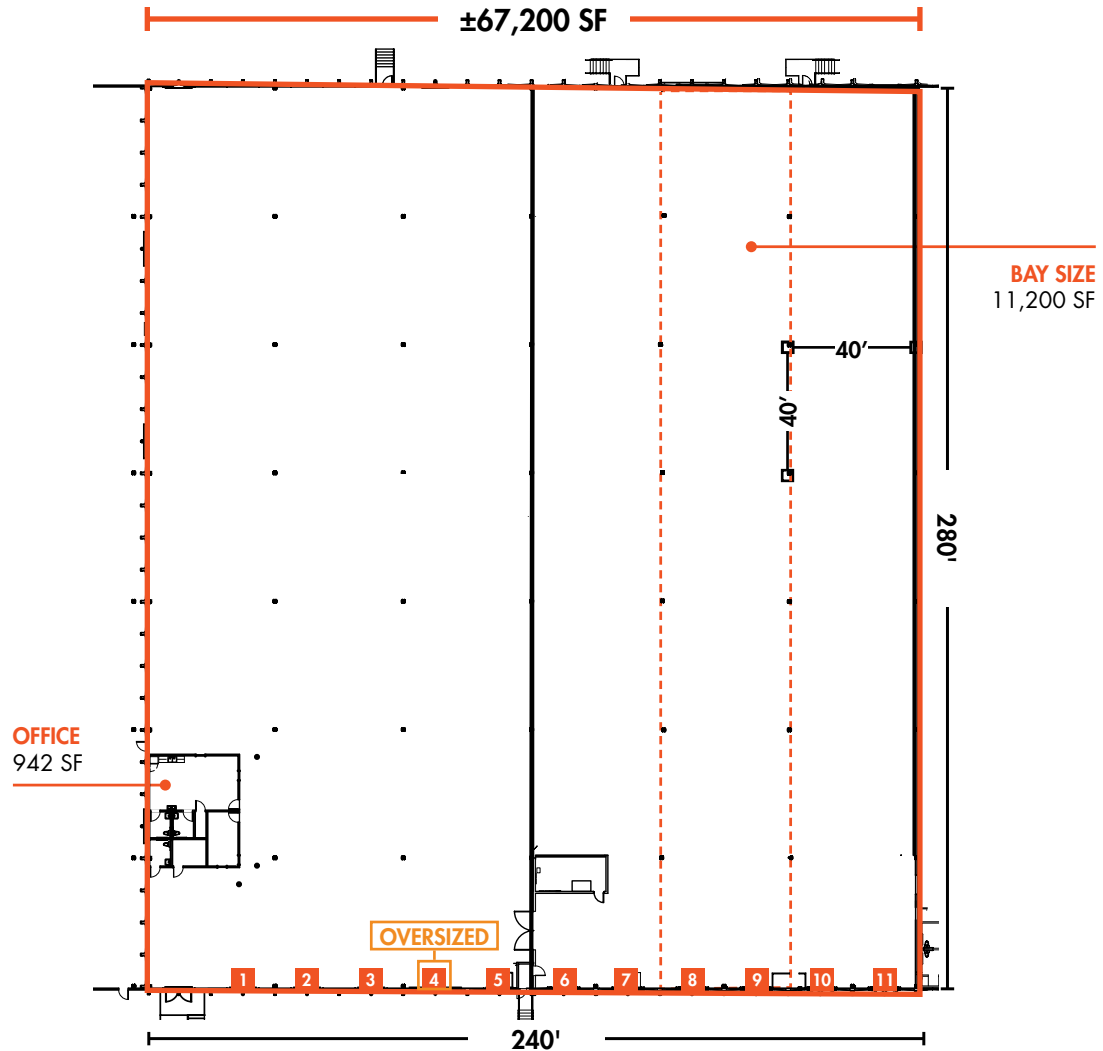
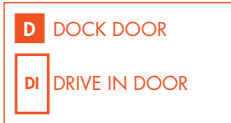
FLOOR PLAN - SUITE 104

±67,200 SF



KEY:

- Warehouse:** 66,258 SF
- Office:** 942 SF
- Dock Doors:** 11
- Sprinkler:** Wet
- Lighting:** LED



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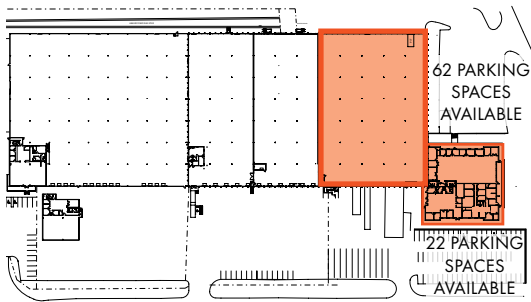
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FLOOR PLAN - SUITE 122

±61,090 SF



KEY:

Warehouse: 56,625 SF

Office: 4,465 SF

Dock Doors: 4

Drive-In Door: 1

Sprinkler: ESFR

Lighting: T5

D DOCK DOOR

DI DRIVE IN DOOR

BAY SIZE
11,200 SF



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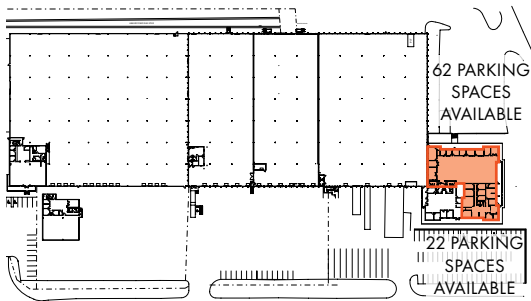
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FLOOR PLAN - SUITES 110 & 118

±13,713 SF



KEY:

Suite 110: 9,112 SF

Suite 118: 4,601 SF

Total Office SF: 13,713 SF

D DOCK DOOR

DI DRIVE IN DOOR

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INDUSTRIAL SPACE FOR LEASE

AMENITIES



1 CAPITAL MARKETPLACE

1.3 MILES

- LA Fitness
- The Athlete's Foot
- Burlington
- Dollar Tree
- Pho Super 9
- BJ's
- Big Lots
- Sweet Frog
- Crab du Jour
- Garner Appliance & Mattress
- Rising Sun Pools & Spas
- Red Bowl Asian Bistro

2 TRIANGLE TOWN CENTER

1.8 MILES

- Best Buy
- Hobby Lobby
- Belk
- Dillard's
- Twisted Fork
- Macy's
- Sears Auto Center
- McDonald's
- Chili's Grill & Bar
- Saks Fifth Avenue
- Barnes & Noble
- Zales
- Finish Line
- Chick-fil-A
- Jared
- Romano's Macaroni Grill
- Men's Warehouse
- Ashley Furniture

3 POYNER PLACE

2.0 MILES

- Target
- CVS Pharmacy
- Great Clips
- Ulta Beauty
- Marshalls
- Cost Plus World Market
- Old Navy
- Popshelf

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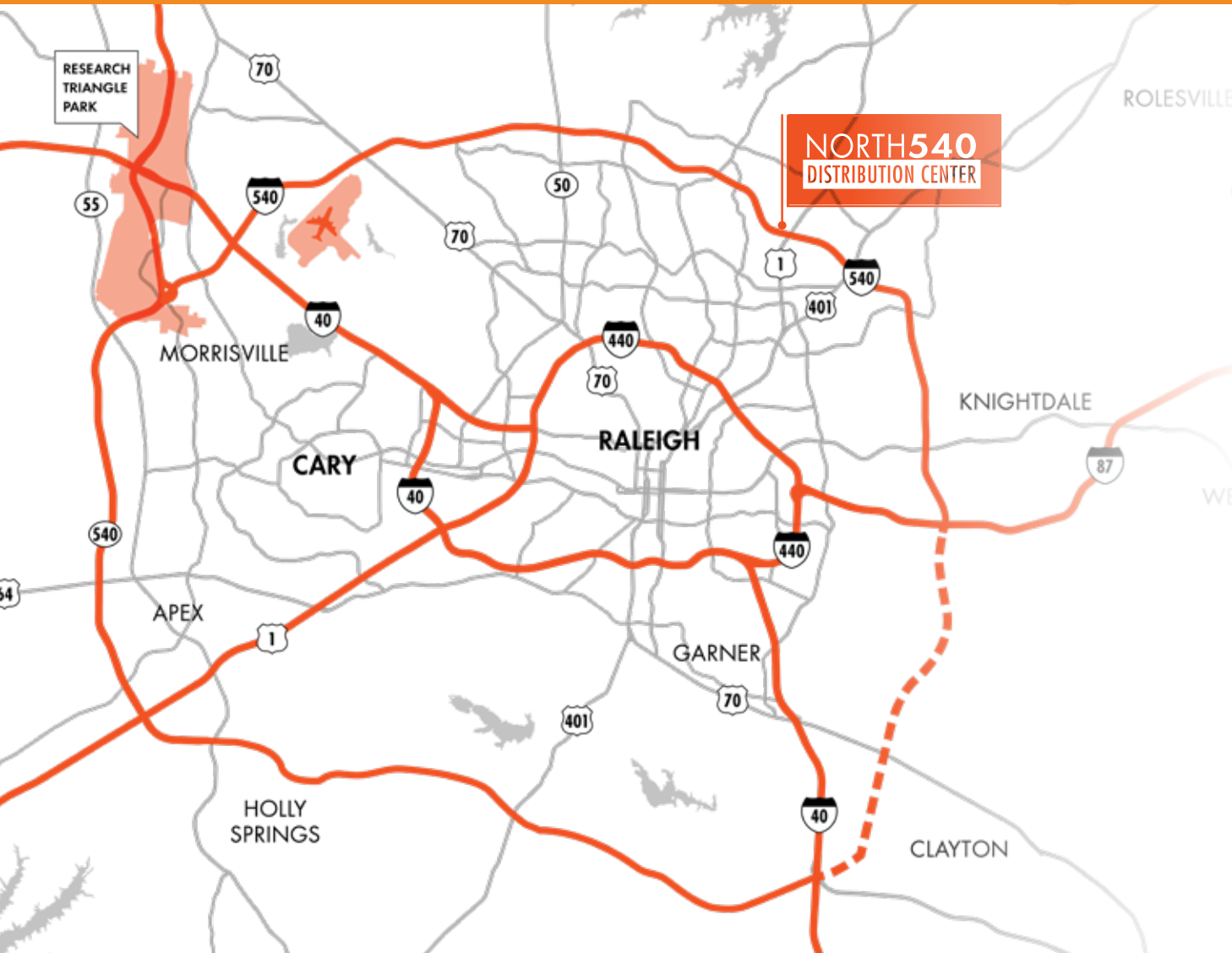
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LOCATION & ACCESS

INTERSTATES

Uninterrupted distribution to every major market in the United States

	US Highway 1	<1 mile
	Interstate 540	1 mile
	Interstate 440	7 miles
	Interstate 40	12 miles
	Interstate 87	12 miles
	US Highway 401	14 miles
	Interstate 85	22 miles

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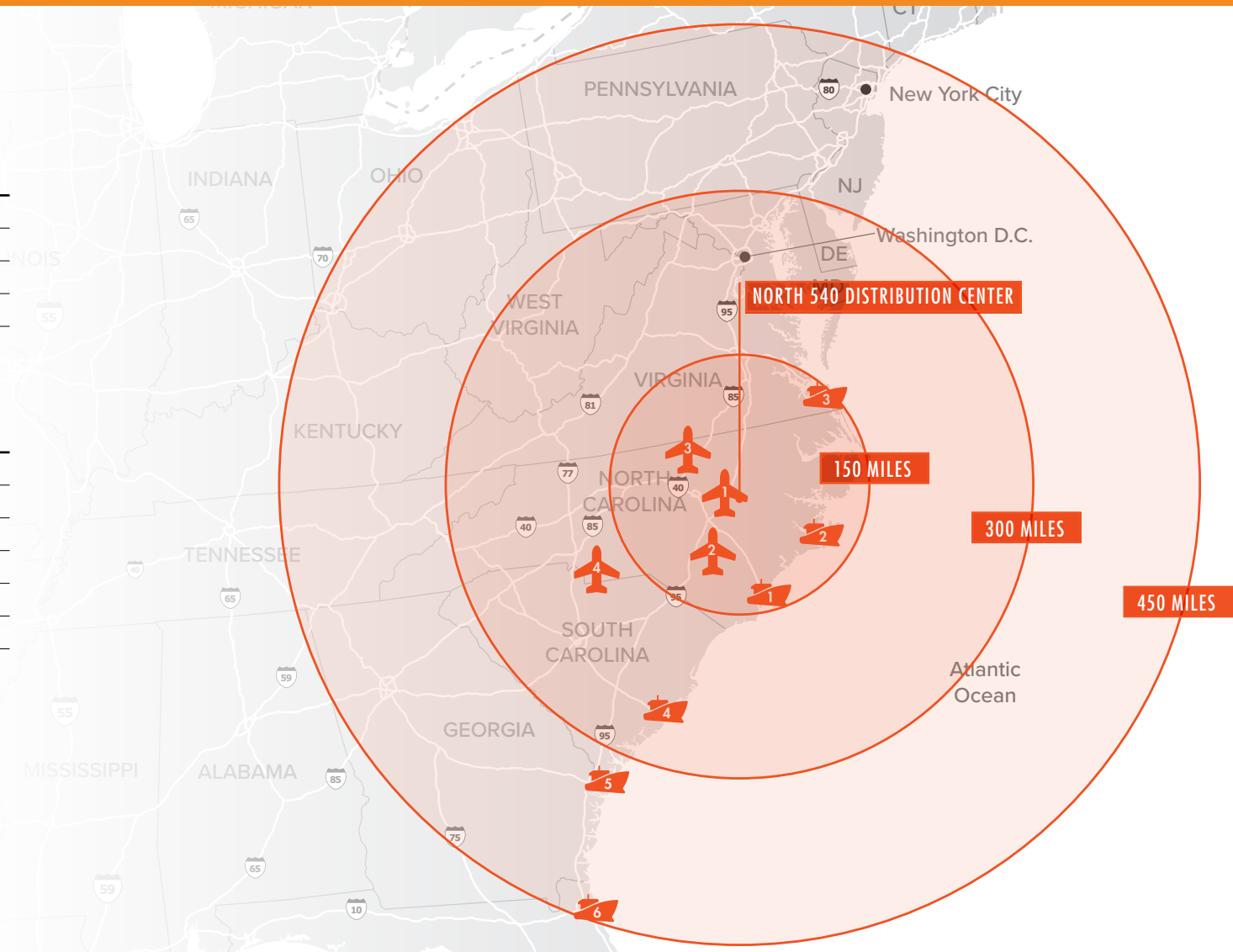
AIRPORTS

1	Raleigh-Durham International	15 miles
2	Fayetteville Regional	114 miles
3	Piedmont Triad International	104 miles
4	Charlotte Douglas International	185 miles



SEAPORTS

1	Wilmington, NC	176 miles
2	Morehead City, NC	173 miles
3	Norfolk, VA	145 miles
4	Charleston, SC	286 miles
5	Savannah, GA	328 miles
6	Jacksonville, FL	461 miles



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