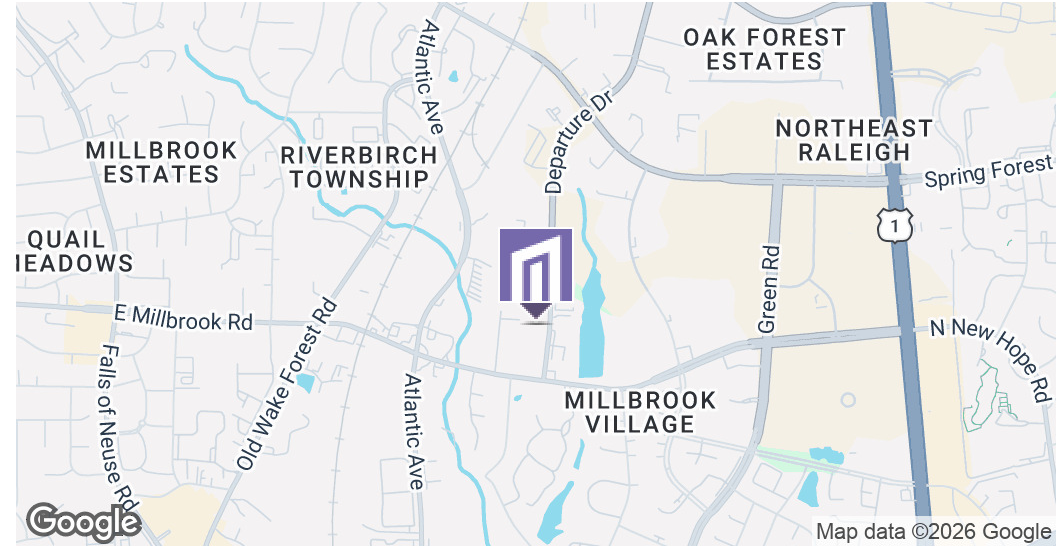


5011 DEPARTURE DRIVE

5011 Departure Drive, Raleigh, NC 27616



CHRIS BURNHAM, COMMERCIAL BROKER
919.682.0501 X5 | 919.225.4778
cburnham@maverickpartners.com



OFFERING SUMMARY

Sale Price:	\$2,595,000
Building Size:	9,840 SF
Lot Size:	0.98 Acres
Price / SF:	\$264
Year Built:	2006
Zoning:	IX-3
Market:	Raleigh-Durham

PROPERTY OVERVIEW

Rare opportunity for an owner occupant. This stand-alone, single-story, 9,840 sf turnkey flex property on a full acre offers an even mix of office/showroom and warehouse, with 5 grade-level roll up doors, extended ceiling heights, 28 spaces of on-site parking and professional curb appeal. Prime North Raleigh location between I-440, I-540 & US-1 provides quick access to RDU, RTP, Downtown Raleigh and all parts of the Triangle. Don't miss the chance to acquire this premium flex asset in one of our hottest real estate markets.

PROPERTY HIGHLIGHTS

- Turnkey Flex Property built in 2006
- Prime North Raleigh location
- Conveniently between I-440, I-540 & US-1
- Quick Access to RDU, RTP and Downtown Areas

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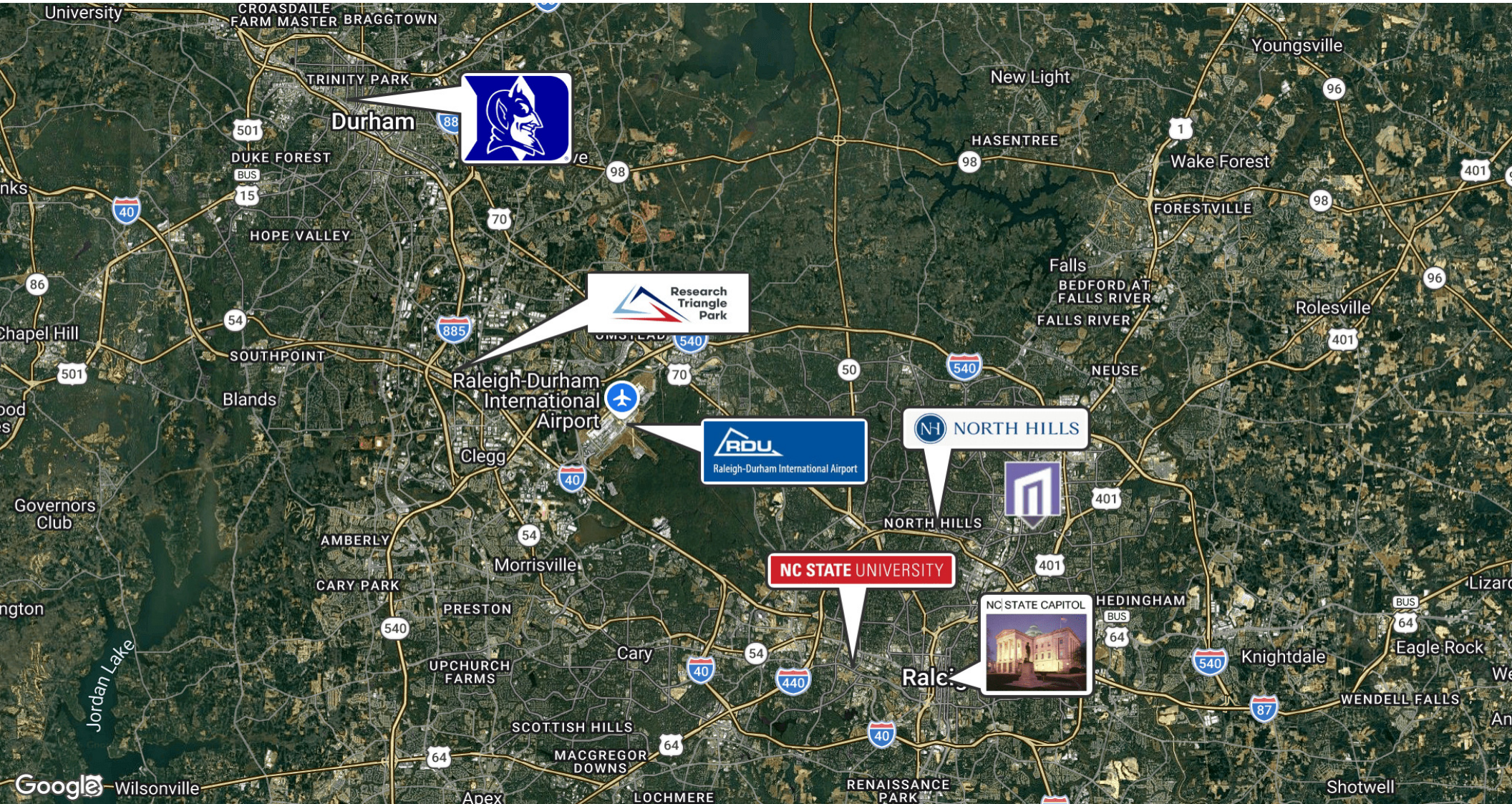
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