


NEWLY DELIVERED FLEX/INDUSTRIAL SPACE AVAILABLE NOW



 VISIT WEBSITE

±8,800 SF - 131,500 SF FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE

PARK OVERLOOK EAST

4000 - 4010 PARK OVERLOOK WAY | CARY, NC 27519



PARK HIGHLIGHTS

±163,600 SF Class A, Flex/Light Industrial Development



131,512

SF Available



24'

Clear Heights



ESFR

Sprinkler System



LOADING

Dock-High Doors



40' X 60'

Typ. Column Spacing



326

Auto Spaces

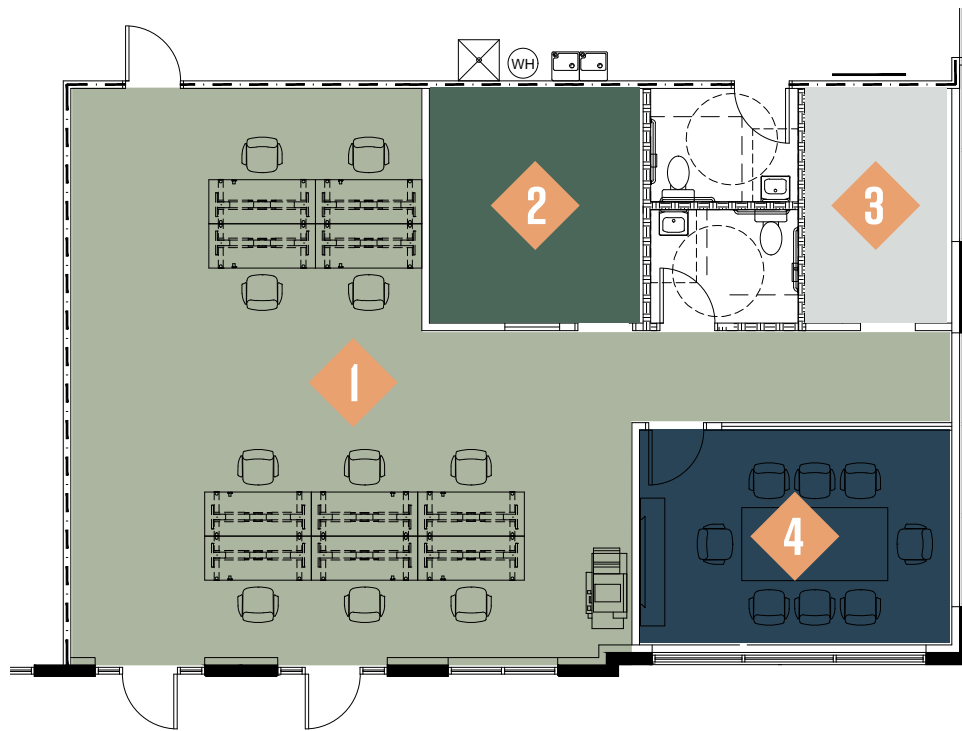
BUILDING I FEATURES

Address	4010 Park Overlook Way Cary, NC 27519
Available SF	±8,800 - 76,132 SF Suite 104-112: 46,508 SF Suite 117-122: 29,624 SF
Building SF	108,226 SF
Office SF	916 SF Spec Office Suite 104 1,593 SF Spec Office Suite 122
Column Spacing	40' x 60' (typ.)
Clear Hight	24'
Floor Thickness	6" concrete slab
Exterior	Masonry & Glass
Dock-High Doors	Twenty-Two (22) total dock doors Eleven (11) 9'x10' & Eleven (11) 10'x12'
Drive-In Doors	Up to Eleven (11) ramped doors (10'x12')
Parking	2.0/1,000 326 Spaces
Timing	Shell Delivered



SPEC OFFICE SUITE

1,593 SF Spec Office | Building 1 - Suite 122



KEY PLAN



- 1 OPEN WORK AREA
- 2 BREAKROOM/ KITCHEN
- 3 PRIVATE OFFICE
- 4 CONFERENCE ROOM



BUILDING 2 FEATURES

Address	4000 Park Overlook Way Cary, NC 27519
Available SF	±8,800 - 55,380 SF
Building SF	55,380 SF
Office SF	1,391 SF Spec Office Suite 107
Column Spacing	40' x 60' (typ.)
Clear Height	24'
Floor Thickness	6" concrete slab
Exterior	Masonry & Glass
Dock-High Doors	Fourteen (14) total dock doors Seven (7) 9'x10' & Seven (7) 10'x12'
Drive-In Doors	Up to Seven (7) ramped doors (10'x12')
Parking	2.0/1,000 326 Spaces
Timing	Shell Delivered



FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE NOW

BUILDING 1

76,508 SF Available

BUILDING 2

55,380 SF Available

PARK AERIAL - DELIVERED Q4 2025





NEARBY AMENITIES





Conveniently located adjacent to Research Triangle Park along NC Highway 55, and minutes from major Triangle thoroughfares; I-540, I-40 and I-440



PRIME LOCATION & ACCESS

INTERSTATES

DISTANCE

 NC Hwy 55	< 1 Mile
 Interstate 540	3 Miles
 Interstate 40	7 Miles
 Interstate 440	18 Miles

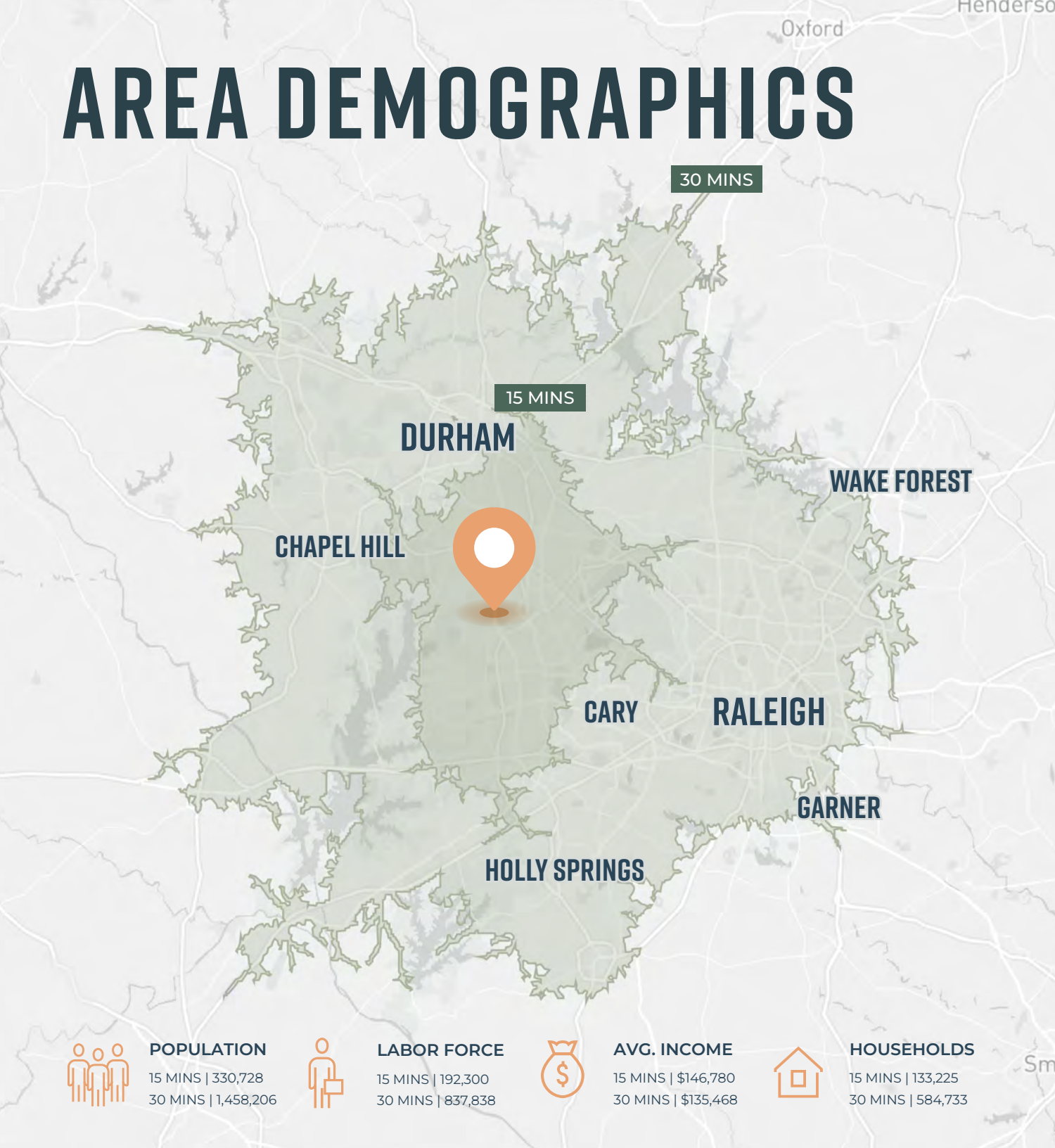
AIRPORTS

DISTANCE

Raleigh-Durham International	11 Miles
Piedmont Triad International	75 Miles
Charlotte Douglas International	155 Miles



AREA DEMOGRAPHICS



REGIONAL ACCOLADES

#1 STATE FOR PROSPERITY CUP AWARDS

Site Selection, 2021, 2022 & 2023

#1 STATE OF THE YEAR FOR ECONOMIC DEVELOPMENT

Business Facilities, January 2023

#2 BEST STATE FOR BUSINESS

CNBC, 2024

#2 STATE FOR INBOUND MOVES IN 2023

Atlas Van Lines, January 2024

#2 BEST-PERFORMING CITY IN THE U.S (RALEIGH)

Milken Institute, February 2024

#2 HOTTEST HOUSING MARKET IN THE U.S (RALEIGH)

U.S. News, February 2024



POPULATION

15 MINS | 330,728
30 MINS | 1,458,206



LABOR FORCE

15 MINS | 192,300
30 MINS | 837,838



AVG. INCOME

15 MINS | \$146,780
30 MINS | \$135,468



HOUSEHOLDS

15 MINS | 133,225
30 MINS | 584,733



ABOUT THE DEVELOPER

With more than **50 years** of success, **Greenberg Gibbons** is a premier developer, investor, and owner of mixed-use, retail, and flex/R&D properties. The firm's rapidly expanding portfolio encompasses more than **6 million square feet** under management and **\$1.6 billion of assets** in **23 locations** throughout the Mid-Atlantic and Southeast regions. Strong vision, innovative design and high-value amenities are hallmarks of how the company creates engaging destinations and inspiring experiences. Simply put, people love to work, shop, live and play at these properties.

Greenberg Gibbons Properties is a premier real estate developer, investor, and owner delivering Class-A Light Industrial properties across the country. We pride ourselves on being the shallow bay experts. Strong vision, innovative design and high-value amenities are hallmarks of how we create engaging workplaces for our tenants.


Through our full-service platform, exceptional management, and experienced team Greenberg Gibbons Properties is the landlord of choice in the Class-A Light Industrial Category.



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 [VISIT WEBSITE](#)

CONTACTS

Ann-Stewart Patterson, SIOR
Executive Vice President
+1 919 831 8207
ann-stewart.patterson@cbre.com

John Hogan, III
Senior Associate
+1 919 831 8264
john.hogan@cbre.com

Austin Nagy
Senior Vice President
+1 919 831 8197
austin.nagy@cbre.com

CBRE

 **GREENBERG GIBBONS
PROPERTIES**

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