

*WAREHOUSE FOR LEASE*

# THE ARBORS I

3501 SPRING FOREST ROAD, RALEIGH, NC 27616



**NATRI** PROPERTIES



# PROPERTY OVERVIEW

## THE ARBORS I - SUBLEASE

|                     |                                                                                                                                                                                                                        |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS             | 3501 Spring Forest Road<br>Raleigh, NC 27616                                                                                                                                                                           |
| BUILDING SIZE       | Approximately 32,000 SF                                                                                                                                                                                                |
| AVAILABLE SPACE     | 8,400 SF                                                                                                                                                                                                               |
| RENTAL RATE         | Contact Broker                                                                                                                                                                                                         |
| TICAM               | \$3.14/SF                                                                                                                                                                                                              |
| USE                 | Warehouse                                                                                                                                                                                                              |
| PARKING RATIO       | 2.30: 1,000 SF                                                                                                                                                                                                         |
| SUBLEASE EXPIRATION | April 30, 2030                                                                                                                                                                                                         |
| HIGHLIGHTS          | <ul style="list-style-type: none"><li>• Four (4) Dock Doors- Two (2) with Lifts</li><li>• Access to rear parking lot</li><li>• Four (4) minutes to I-540</li><li>• Two (2) minutes to US-1/Capital Boulevard</li></ul> |

### CONTACT

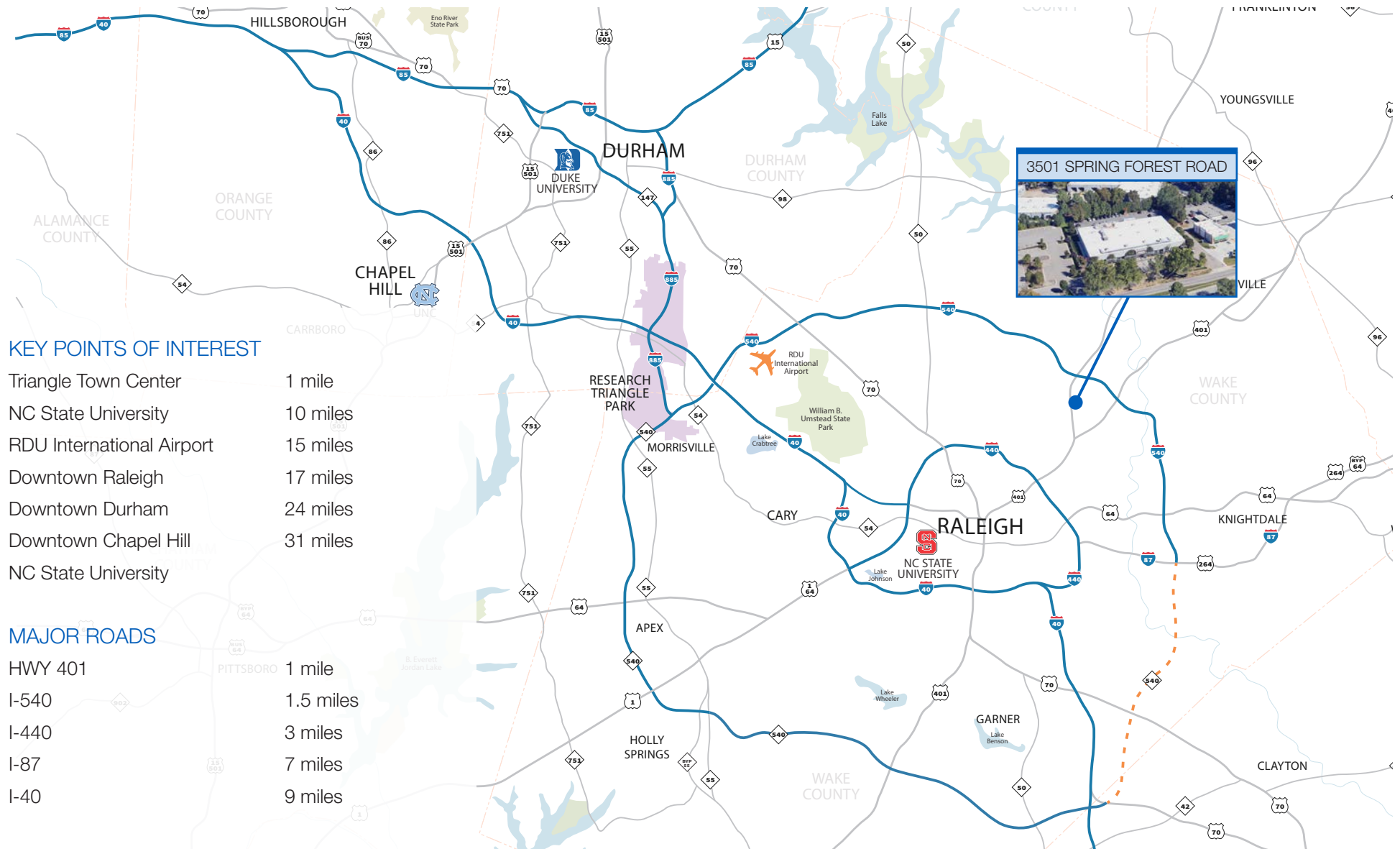
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# TRIANGLE REGION



## KEY POINTS OF INTEREST

|                           |          |
|---------------------------|----------|
| Triangle Town Center      | 1 mile   |
| NC State University       | 10 miles |
| RDU International Airport | 15 miles |
| Downtown Raleigh          | 17 miles |
| Downtown Durham           | 24 miles |
| Downtown Chapel Hill      | 31 miles |
| NC State University       |          |

## MAJOR ROADS

|         |           |
|---------|-----------|
| HWY 401 | 1 mile    |
| I-540   | 1.5 miles |
| I-440   | 3 miles   |
| I-87    | 7 miles   |
| I-40    | 9 miles   |

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# AERIAL



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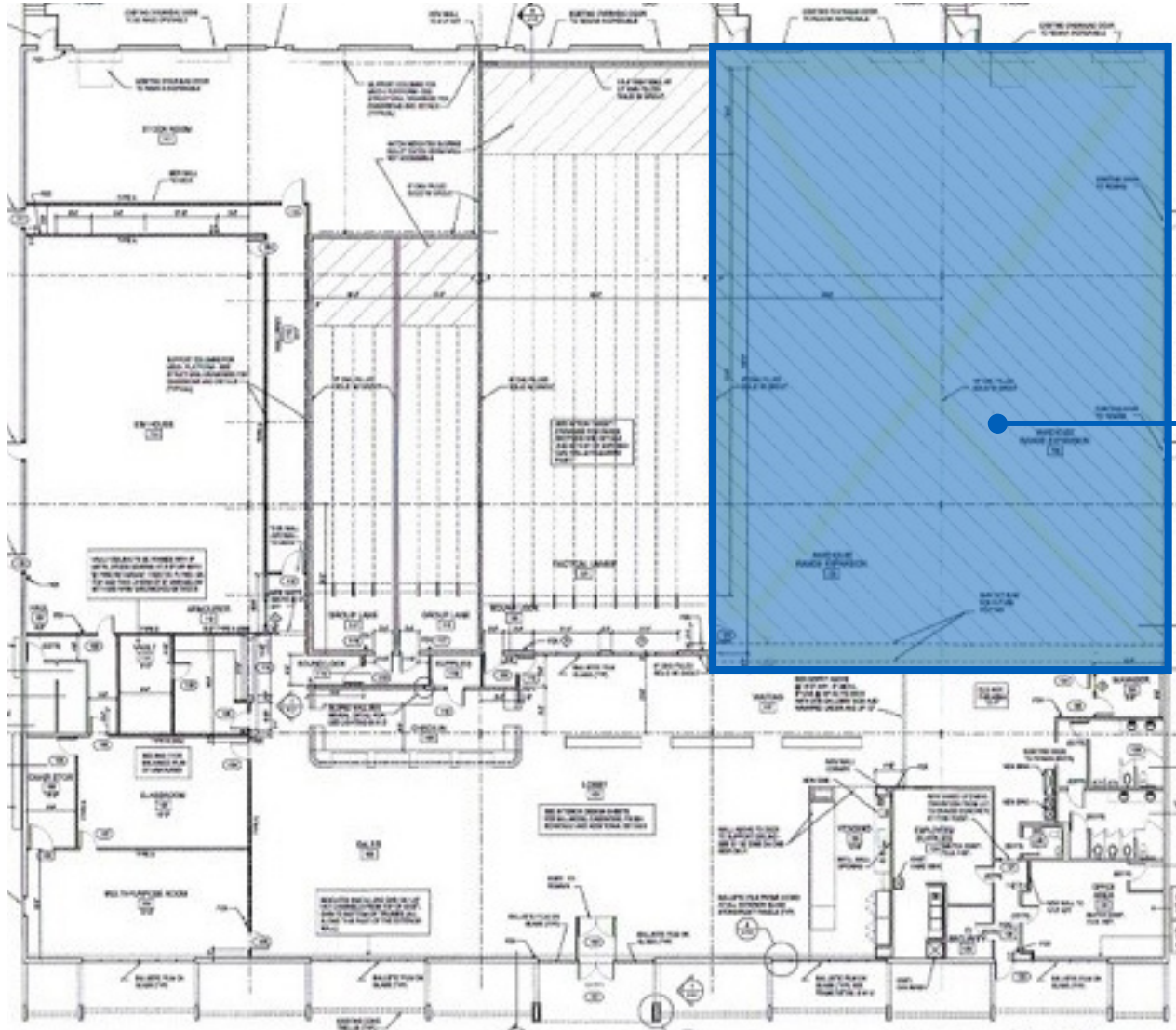
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# FLOOR PLAN



CLICK OR  
SCAN FOR  
VIRTUAL TOUR

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# AMENITIES

Conveniently located at the heavily trafficked intersection of Capital Boulevard and Spring Forest Road, offering excellent visibility and easy access to major thoroughfares, as well as close proximity to a wide range of retail, dining, and residential amenities.

## ARTS, CULTURE, & ENTERTAINMENT

Triangle Cultural Arts Gallery  
Artspace  
Theater Raleigh Arts Center NC  
Theater Conservancy  
TR Studio  
Switchyard Theater Company  
Alamo Drafthouse and Cinema  
The Ritz

## DINING & NIGHTLIFE

Sopranos Grill  
Chili's Bar and Grill  
Olive Garden  
San Jose Mexican Restaurant  
El Tapatio  
Petra Grill  
Five Guys  
Carrabba's Italian Grill  
Cook Out  
Torero's Mexican  
Lemongrass Thai Restaurant  
Applebee's Grill and Bar  
Mona Pita Mediterranean Grill  
Red Bowl Asian Bistro  
Las Marias

Steve's Place  
Nantucket Grill-Raleigh  
Cafe Capistrano  
QDOBA  
River Pub  
El Dorado  
Char Grill  
Wayback Burgers  
Lee's Kitchen Spring Cafe

## BANKS

Truist  
First Citizens Bank  
Wells Fargo  
Woodforest National Bank  
Fifth Third Bank  
Regions Bank  
FSNB  
Fidelity Bank  
PNC Bank  
Chase Bank

## HOTELS

Holiday Inn Express  
Hilton North Raleigh  
Hampton Inn & Suites  
Hilton Garden Inn  
Home2 Suites  
Wake Inn  
Comfort Suites  
WoodSpring Suites  
Courtyard by Marriott  
Super 8 by Wyndham  
Quality Inn and Suites  
La Quinta Inn  
Microtel Inn and Suites  
Clario Pointe  
Fairfield Inn and Suites  
Double Tree by Hilton  
Econo Lodge  
  
OUTDOOR ACTIVITIES  
Knightdale Station Park  
Lions Park  
Adventure Landing  
Hill Street Park  
River Bend Park  
Tree Runner Adventure Park

Green Hills Country Park  
Buffaloe Road Athletic Park  
GoApe Zipline and Adventure Park  
Pullen Park  
Durant Nature Preserve  
Anne Louise Wilkerson Nature Preserve

## WELLNESS

New Dawn Skin Spa  
Uzima Wellness Center  
Gratitude Hot Yoga Center  
YoBa Studio  
Blissful Wellness  
New Horizon Spa and Therapy  
Home Grown Spa  
REX Wellness Center  
Nora Skin Spa  
Midtwon Yoga  
Health First Spa  
Infinite Wellness  
SPENGA North Raleigh

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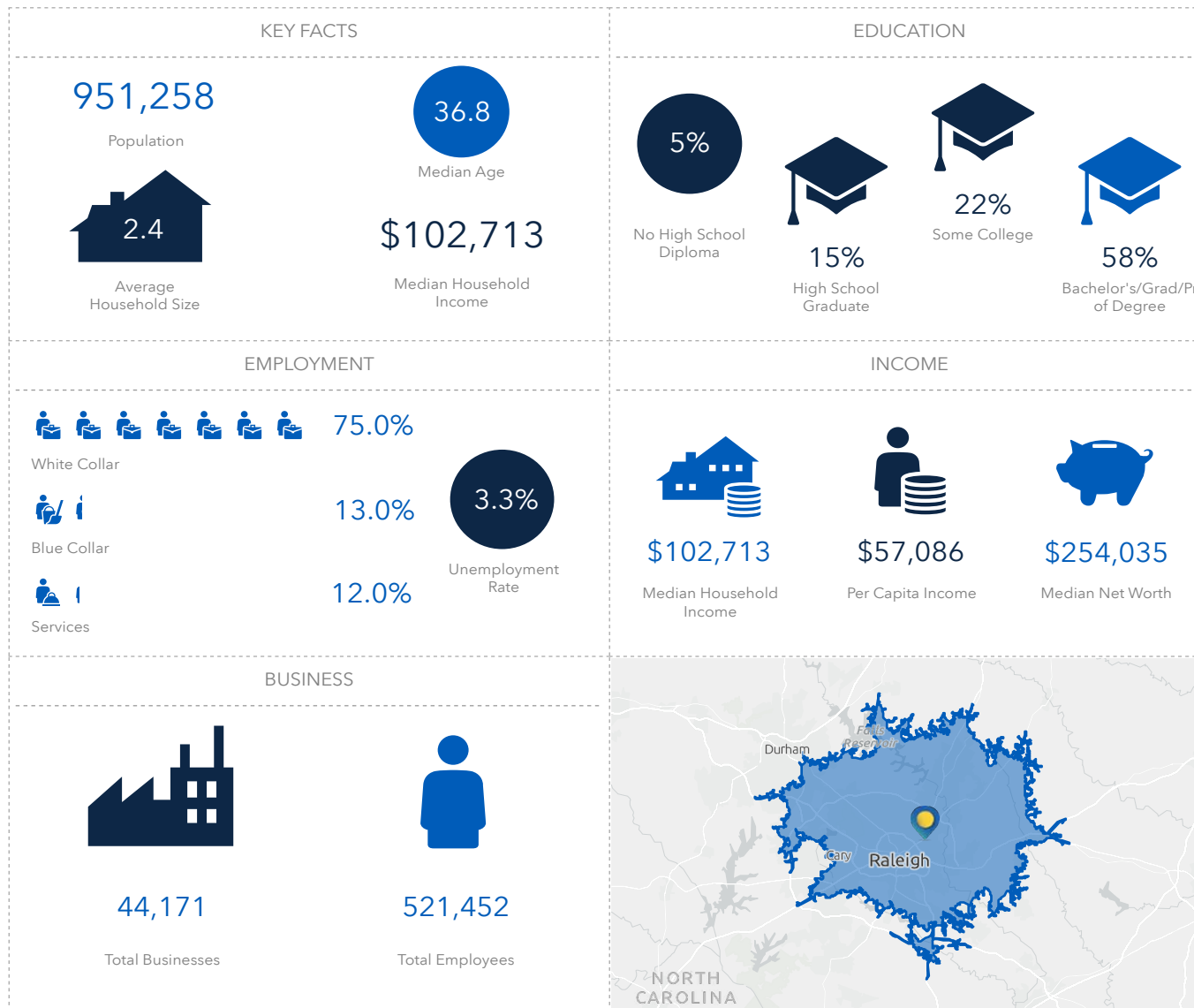
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# DEMOGRAPHICS

## 27 MINUTE AVERAGE COMMUTE DRIVE TIME



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