

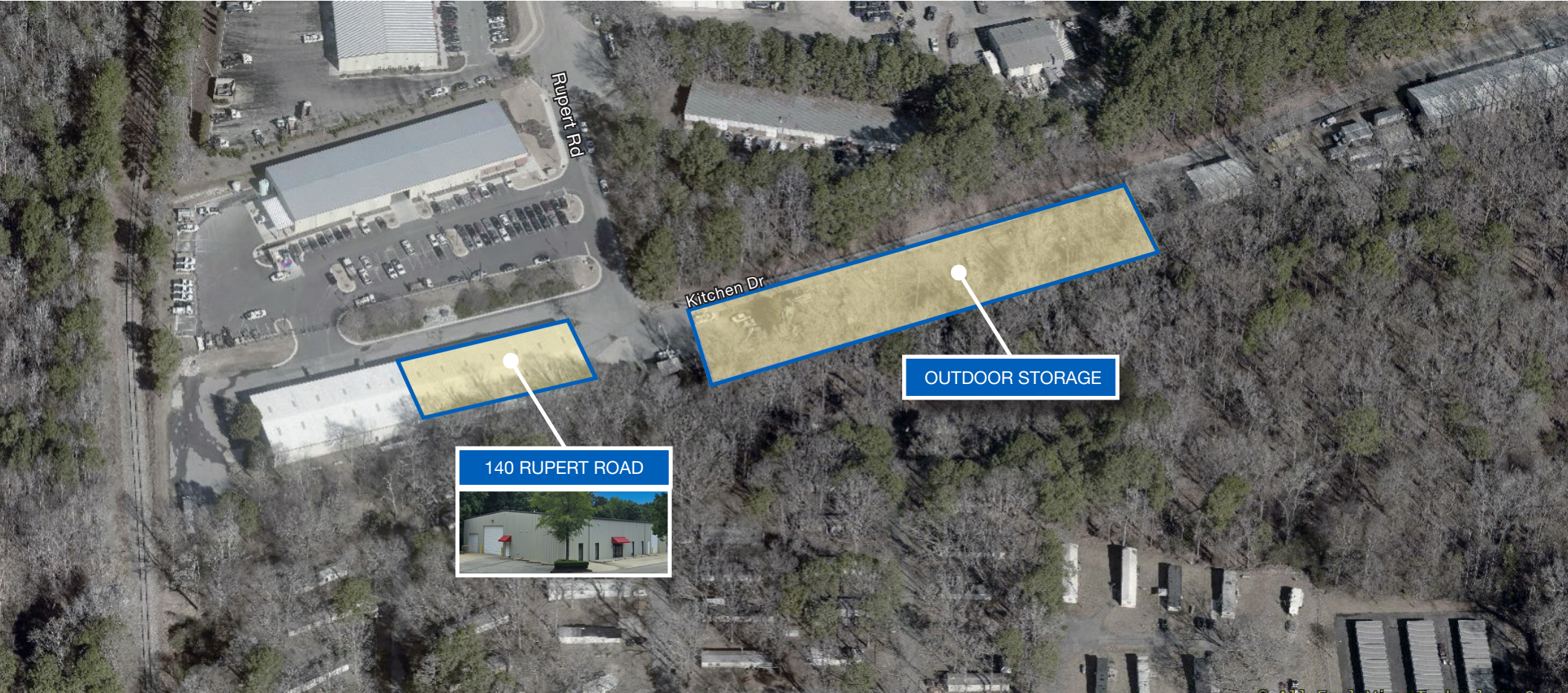
WAREHOUSE FOR LEASE

140 RUPERT ROAD

RALEIGH, NC 27603



NAITRI PROPERTIES



PROPERTY OVERVIEW

Strategically located in South Raleigh, this industrial warehouse offers easy access to Downtown Raleigh, I-40, and surrounding business hubs. The property features on-site parking, efficient building access, and excellent connectivity to major roadways.

ADDRESS 140 Rupert Road, Raleigh, NC 27603

BUILDING SIZE Approximately 26,000 SF

AVAILABLE SF
16,000 RSF
3,400 SF Office/Showroom
12,600 SF Warehouse

BASE RATE \$14.75 PSF, NNN

TICAM \$2.35 PSF

CLEAR HEIGHT 20'

LOADING Three (3) drive-in doors

One (1) dock door

POWER 3-phase

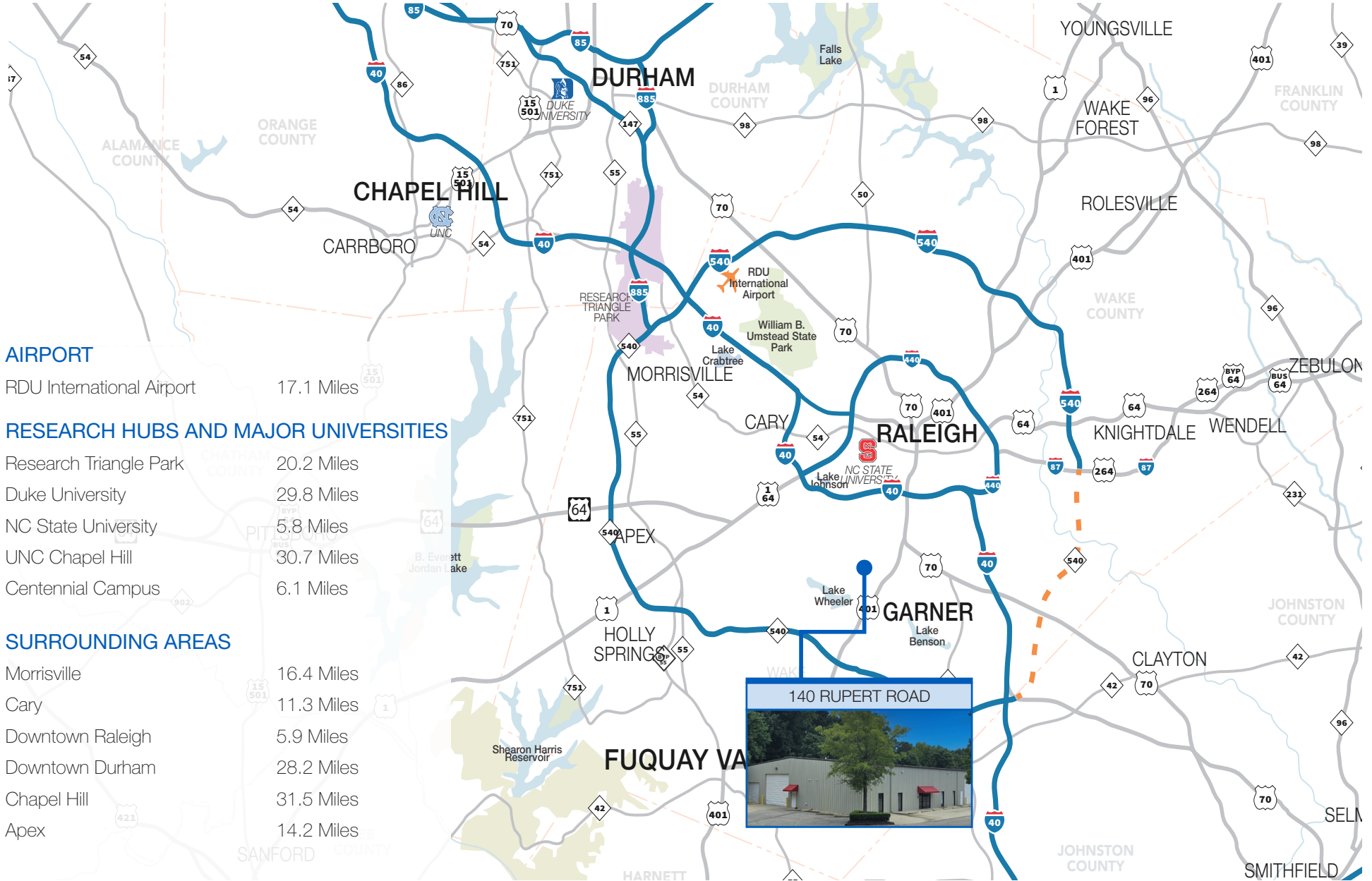
HIGHLIGHTS

- Easy access to 401 South, Highway 70, Tryon Road, and Interstate 440
- Clear span Warehouse
- Interior crane in place
- **Outside storage available!**

CONTACT

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TRIANGLE REGION



CONTACT

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All information provided herein is from sources deemed reliable. However, all information is subject to verification. NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

AERIAL



Garner Station Boulevard

Rupert Road

140 Rupert Road

401

2.9 miles



Tryon Rd

70

Fayetteville Rd

70



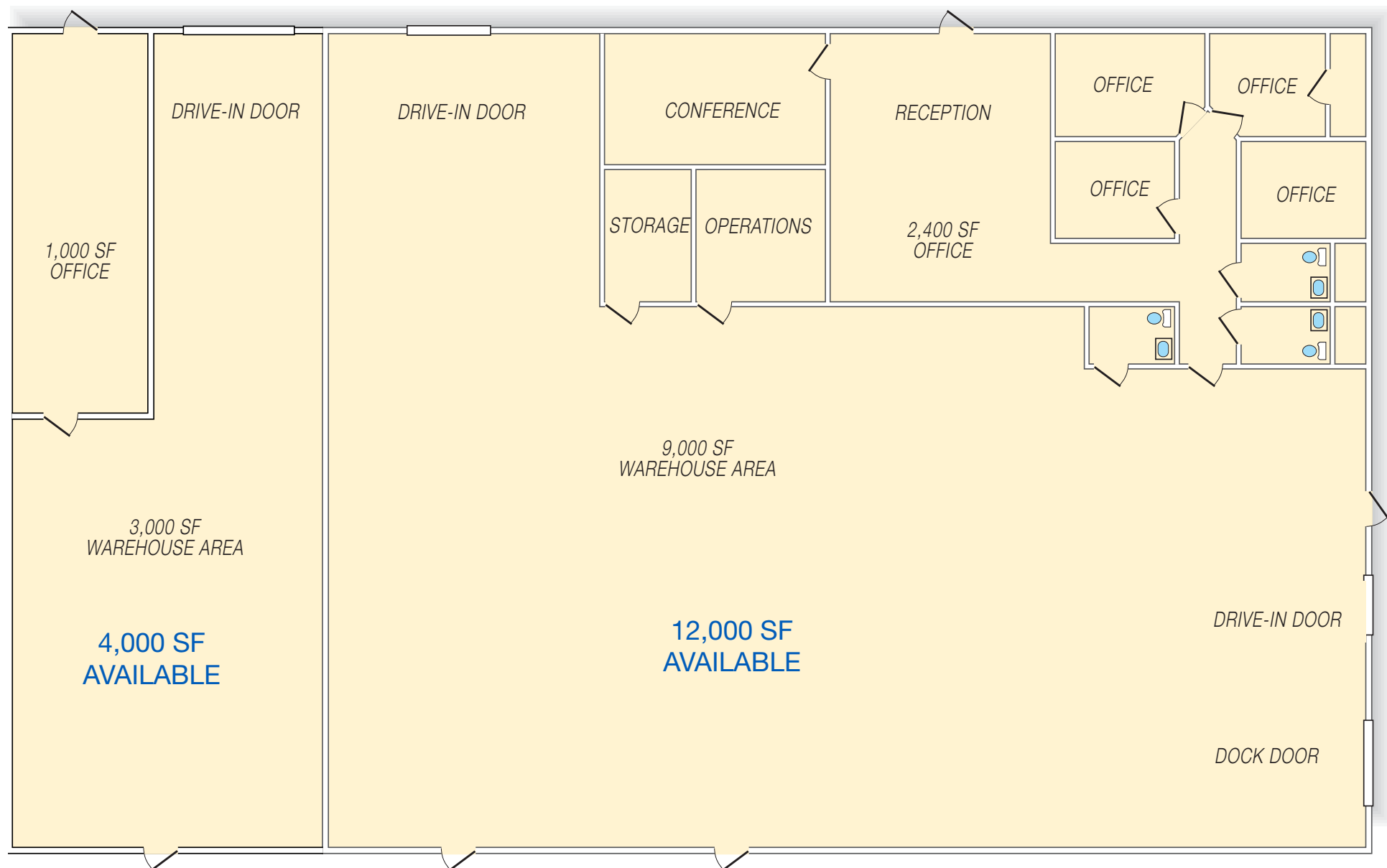
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FLOOR PLAN



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ENTRANCE SIDE VIEW



SIDE LOADING



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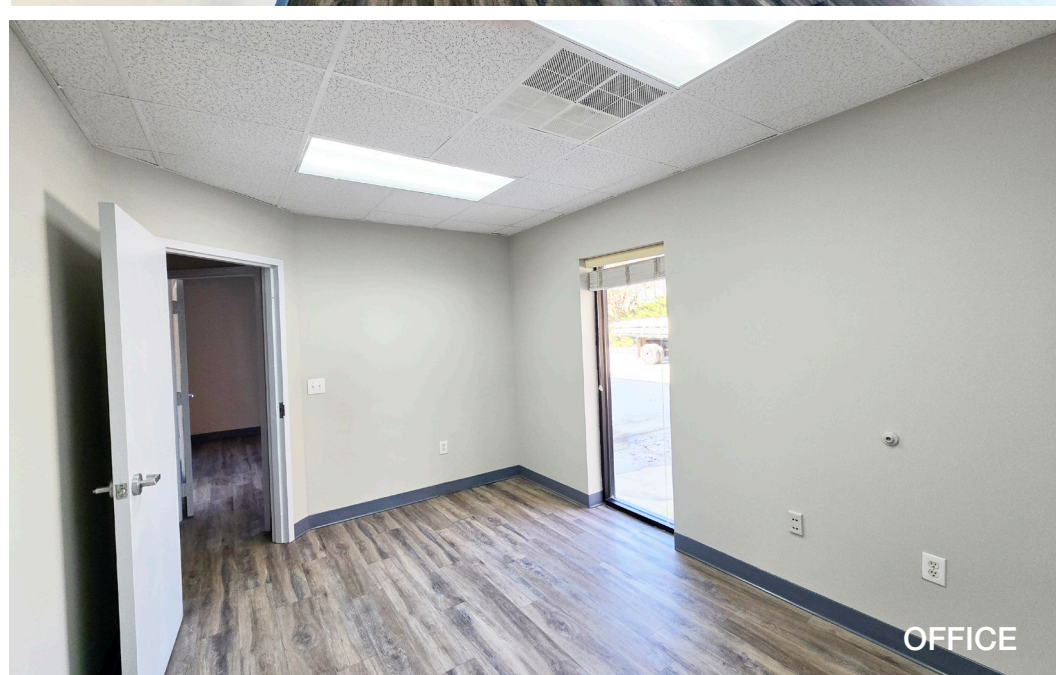
WAREHOUSE



CONFERENCE ROOM



BREAK ROOM



OFFICE

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NAITRI PROPERTIES

DEMOGRAPHICS

15 MINUTE DRIVE TIME

KEY FACTS

145,417

Population



Average
Household Size

33.8

Median Age

\$85,389

Median Household
Income

EDUCATION

8%

No High School
Diploma



20%
High School
Graduate



23%
Some College



49%
Bachelor's/Grad/Pr
of Degree

EMPLOYMENT

70.4%

White Collar

14.8%

Blue Collar

14.9%

Services

4.9%

Unemployment
Rate

INCOME



\$85,389

Median Household
Income



\$49,411

Per Capita Income



\$153,483

Median Net Worth

BUSINESS



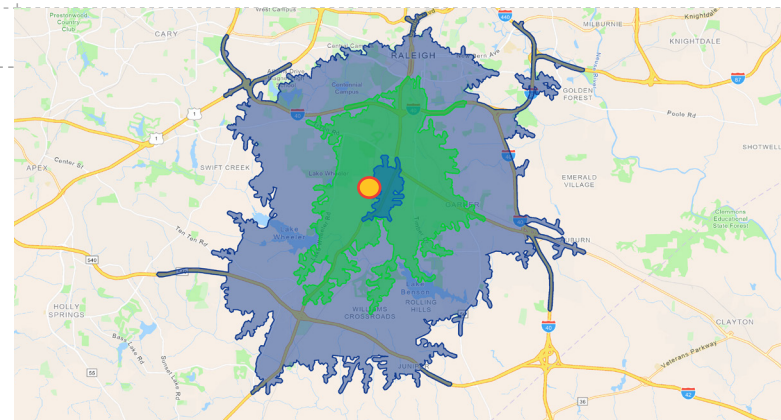
6,766

Total Businesses



87,747

Total Employees



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NAITRI PROPERTIES