

3208 Spottswood Street, Raleigh, NC 27615

INDUSTRIAL WAREHOUSE SUBLEASE

Suite 114 | ±10,980 SF



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COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

ADDRESS

3208 Spottswood St. Raleigh, NC 27615 | SUITE 114

PROPERTY DESCRIPTION

3208 Spottswood Street, Suite 114 offers 10,980 square feet of industrial warehouse space available for sublease in the well-established Lincoln Park North Business Center in North Raleigh. The space features multiple dock-high loading positions, generous clear height, and efficient warehouse functionality ideal for distribution, logistics, manufacturing support, contractor operations, or building supply users.

Strategically located with immediate access to I-540, the property provides excellent connectivity throughout the Raleigh metropolitan area, making it an ideal location for companies requiring efficient regional distribution and workforce accessibility. Existing tenants within the business park include a diverse mix of light industrial users, metal fabrication companies, building suppliers, and commercial contractors.

With attractive sublease economics and availability through September 2028, this is an excellent opportunity for tenants seeking quality warehouse space without a long-term lease commitment.

PROPERTY HIGHLIGHTS

- » ±10,980 SF industrial warehouse available for sublease
- » Located in Lincoln Park North Business Center
- » Excellent North Raleigh location
- » Immediate access to I-540
- » Six (6) dock-high loading doors
- » ±21' clear warehouse height
- » Two restrooms
- » Flexible sublease term through September 21, 2028
- » Ideal for warehouse, distribution, contractor, fabrication, or light manufacturing users

PROPERTY INFORMATION

Available Space	±10,980 SF
Lease Rate	\$14.56 PSF NNN
TICAM	\$2.87 PSF
Clear Height	±21'
Loading	6 Dock-High Doors
Lease Expiration	September 21, 2028

PROPERTY BULLETS

AVAILABLE SPACE

- » ±10,980 SF
- » Industrial Warehouse
- » Sublease Opportunity

LEASE INFORMATION

- » Lease Rate: \$14.56 PSF NNN
- » TICAM: \$2.86 PSF
- » Lease Expiration: September 21, 2028

BUILDING FEATURES

- » Six (6) Dock-High Loading Doors
 - » Four (4) 14' x 12'
 - » Two (2) 9' x 8'
- » ±21' Clear Height
- » Two Restrooms
- » Multi-tenant Industrial Building
- » Building Size: 51,304 SF
- » Zoning: IX-3



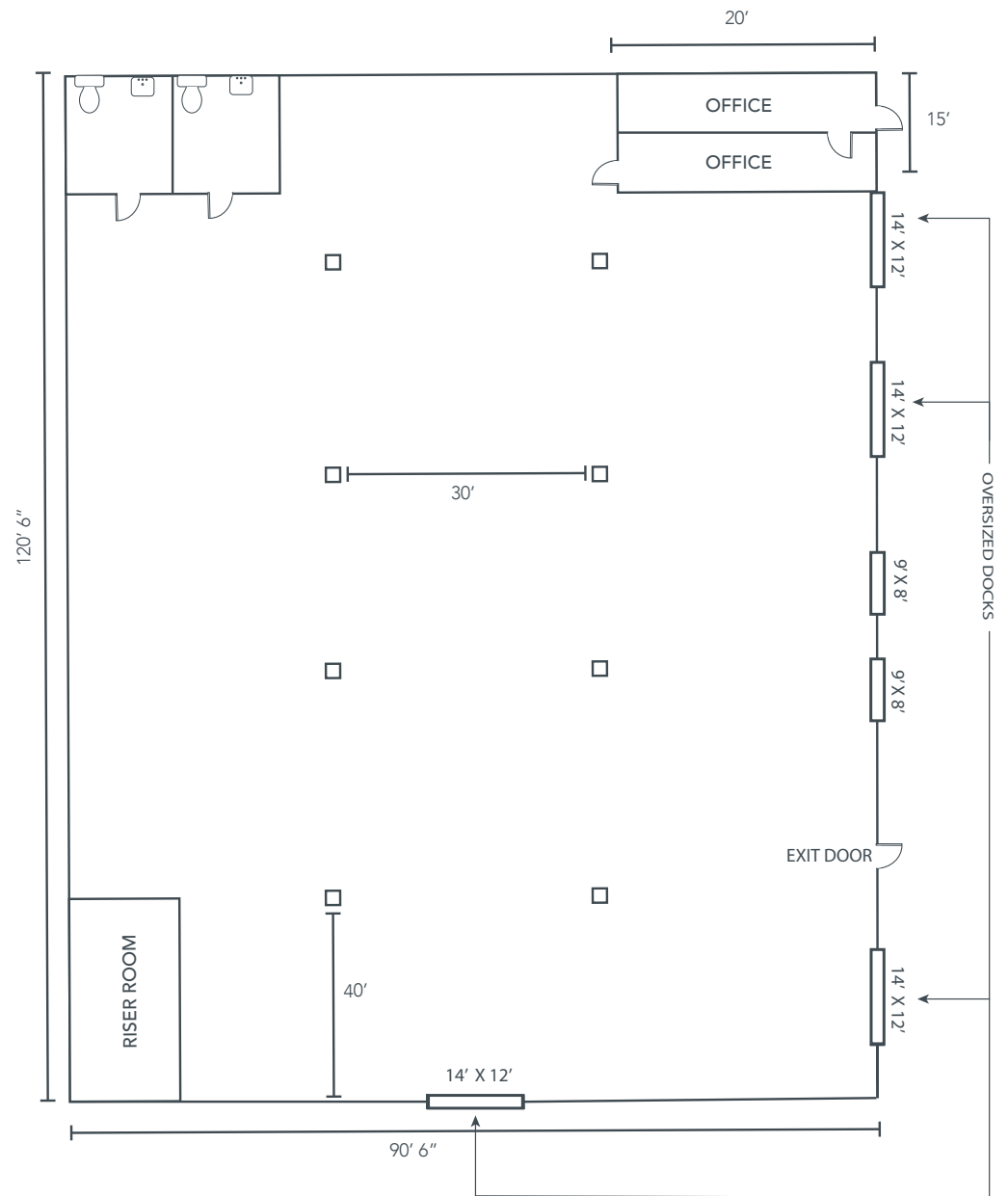
WAREHOUSE FEATURES



SITE PLAN & FLOOR PLAN

BUILDING FEATURES

- » Six (6) Dock-High Loading Doors
 - » Four Oversized - 14' x 12'
 - » Two Regular - 9' x 8'
- » ±21' Clear Height
- » Two Restrooms
- » Building Size: 51,304 SF
- » Zoning: IX-3
- » Beam - 18'
- » Deck - 21'

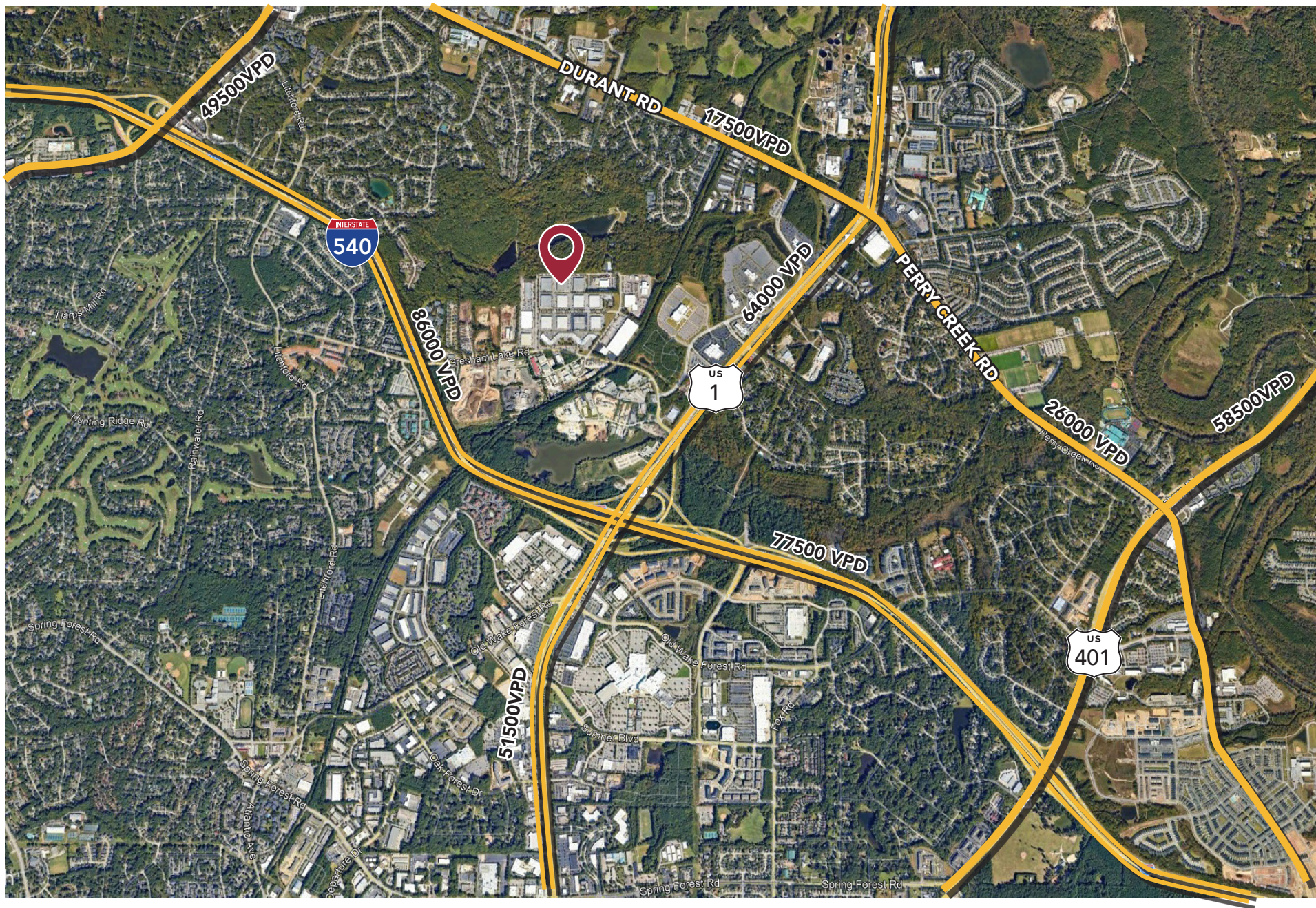


LOCATION DESCRIPTION

10,980 square feet of industrial warehouse space available for sublease in Lincoln Park North Business Center. This multi-tenant industrial warehouse in North Raleigh offers convenient access to Highway 540, to quickly connect to the broader Raleigh metro distribution network. Current and neighboring tenants include a mix of light industrial and commercial operators such as metal fabrication, building supply distribution, and various contractors.



AREA OVERVIEW



LOCATION ANALYSIS

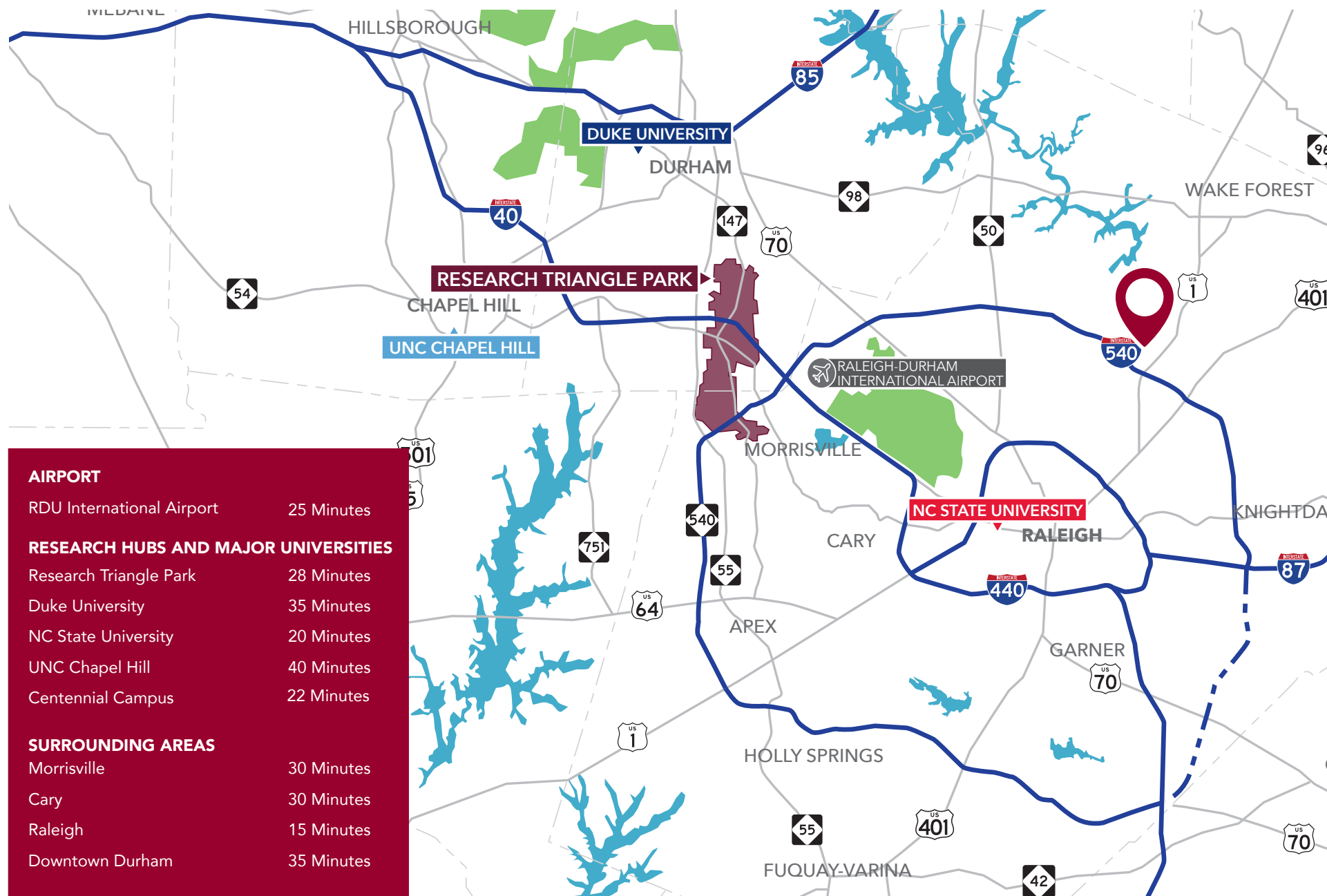


DISTANCES

Raleigh	10 miles	15 min
Fayetteville	72 miles	1 hr 15 min
Durham	27 miles	35 min
Greensboro	82 miles	1 hr 20 min
Chapel Hill	35 miles	40 min

Charlotte	170 miles	2 hr 40 min
Winston-Salem	108 miles	1 hr 45 min
Port of Wilmington	141 miles	2 hr 45 min
Port of Charleston	280 miles	4 hr 30 min
Port of Morehead City	145 miles	2 hr 35 min
New York City	500 miles	8 hr 15 min

THE TRIANGLE AREA

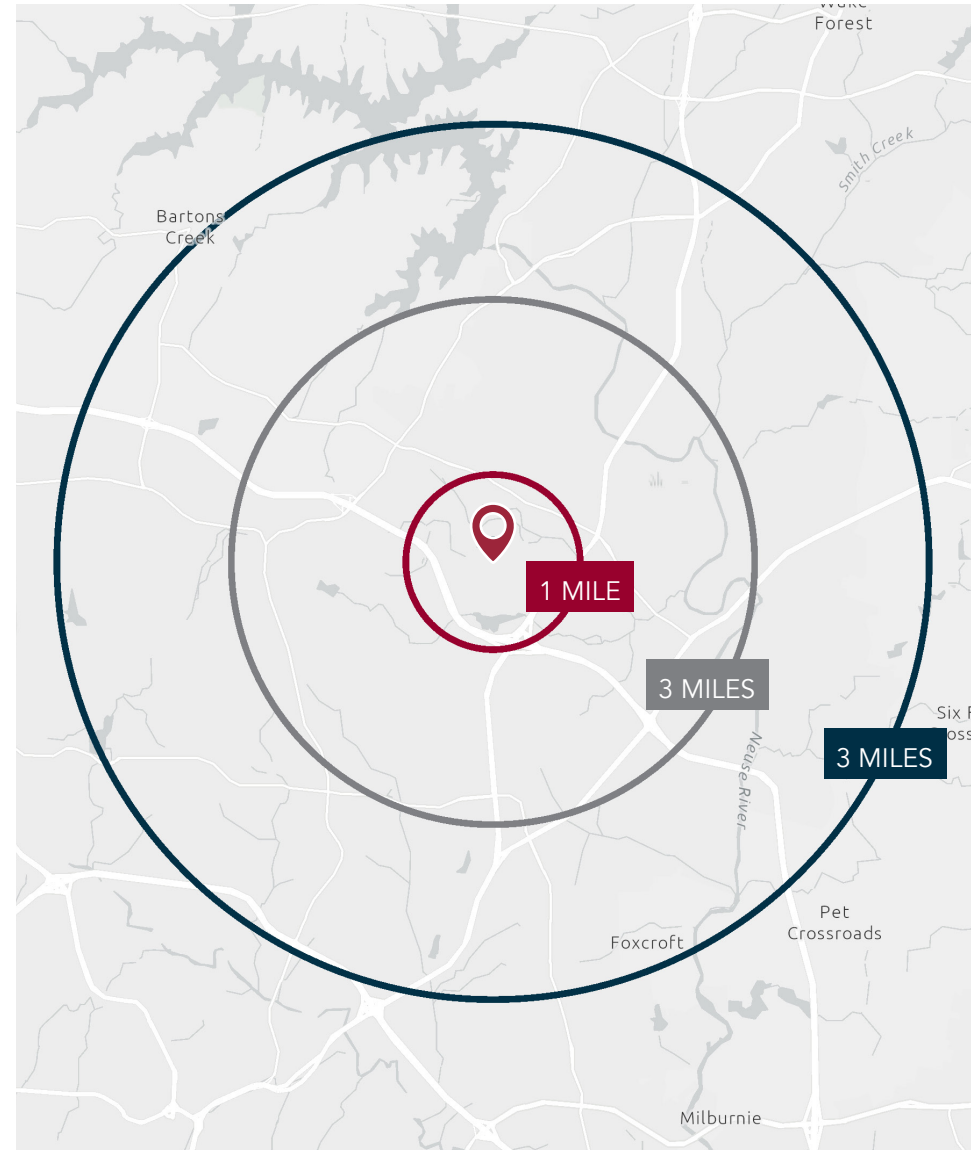


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	6,067	74,762	192,430
Daytime Population	7,351	83,143	218,142
Total Businesses	384	3,802	10,218
Total Employees	3,614	34,365	96,607
Average Household Income	\$141,096	\$130,526	\$133,276

ABOUT RALEIGH, NC

- » **Strategic Southeast Location** - Centrally positioned with direct access to I-40, I-440, I-540, and US-1, providing efficient connectivity across the Southeast.
- » **Highly Skilled Workforce** - Access to one of the nation's fastest-growing labor markets, supported by leading universities and technical colleges.
- » **Thriving Industrial Market** - Home to a diverse base of manufacturing, life sciences, logistics, construction, and technology companies.
- » **Excellent Transportation Infrastructure** - Convenient access to Raleigh-Durham International Airport (RDU), major rail providers, and East Coast ports.
- » **Growing Population & Economy** - The Research Triangle continues to be one of the fastest-growing regions in the U.S., driving demand for industrial and distribution facilities.





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