



165,836 SF Warehouse Space Available For Lease

1711 Corporation Pkwy

Raleigh, NC 27604 | Northeast Wake County

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165,836 total SF



13 dock positions



Quick access to US-64,
I-440, I-540, and I-40



16,526 SF
total office space



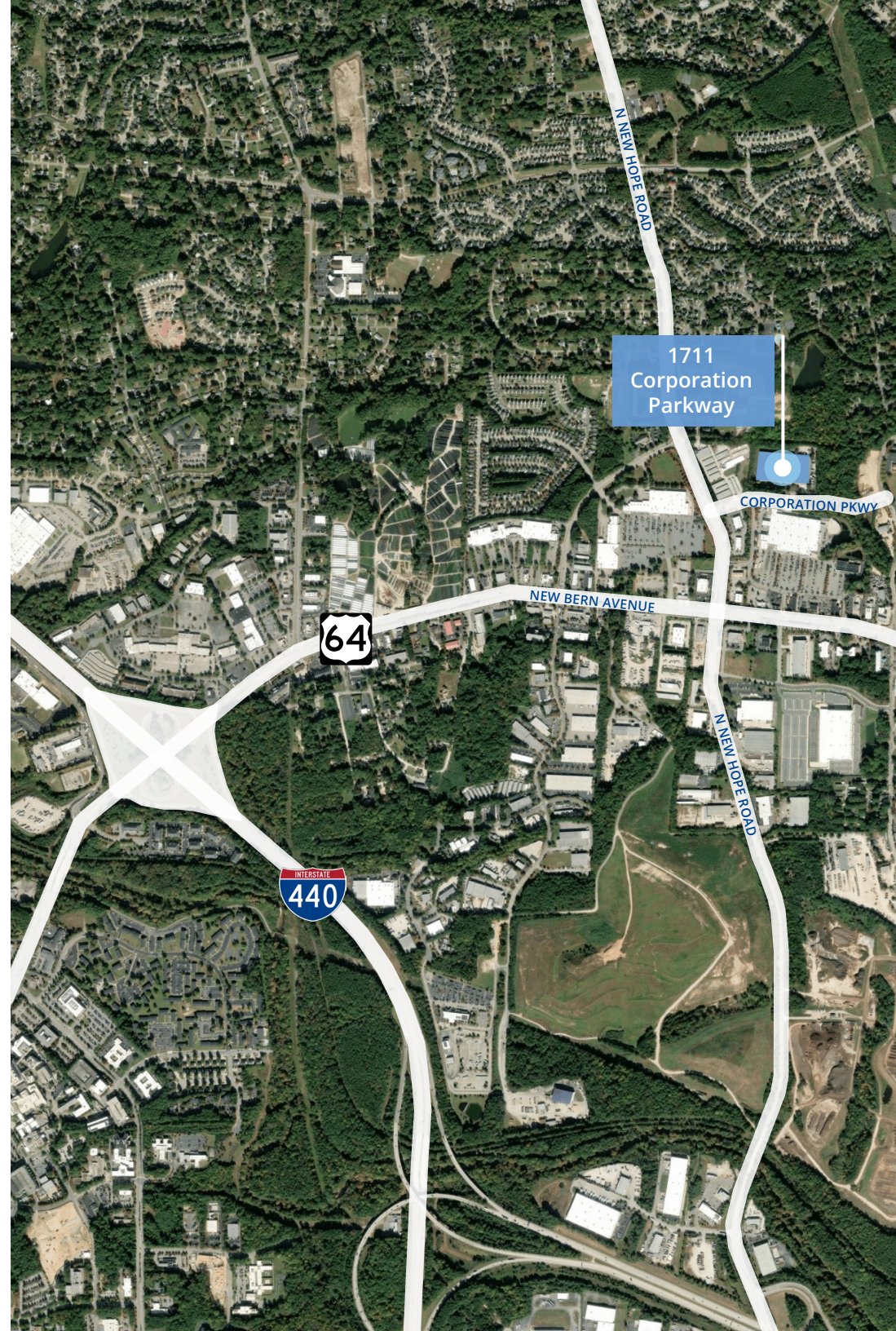
Property Overview

Building Specifications

Property Address	1711 Corporation Pkwy Raleigh, NC 27604
Building Size	165,836 SF
Office Size (Total)	16,526 SF
Year Built / Renovated	1989 / 2005
Dock Doors	13
Drive-In Doors	4 (10' x 12')
Clear Height	24' - 27'
Column Spacing	50' x 50'
Electrical	480v / 3 phase
Outside Storage	.25 acres with expansion possible
Associate Parking	61
Sprinkler System	ESFR
Exterior Wall Material	Brick and metal
Lease Rate	Contact broker
Sale Price	Contact broker

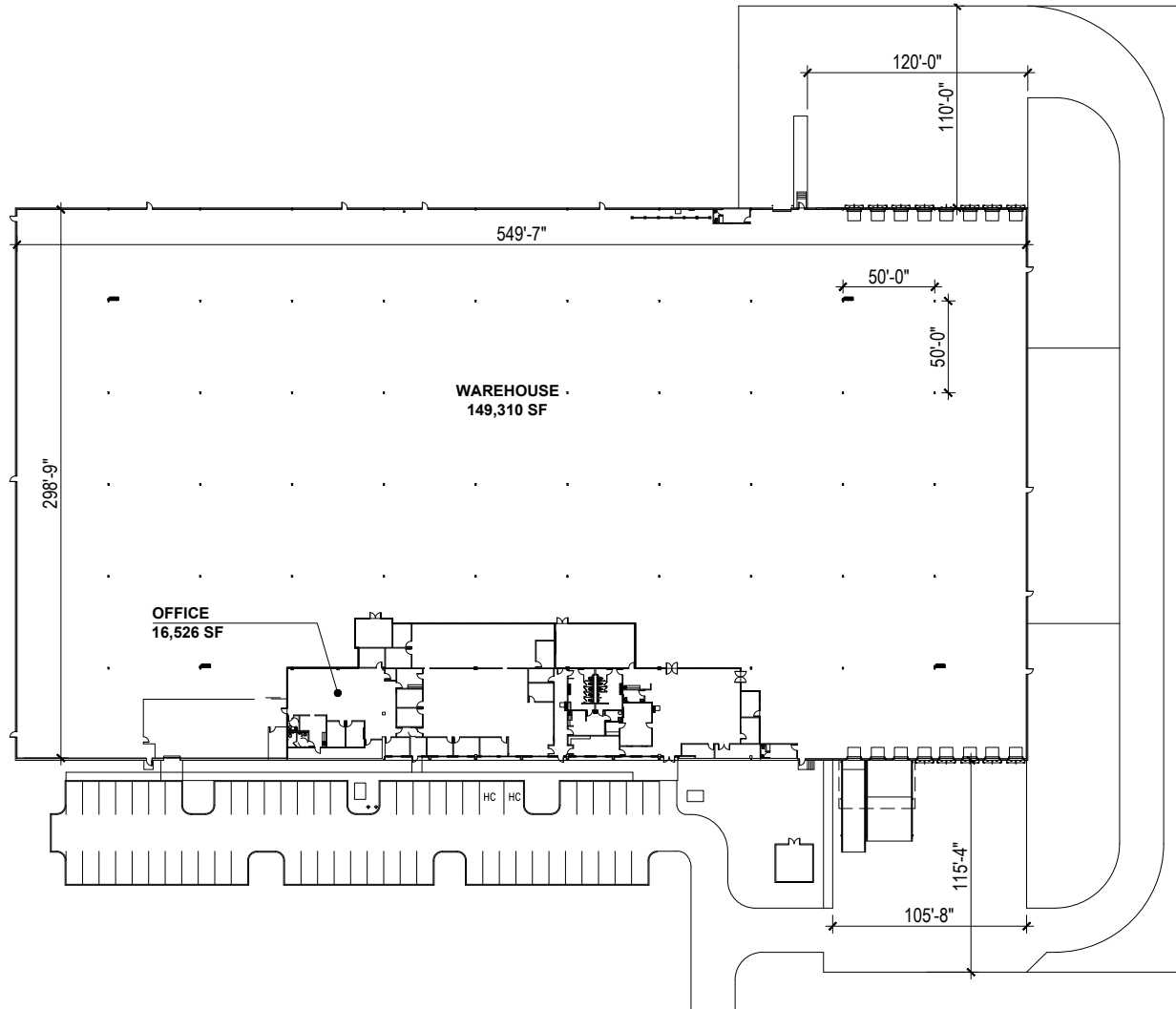
Significant capital improvements underway to enhance the property's appearance, functionality, and efficiency:

- Asphalt resurfacing and parking lot restriping
- Installation of 14 new exterior personnel doors
- Interior drywall repairs and fresh paint
- Exterior lighting upgrades
- Assessment and maintenance of overhead doors and dock equipment
- New dumpster enclosure installation



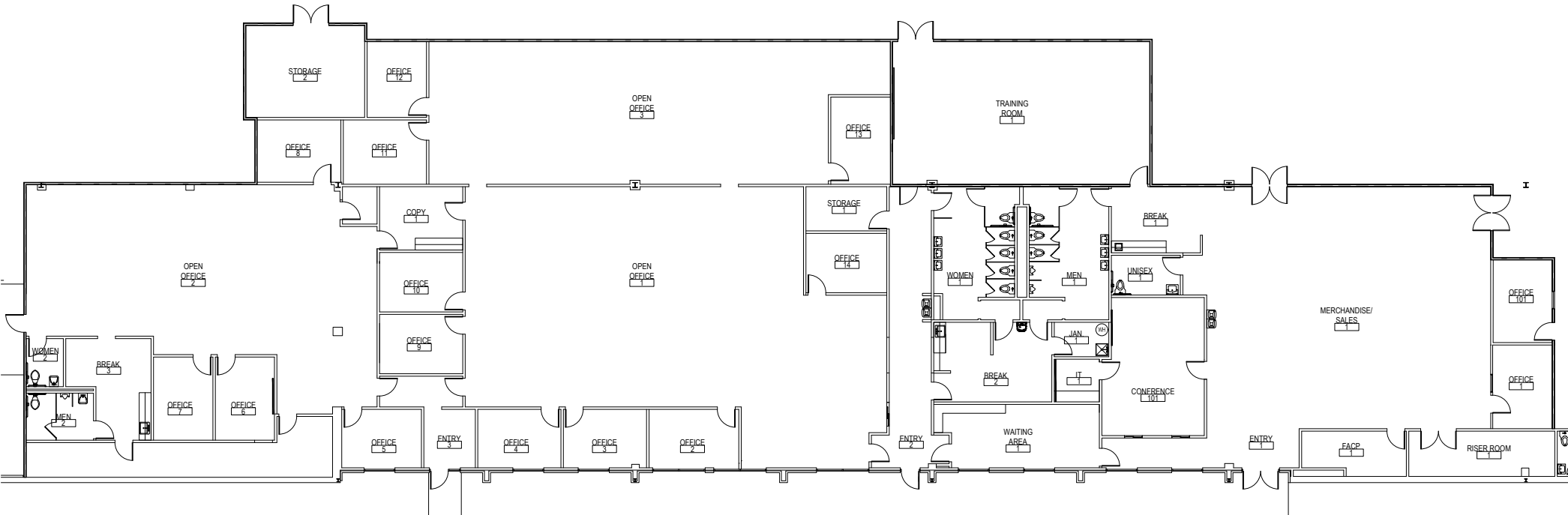
Site Plan

165,836 SF



Office Floor Plan

16,526 SF



Site Access

A labor pool of over 2 million within a 45 minute drive.



Research Triangle Park
28 minutes



RDU International Airport
23 minutes



Wilmington Port
121 minutes



US Highway 64
2 minutes

I-440

4 minutes

I-540

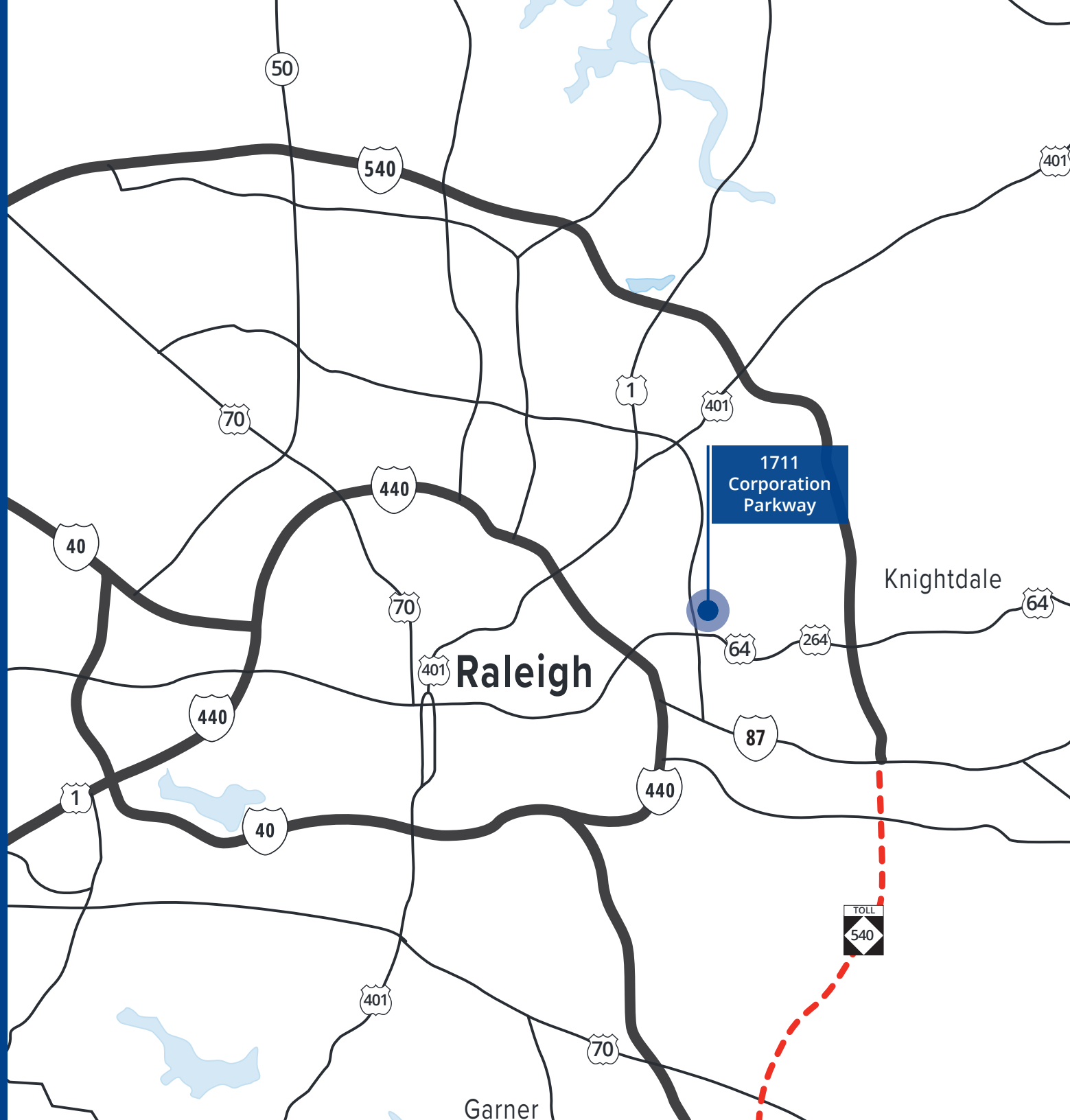
7 minutes

I-40 East

10 minutes

I-40 West

17 minutes





1711 Corporation Parkway, Raleigh, NC 27604

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