

INDUSTRIAL FOR LEASE

5080 TRADEMARK DRIVE, RALEIGH, NC 27610

DELIVERING JUNE 2026

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

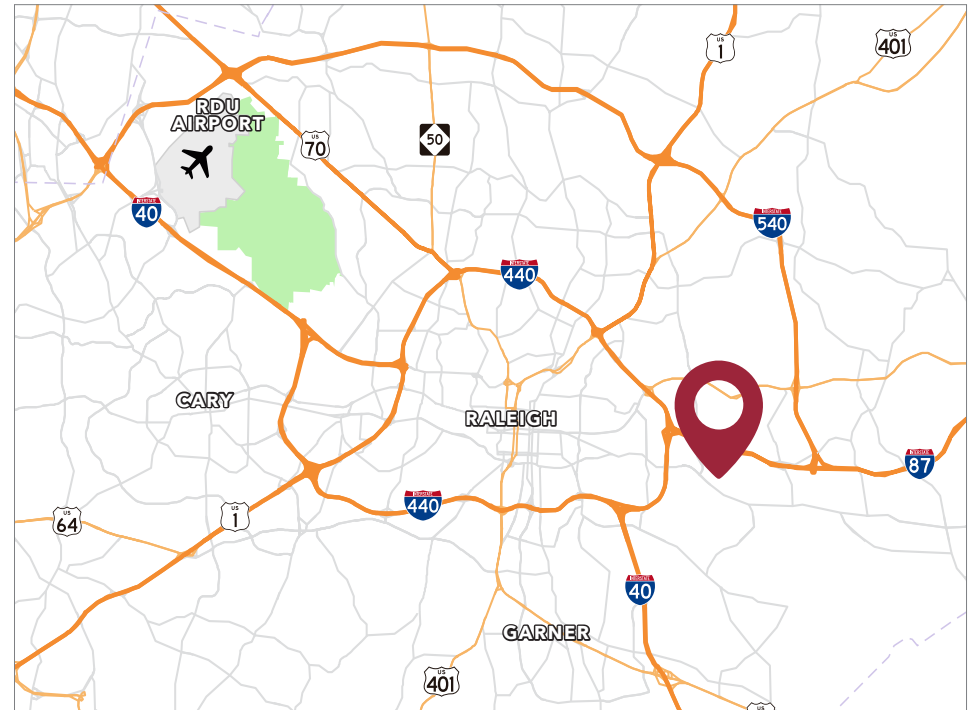
Located on Trademark Drive in Raleigh, this planned industrial development offers strategic access to the Triangle's most active commercial corridors. The site is positioned near major transportation routes, providing efficient connectivity to I-40, I-440, and key regional distribution hubs. Its Raleigh address places it close to a deep labor pool and a strong mix of industrial, office, and life science users. This location is well suited for flex, or distribution operations seeking long-term growth in a high-demand market.

PROPERTY HIGHLIGHTS

- » 15,029 SF
- » Delivering June 2026
- » 2.72 Acres
- » 1,735 SF office
- » IX-3 Zoning
- » Two dock-high doors
- » Two 14-foot grade level doors
- » Clear height: 20' - 24' in the warehouse

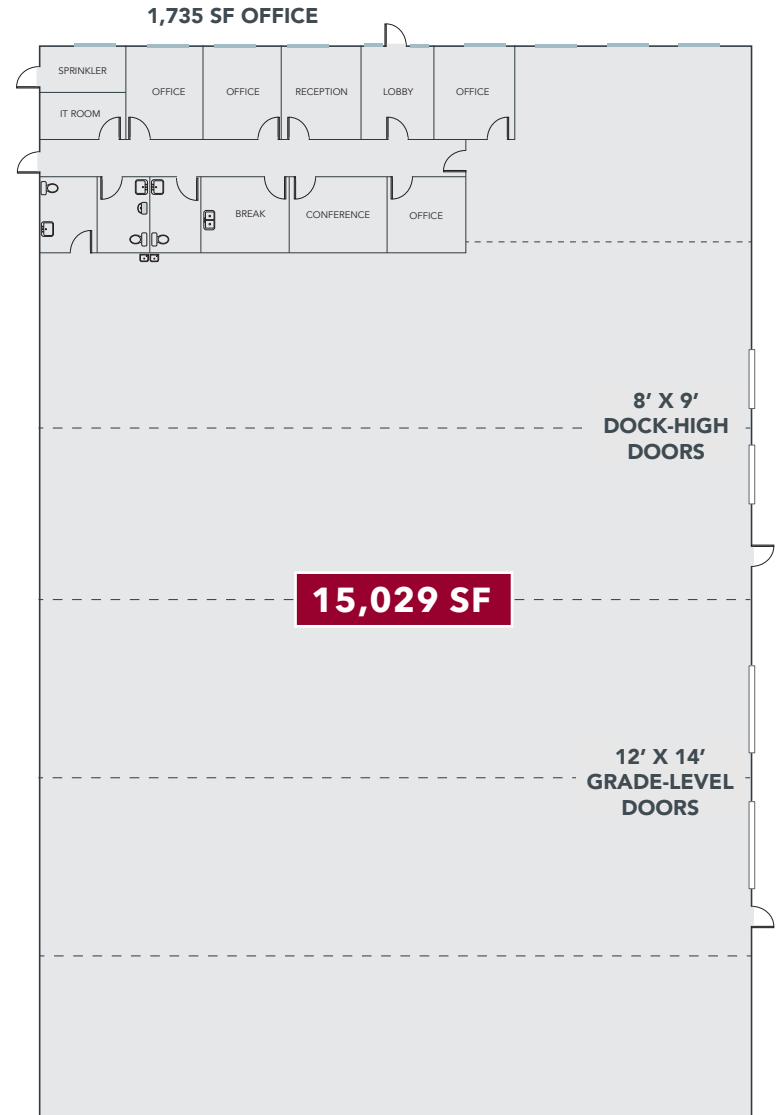
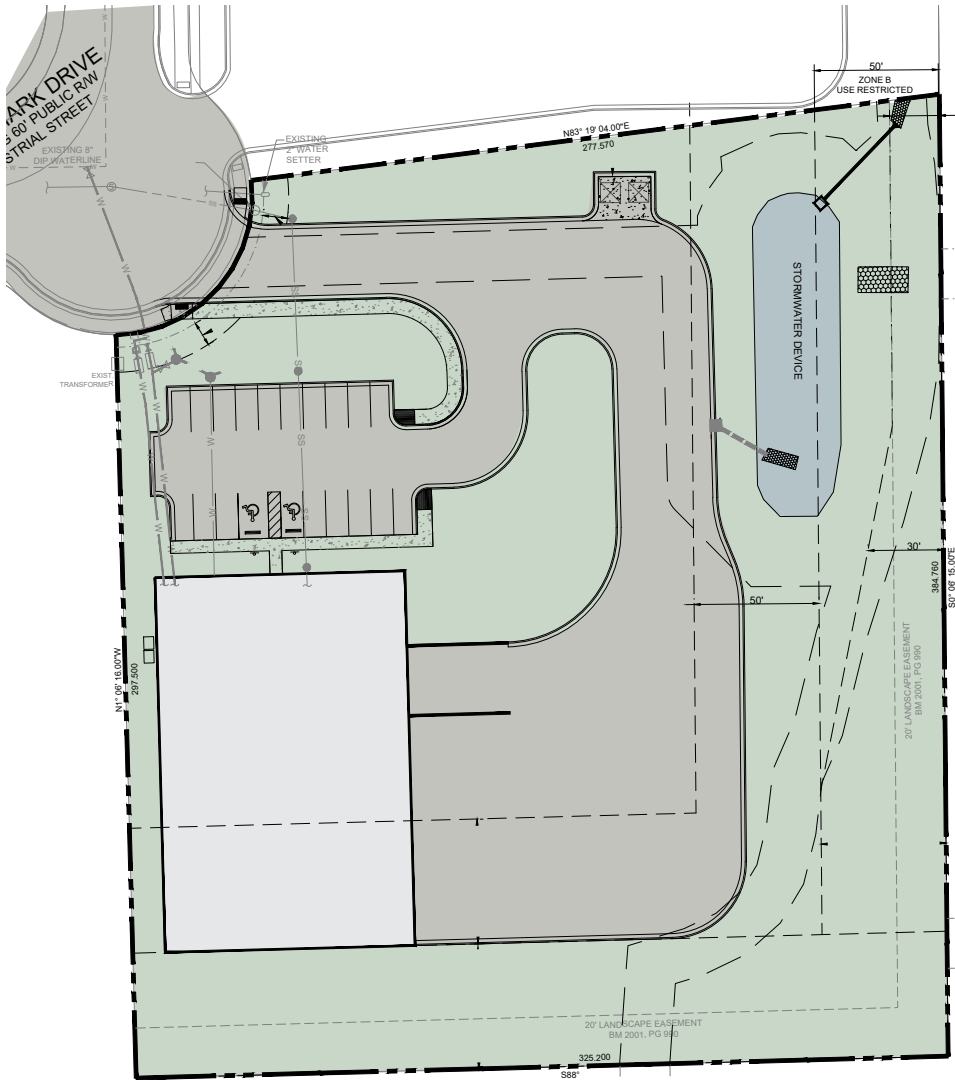
LEASE RATE

- » \$18.95/SF, NNN
- » TICAM: TBD



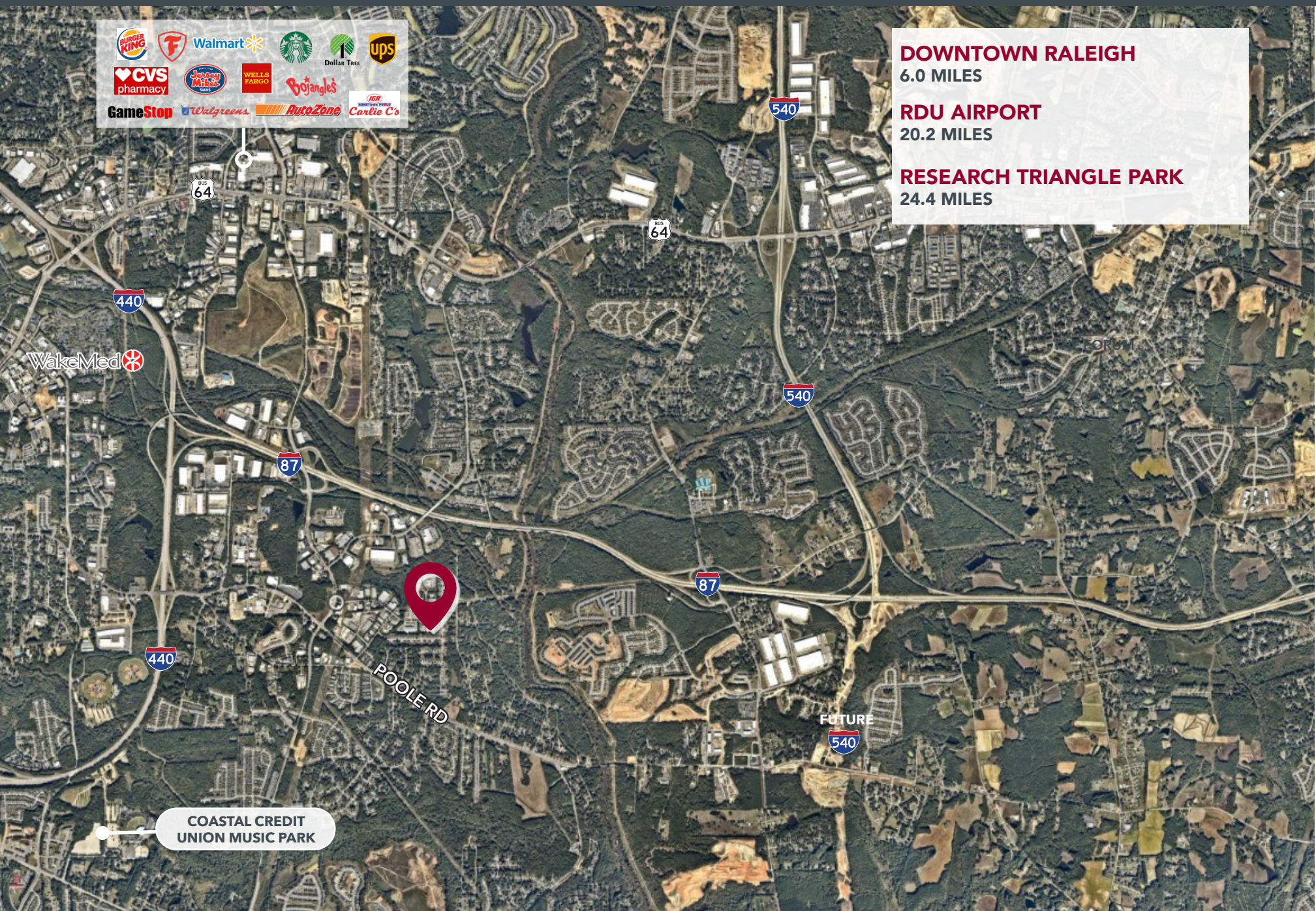
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SITE PLAN AND FLOOR PLAN



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AREA OVERVIEW



DOWNTOWN RALEIGH
6.0 MILES

RDU AIRPORT
20.2 MILES

RESEARCH TRIANGLE PARK
24.4 MILES

COASTAL CREDIT UNION MUSIC PARK

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,352	62,476	246,738
Median HH Income	\$80,269	\$81,166	\$79,980
# of Businesses	206	1,664	4,698
# of Employees	3,434	37,473	88,793
Daytime Population	6,036	69,491	151,552

Source: ESRI 2026

