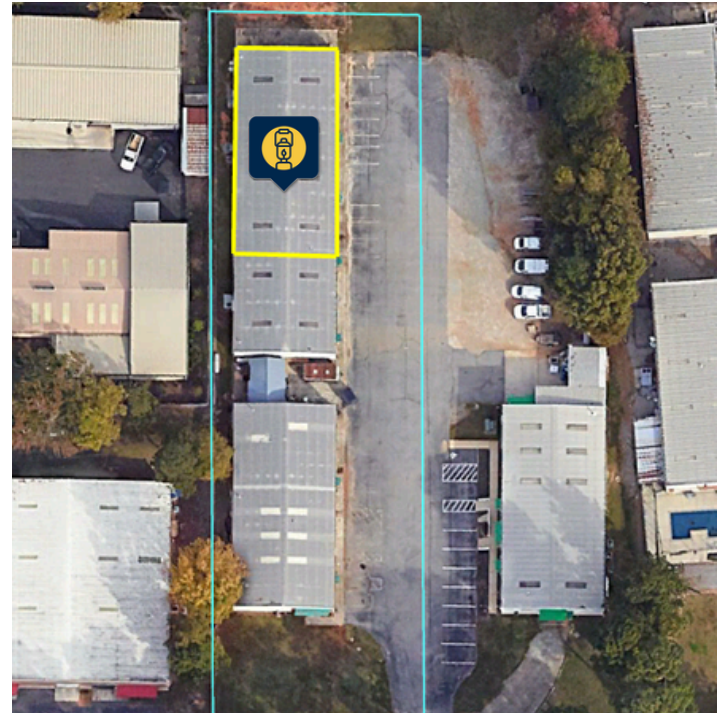


Flex Space for Lease

832 Purser Dr

Raleigh, NC 27603



PROPERTY DESCRIPTION

Fully conditioned Flex space available for lease in a multitenant facility. Perfect for any tenants seeking space for light industrial, service, retail, or general office.

OFFERING SUMMARY

Square Footage: 7,000 SF

Asking Rent: \$7,400/month Modified Gross

PROPERTY HIGHLIGHTS

- Available immediately
- Zoning - LI (Light Industrial, Garner Zoning)
- 6-7 minutes from Downtown Raleigh
- 5,000 SF 1st floor and 2,000 SF mezzanine space
- 2 motorized roll-up doors
- Efficient LED lighting
- HVAC throughout and large warehouse fan
- 3 phase/200V power with expansion potential
- Served by septic, not suitable for all use types



LOCATION DESCRIPTION

Property is located south of downtown Raleigh off US 401 in an industrial park behind Walmart. Being located close to the 401 and US-70 split also provides easy access to Fuquay, Garner, or Clayton.

Interested?
Contact us for more information

Cam Wilson, Broker
cam@southatlanticsites.com
919.706.3619

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INTERIOR PHOTOS



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

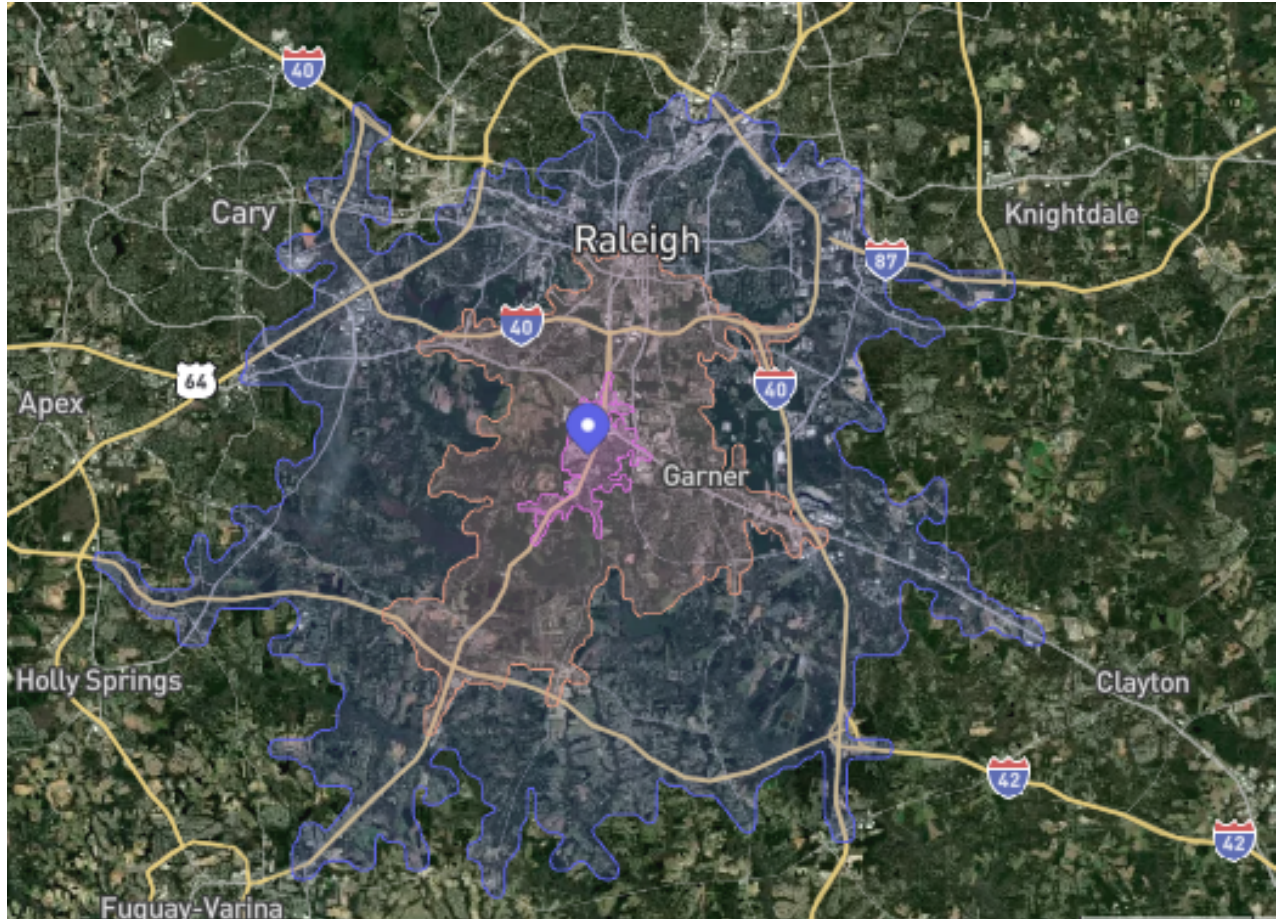
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DEMOGRAPHICS



2024 2029 Projection 2034 Projection

Search Group or Attribute



5 Min Drive

10 Min Drive

15 Min Drive

Overview

Population	2,062	78,103	275,990
Households	913	29,518	109,158
Persons per Household	2.26	2.46	2.37
Household Median Income	\$70,336.47	\$71,070.45	\$82,063.33

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