



INDUSTRIAL
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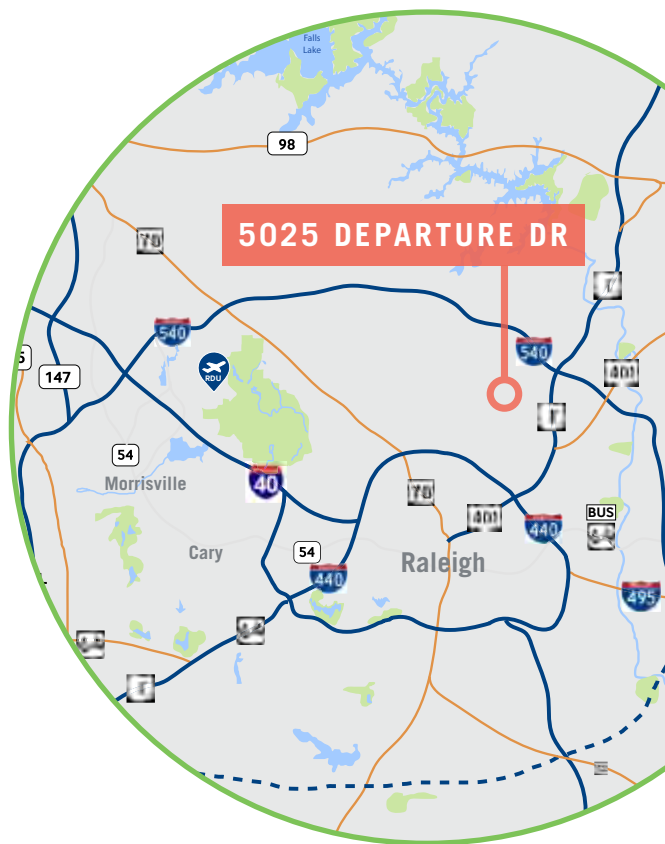
5025 DEPARTURE DRIVE, RALEIGH, NC 27616

 SUBMARKET: US-1/CAPITAL BLVD

PROPERTY HIGHLIGHTS

- » **Suite 105*: ±10,500 SF End-Cap Flex Space**
**available 10/01/2026*
- » Includes ±1,500 SF of office and ±9,000 SF of warehouse space
- » 21' clear height, (2) dock-high doors and (4) drive-in doors, offering flexible loading and efficient drive-through capability
- » 37 parking spaces (3.53/1,000 SF) with potential for fenced industrial outdoor storage (IOS) or a secure area for fleet vehicles or equipment
- » Zoned IX-3 (Industrial Mixed Use), ideal for commercial trade vendors, light manufacturing, specialized assembly, and regional distribution
- » Located in the North Raleigh / US-1 corridor, ±1 mile from Capital Blvd. with immediate access to I-540 and I-440

RENTAL RATE \$15.95 PSF, NNN
TICAM \$2.50 PSF



CONTACT:

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Boss Poe | 919.868.0016 | bpoe@trinity-partners.com

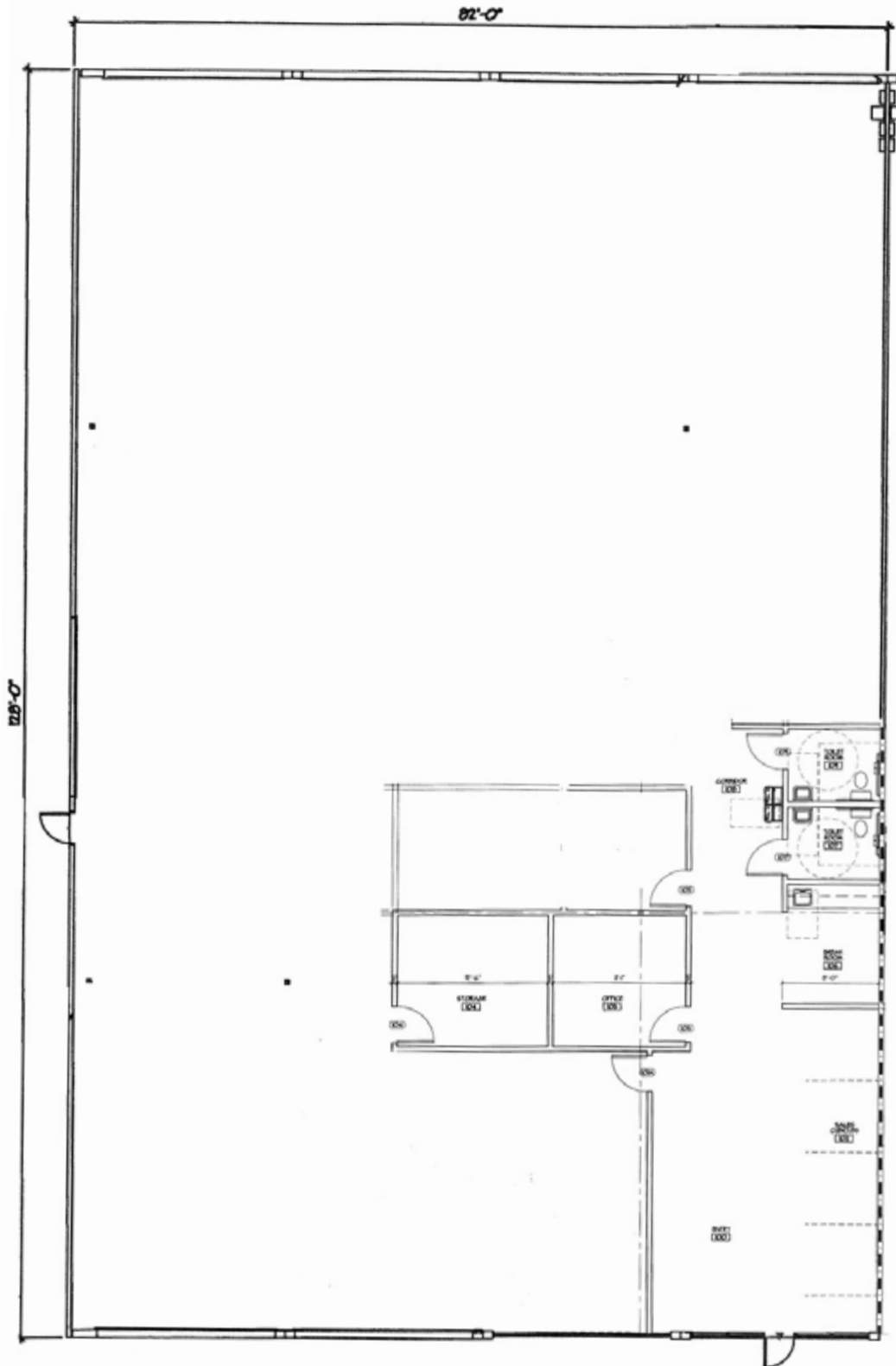
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SUITE 105: ±10,500 SF



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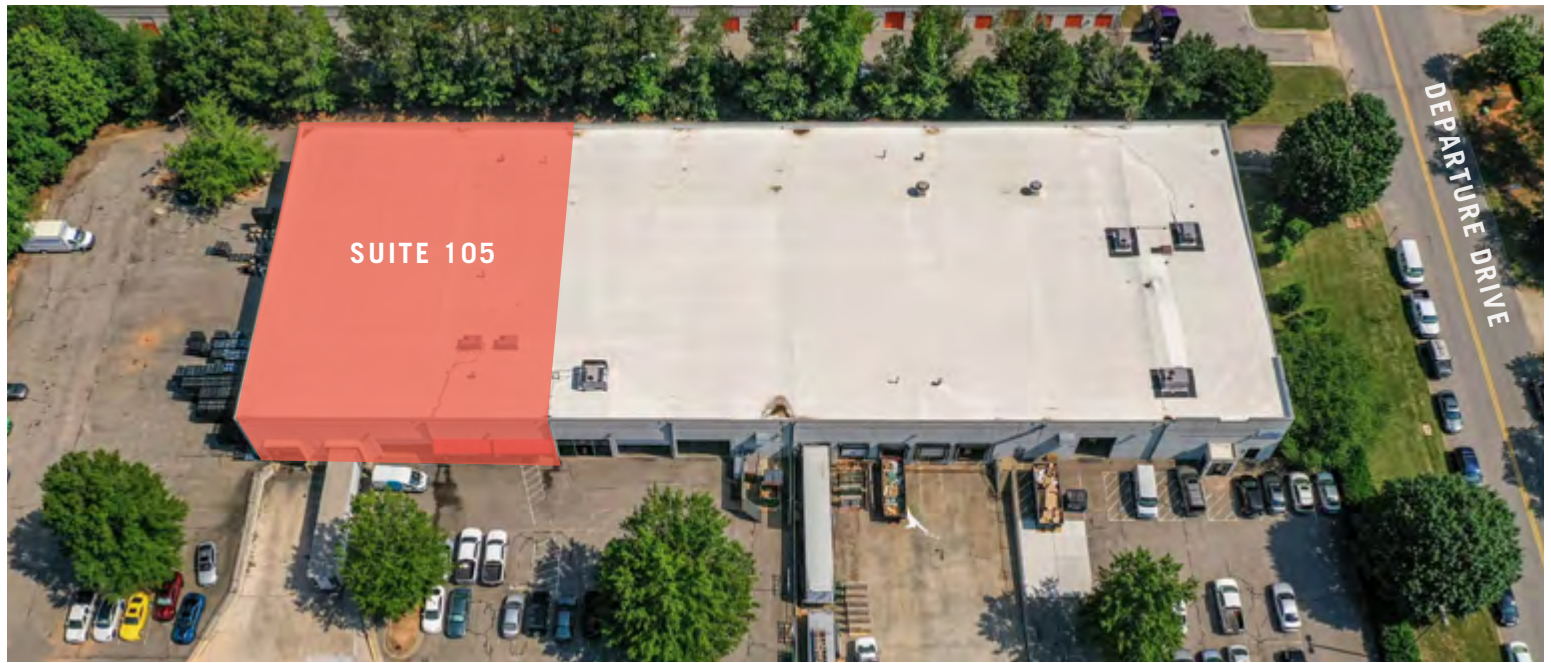
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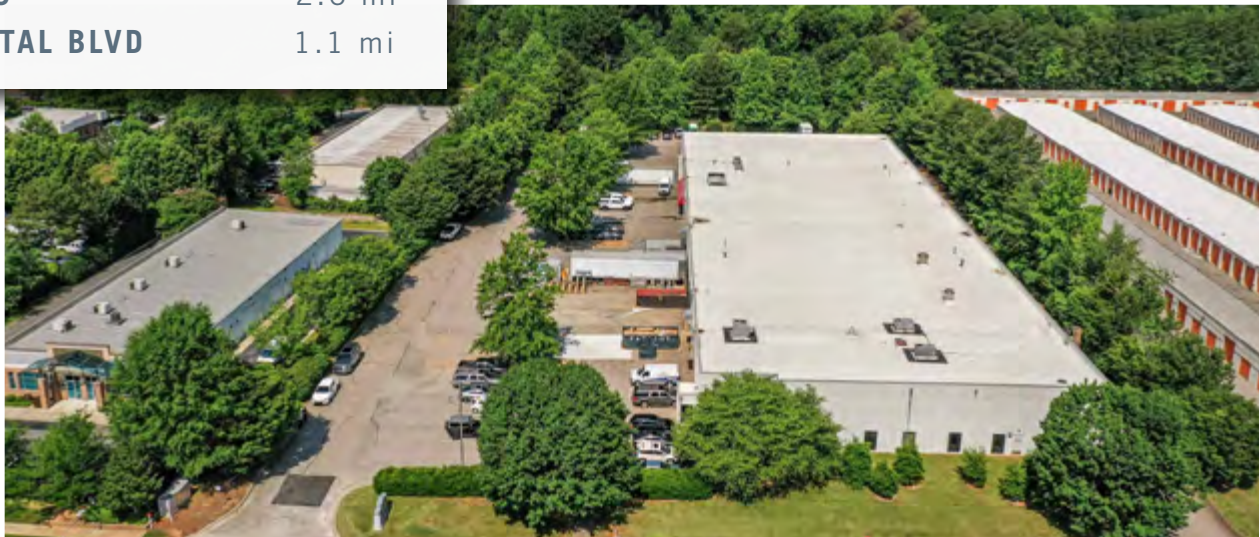
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DISTANCE TO

I-440	2.6 mi
I-540	2.6 mi
CAPITAL BLVD	1.1 mi



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