

3,500 SF Endcap Flex Space for Lease

Seaboard Industrial Park
3811 Tarheel Drive Units 111-112
Raleigh, NC 27609

Available:
April 1, 2026



About Property

- Rare, Midtown 3,500 SF End cap Flex space for lease. (Cannot subdivide.)
- \$16.00 NNN. 5 year + lease term.
- Taxes and Landlord Insurance: \$1.05 SF.
- Ample parking for box trucks & vans. Parking ratio: 2.2 per 1,000 SF
- No Automotive or Athletic facility uses.
- Not suitable for tractor trailer parking.
- Signage available on glass entry door and storefront windows.
- Tenant to supply own dumpster.
- 2-Hour Fire Walls.
- Built in 2000. Zoned IX-3.
- Local owner/broker and management.
- Available April 1st, 2026.
- Located in Midtown area of Raleigh, off Wake Forest Rd & St. Albans Drive near Duke Raleigh Hospital. Easily accessible to I-440 and Atlantic Avenue.

Property Features

- **Total renovation!** New HVAC, LED Lighting and carpeting in office areas. New kitchenette with countertops, cabinetry and sink. New bathroom flooring and fixtures. Interior warehouse drywall is skimmed, painted throughout. Front and side building drive-in doors.
- **Layout: suite 111:** 1,750 RSF. Open warehouse (24' x 68'.5") with 18 ft clearance. Mounted gas heater and utility sink. Front personnel and 12' x 10' drive-in door. Warehouse is connected to adjoining unit with 10' wide opening.
- **Layout: suite 112:** 1,750 RSF Flex: 1/3 office & 2/3 warehouse. Office: Large reception/work area, 1 private office and kitchenette. Drop ceilings. Warehouse: 18 ft clear, bathroom, large storage room, side drive-in door (10' x 12'). Mounted gas heater.



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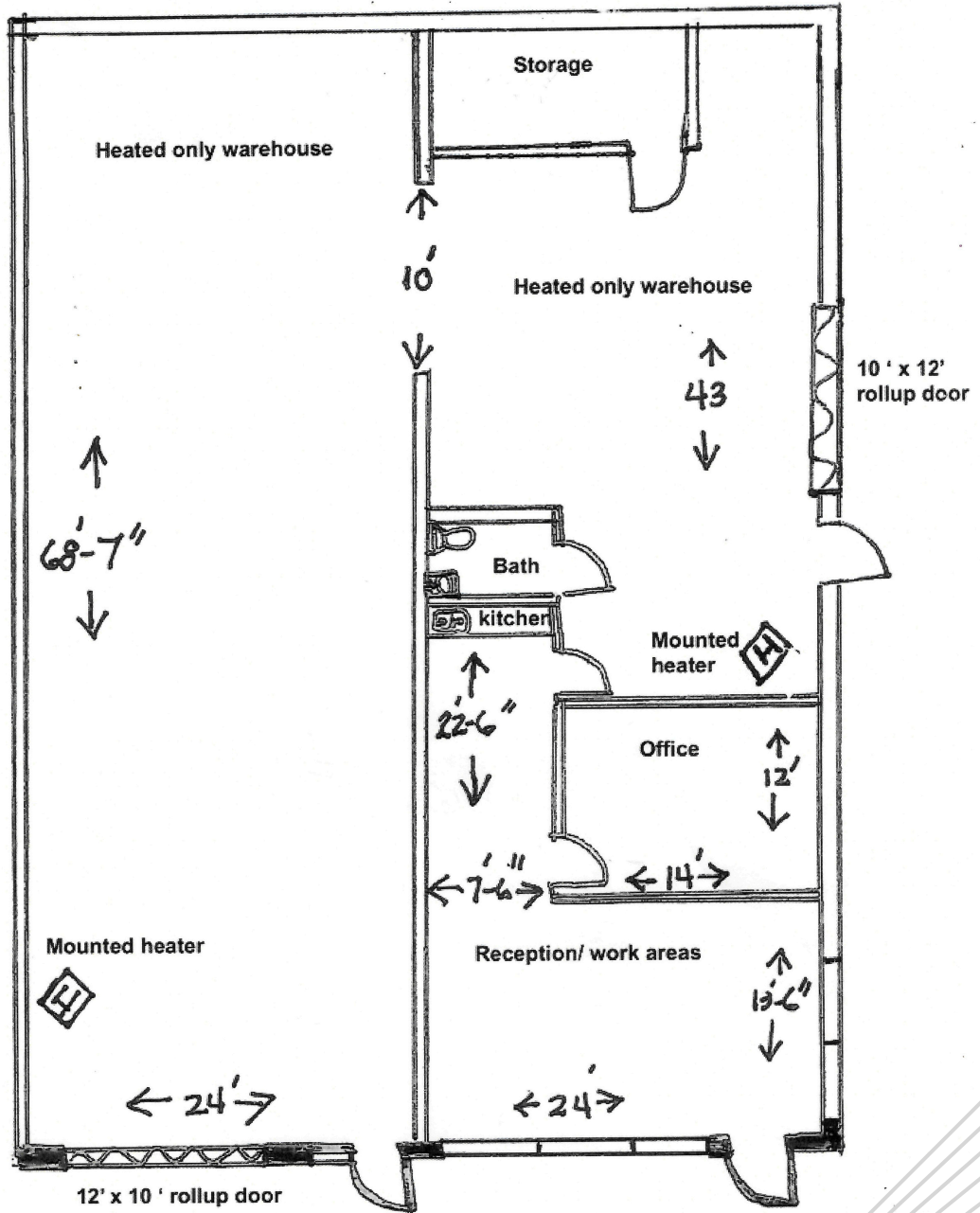
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Floorplan

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3,500 RSF

3811 Tarheel Drive - 111 & 112 Raleigh NC 27609

(not to scale)



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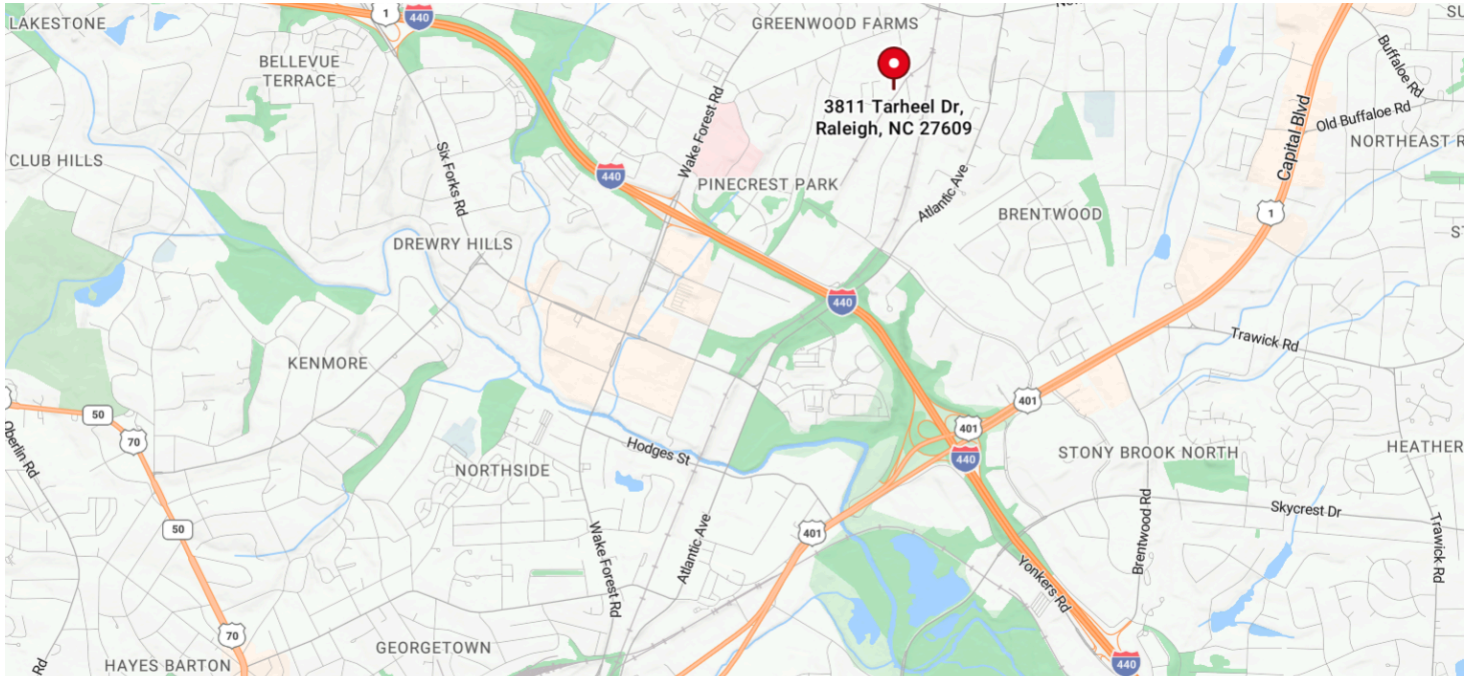
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Location

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