

WAREHOUSE FOR LEASE

6512 CHAPEL HILL ROAD, SUITE A

RALEIGH, NC 27607



NAITRI PROPERTIES

PROPERTY OVERVIEW

Warehouse space for lease located off the highly trafficked NC-54/Chapel Hill Road. Property benefits from direct access to major thoroughfares, including close proximity to both I-40 and I-440 providing seamless connectivity to Downtown Raleigh, Cary, Durham, and the Research Triangle Park.

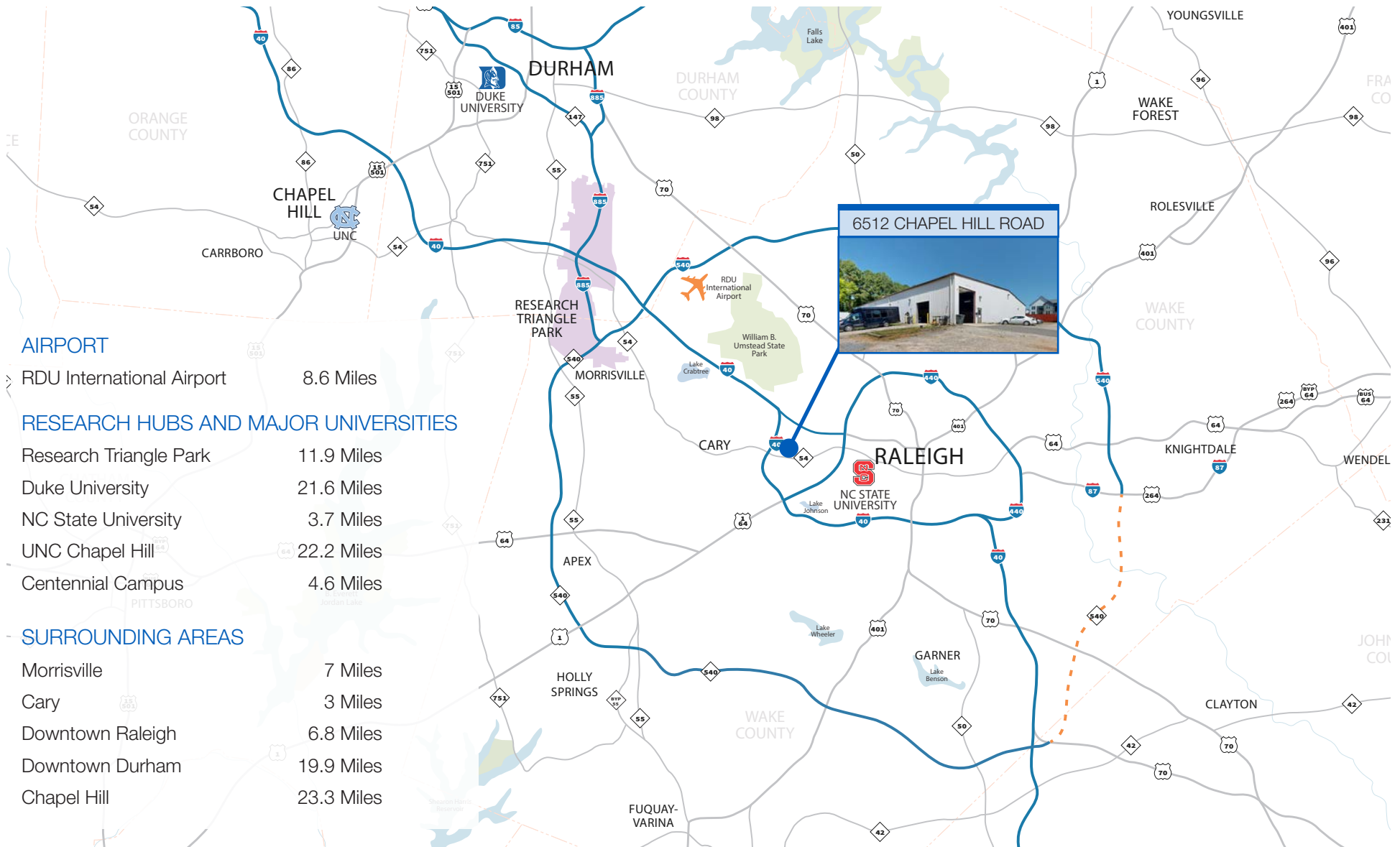
ADDRESS	6512 Chapel Hill Road, Raleigh, NC 27607
BUILDING SIZE	Approximately 20,000 RSF
AVAILABLE SPACE	Suite A: 10,125 RSF *Available 90 days after Lease execution* Warehouse: 7,575 SF Office: 2,550 SF
RENTAL RATE	\$14.00 PSF, Modified Gross
TICAM	\$0.88/SF
CLEAR HEIGHT	18'
LIGHTING	LED
PARKING	Surface auto and trailer parking - truck court depth 120'
DOCK HIGH DOORS	2 with levelers
DRIVE-IN DOORS	3
FLOOR SLAB	6"
POWER	3-phase 480V
ZONING	IX-3
ACREAGE	4.7 acres
HIGHLIGHTS	• Mostly Warehouse with multiple offices • 2 storage rooms • Kitchen • Break room • Conference room • 2 bathrooms • Located off NC-54/Chapel Hill Road

CONTACT

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THOMAS FLYNN | 704.999.8504 | tflynn@triprop.com



REGIONAL OVERVIEW



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NAI TRI PROPERTIES

AERIAL



6512 CHAPEL HILL ROAD



Chapel Hill Road

Hillsborough Street

SURROUNDING HIGHWAYS

NC-54	Fronts
I-40	2 Minutes
I-440	7 Minutes

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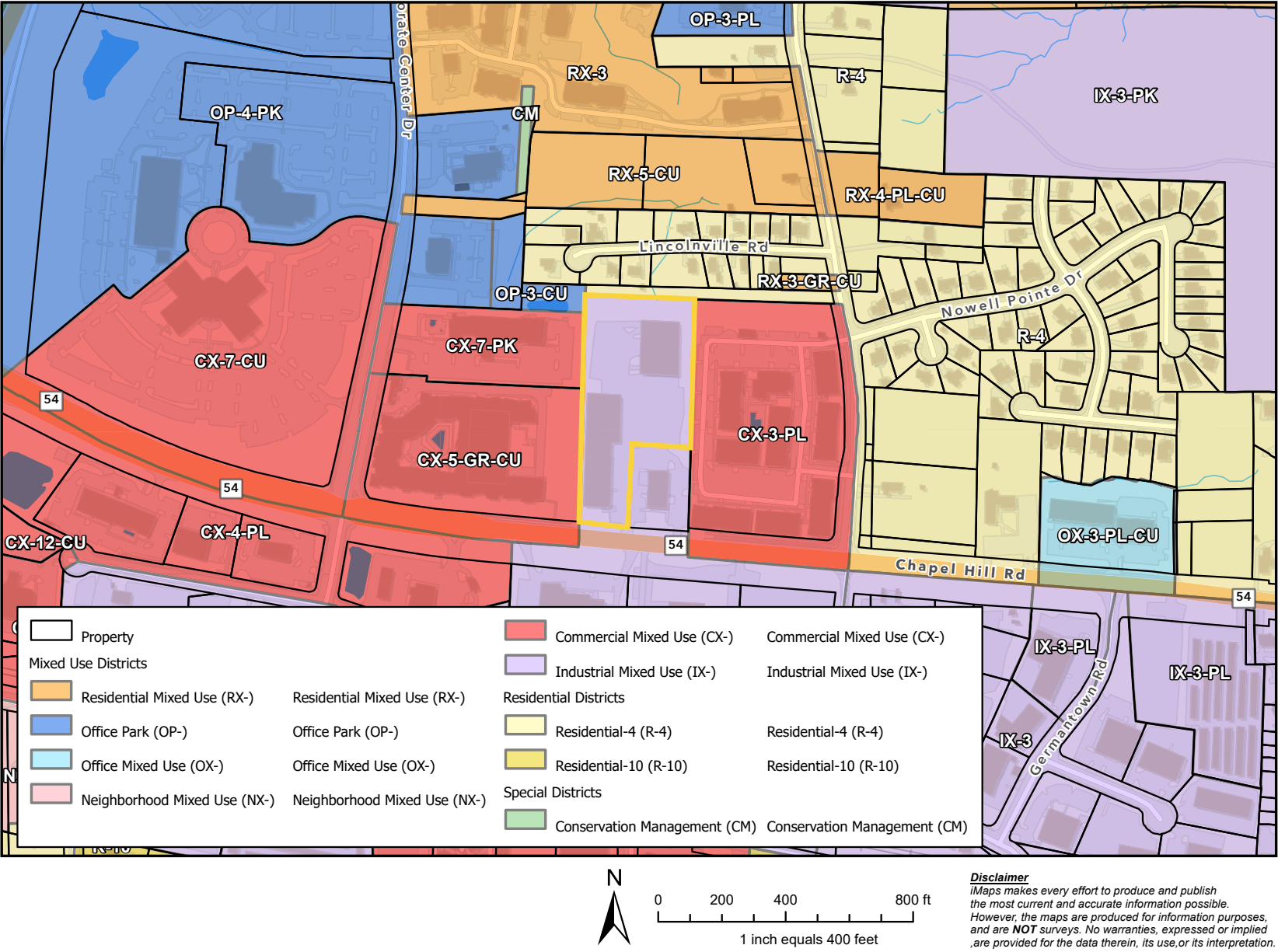
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ZONING MAP



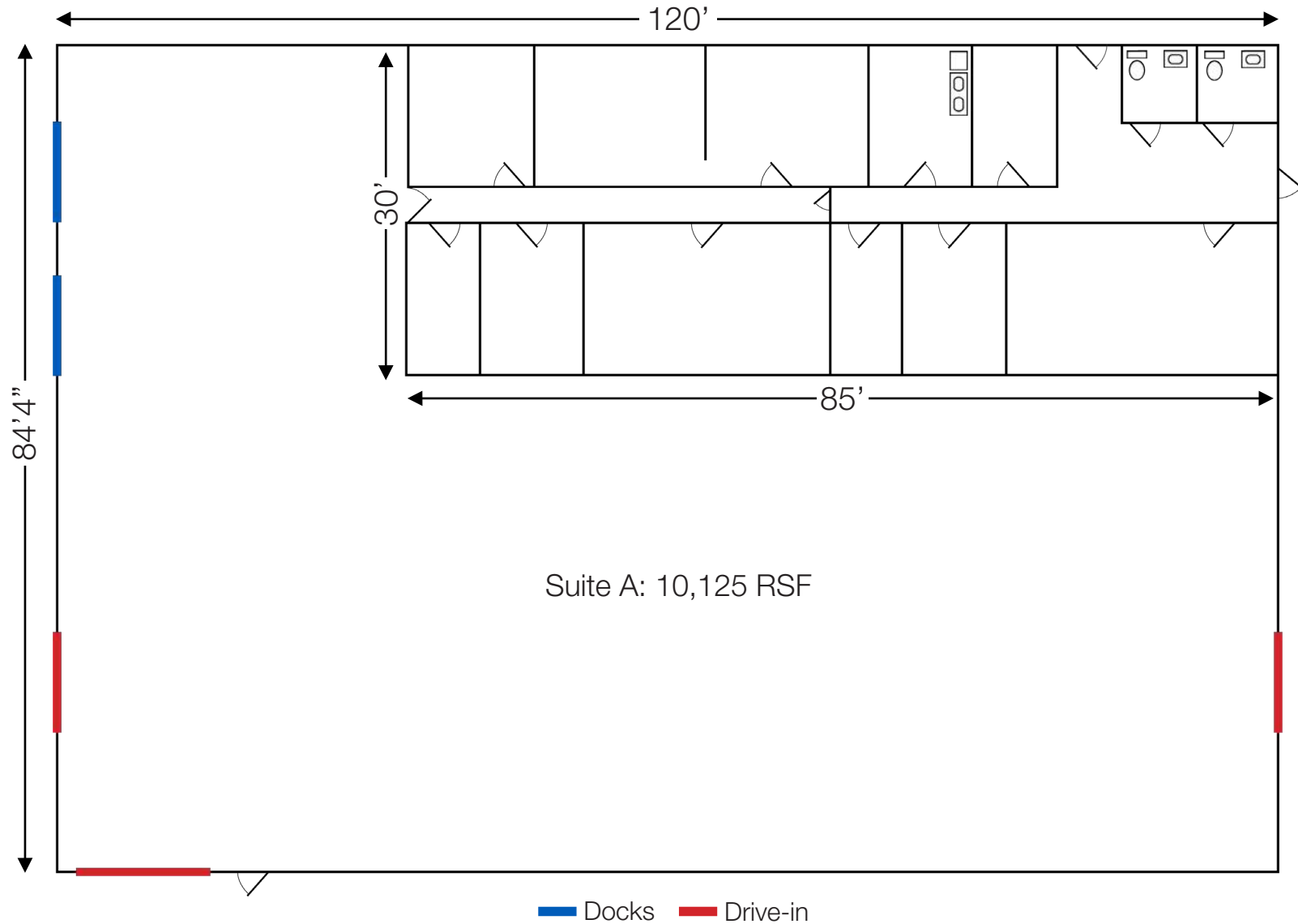
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR

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NAITRI PROPERTIES

AMENITIES

A wide variety of amenities are conveniently located within a 3-mile radius of this building, including numerous restaurants, banks, retail shops, everyday services, and entertainment.

DINING

BJ's Restaurant & Brewhouse
Brewery Bhavana
Carolina Ale House
CAVA
Chick-fil-A
Chipotle
Colletta
Crawford Brothers Steakhouse
Dairy Queen
Doc B's Restaurant
First Watch
Honeysuckle Gelato
Jason's Deli
Jersey Mike's Subs
McDonald's
Noodles and Company
Nothing Bundt Cakes
Olive Garden
Outback Steakhouse
Panera Bread
Paris Baguette
Penn Station
Primo Pizza
Seol Grill
Starbucks
Taco Addicts

Taco Bell
Tropical Smoothie Café
Waffle House

SHOPPING/SERVICES

AutoZone Auto Parts
Best Buy
BJ's Wholesale Club
Chase Bank
DICK'S Sporting Goods
Dollar Tree
DSW
Duluth Trading Company
Exxon
FedEx Office Print & Ship
Free People
Harbor Freight
Harris Teeter
Hobby Lobby
Home Depot
HomeGoods
Jiffy Lube
Kohl's
Lowe's Home Improvement
Lululemon
Madewell
Marshalls

Men's Warehouse
Michaels
Mobil
Old Navy
PetSmart
Play It Again Sports
Pottery Barn
REI
Ross Dress for Less
Sephora
State Employee's Credit Union
Target
The Tile Shop
The Vitamin Shoppe
Total Wine & More
Truist
Ulta Beauty
Verizon
Wells Fargo
Williams Sonoma

ENTERTAINMENT

Dave & Buster's
Drive Shack
Lenovo Center
North Carolina Museum of Art

North Carolina State Fair Grounds
Paragon Theaters
PBR Cowboy Bar
Sports & Social
The Agency Bar & Social
WakeMed Soccer Park

HOTELS

Courtyard by Marriott
DoubleTree by Hilton
Fairfield by Marriott Inn
Four Points
Hampton Inn & Suites
Hilton Garden Inn
Hive House
Holiday Inn & Suites
Home2 Suites
Hyatt Place
MainStay Suites
Ramada
Red Roof Inn
SpringHill Suites

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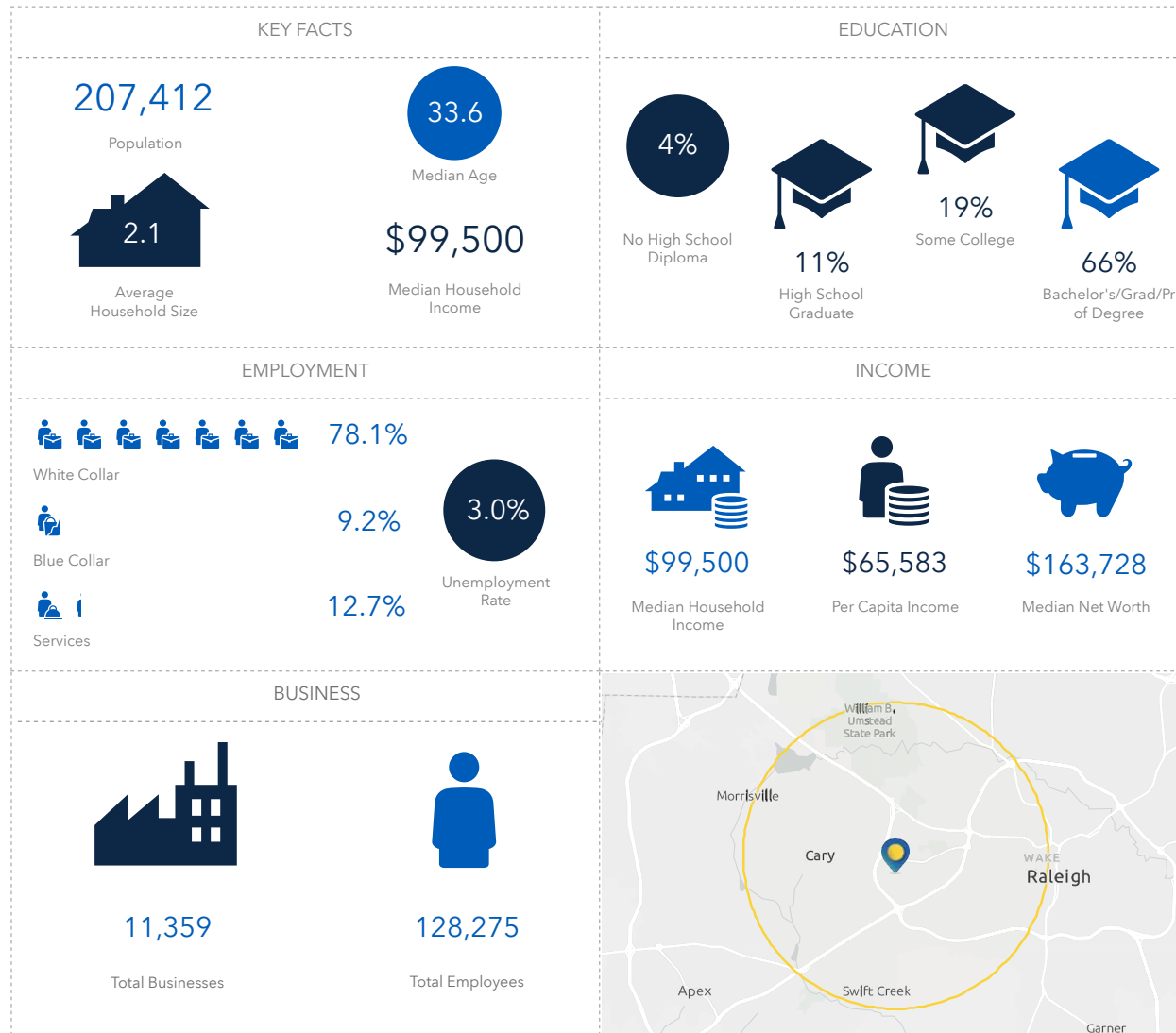
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DEMOGRAPHICS

5 MILE



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