

1220 UNITED DRIVE

8,000 SF FLEX INDUSTRIAL WAREHOUSE FOR LEASE



JUSTIN BANNISTER

Manager/Broker

justin@bannisterproperties.com

O: 919.779.1523 C: 919.480.0010



1220 United Drive
Raleigh, NC 27603

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EXECUTIVE SUMMARY

1220 United Drive is a ±8,000 SF flex industrial warehouse located minutes from downtown Raleigh, North Carolina. The building pairs open warehouse space with dedicated on-site office, dock-high and drive-in loading, and roughly \$200,000 in recent site improvements including new concrete, safety railings, landscaping, lighting, and fresh paint. The space is cleared out and available for immediate occupancy. Contact the broker for lease rate and to schedule a tour.



PROPERTY HIGHLIGHTS

BUILDING SF	8,000 SF
DIVISIBILITY	NA
LEASE RATE	Contact Broker
LEASE TYPE	NNN
DELIVERY	Immediate
MARKET	Raleigh
PARKING RATIO	Contact Broker



PROPERTY **RENDERINGS/PHOTOS**



LOCATION OVERVIEW



Raleigh is the capital of North Carolina and the anchor of the Raleigh-Cary metropolitan area, one of the fastest-growing urban regions in the South. United Drive sits in southeast Raleigh with convenient reach to the region's primary freight and commuter corridors, placing tenants close to both the city core and the wider Triangle market.

THE RALEIGH-CARY METROPOLITAN AREA IS THE FASTEST-GROWING URBAN REGION IN THE SOUTH.



63%

GROWTH SINCE 2001



559,173

HOUSEHOLDS



\$92,739

MEDIAN HOUSEHOLD INCOME



3.4%

UNEMPLOYMENT RATE



TOP 3

HOTTEST JOB MARKET (WSJ)

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CONTACT FOR MORE INFO:



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