

WAREHOUSE FOR LEASE

3730 OVERLOOK RD

RALEIGH NC 27616



NAITRI PROPERTIES

PROPERTY OVERVIEW

Only .4 Miles to US-1/Capital Boulevard and .5 Miles to I-540, this site is well situated in North Raleigh close to major distribution access north and south as well as east to west.

ADDRESS	3730 Overlook Road. Raleigh NC 27616
BUILDING SIZE	Approximately 19,906 SF
AVAILABLE SPACE	Suite B: 6,578 SF
RENTAL RATE	\$6.00/SF + TICAM
OPERATING EXPENSES	\$1.86/SF
PARKING RATIO	Common parking area
POWER	Single service 120/140
ZONING	IX-3
CONDITIONED	Can have gas heat and HVAC in the rear of building
WATER & SEWER	Raleigh city sewer and water

CONTACT

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The map displays the Research Triangle region, including parts of Orange, Durham, Wake, Chatham, and Johnston counties. Key locations marked include Chapel Hill, Carrboro, Morrisville, Cary, Raleigh, Apex, Holly Springs, Fuquay-Varina, Garner, Clayton, Zebulon, Wendell, and Smithfield. Major roads shown are I-85, I-40, I-77, I-95, US 1, and US 401. Surrounding areas like Research Triangle Park, RDU International Airport, and William B. Umstead State Park are also indicated. An inset photo shows a large, modern, light-colored building with a flat roof, identified as 3730 Overlook Rd. by a blue callout box.

Location	Distance
AIRPORT	
RDU International Airport	18.2 Miles
MAJOR ROADS	
US 1/Capital Blvd.	.4 Miles
I-540	.8 Miles
US 401	2.9 Miles
SURROUNDING AREAS	
Downtown Raleigh	8.7 Miles
RTP	20.2 Miles
Downtown Durham	24.3 Miles

RDU International Airport 18.2 Miles

US 1/Capital Blvd. .4 Miles

I-540 .8 Miles

US 401 2.9 Miles

Downtown Raleigh 8.7 Miles

RTP 20.2 Miles

Downtown Durham 24.3 Miles

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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.



AERIAL



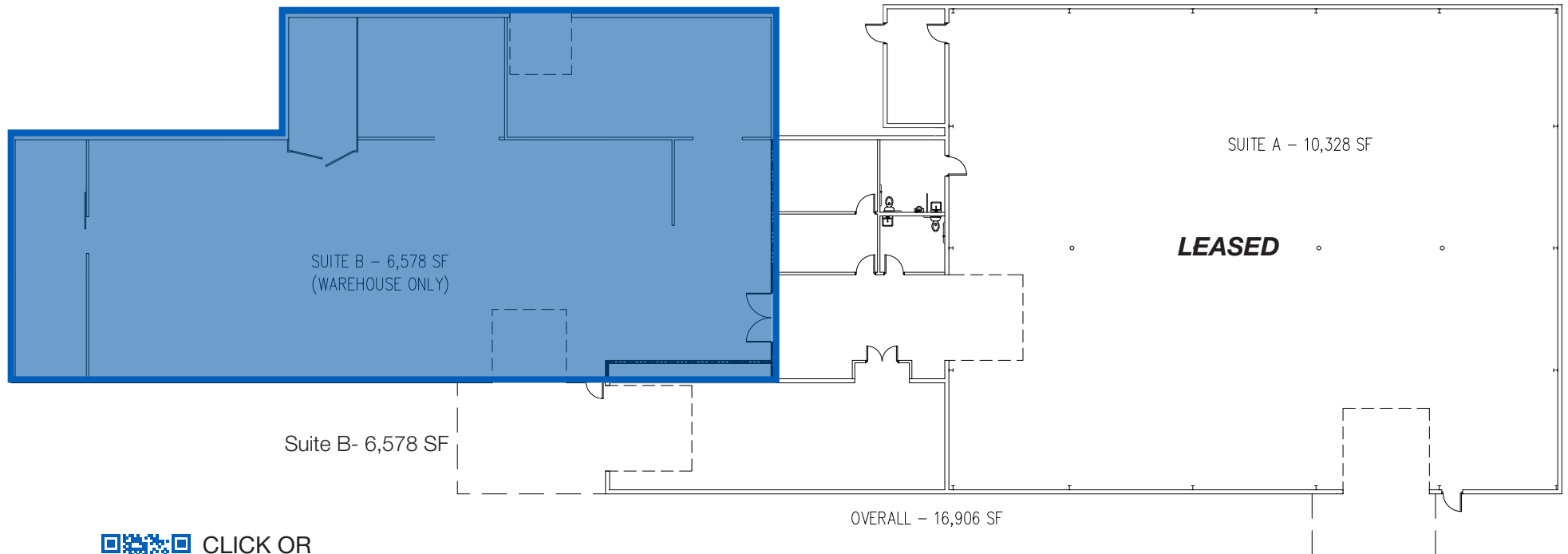
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FLOOR PLAN



CLICK OR
SCAN FOR
VIRTUAL TOUR

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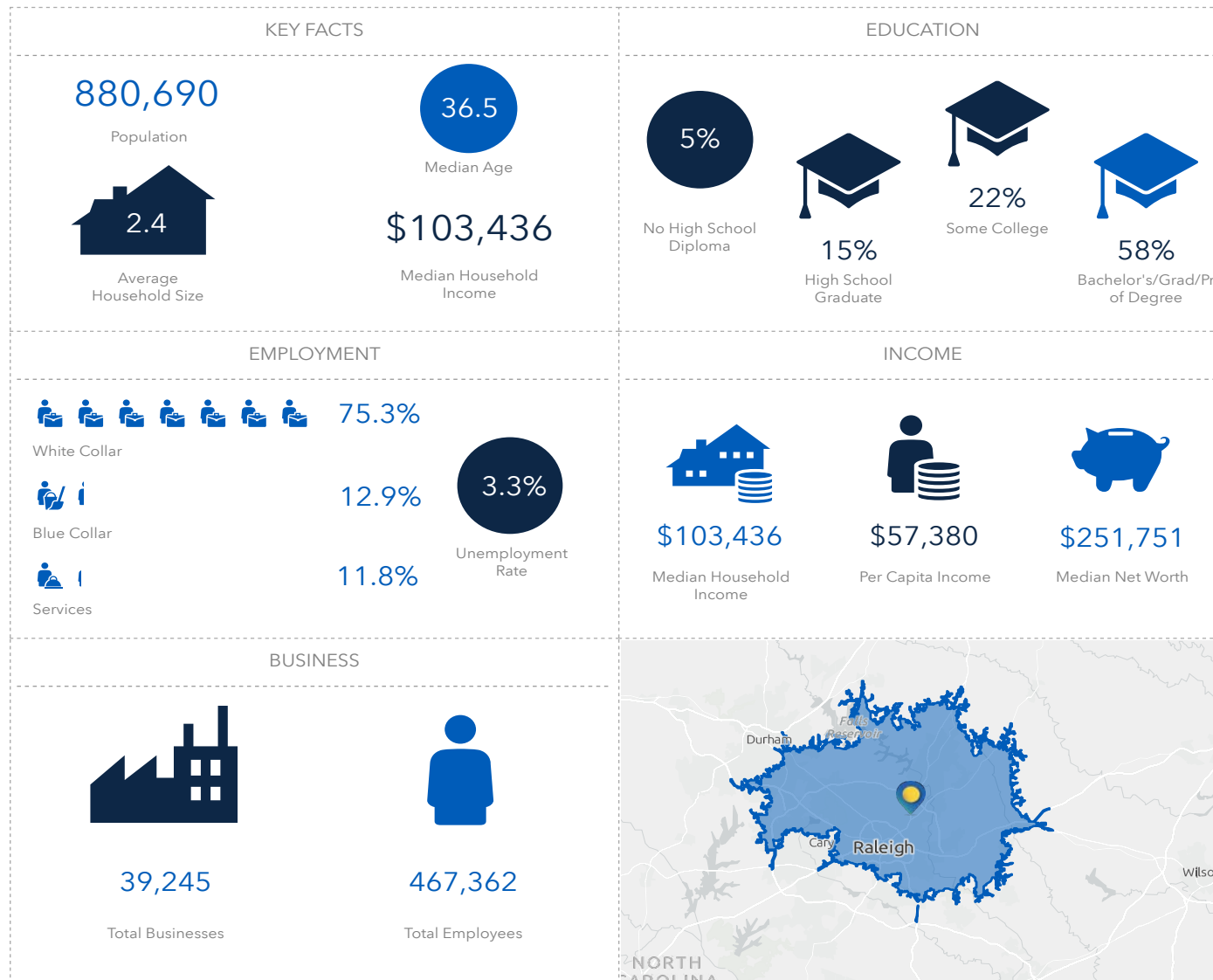
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DEMOGRAPHICS

27 MINUTE AVERAGE COMMUTE DRIVE TIME



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