

FOR LEASE



***±14,000 SF INDUSTRIAL SPACE &
±6.0 USABLE ACRES***

INDUSTRIAL PROPERTY FOR LEASE

2917 Gresham Lake Road | Raleigh, North Carolina 27615

±14,000 SF & ±6.0 USABLE ACRES

2917 GRESHAM LAKE ROAD | RALEIGH, NC



PROPERTY DETAILS

Lease Type	Term Negotiable; NNN
Property Type	Industrial (Office / Warehouse / Secured Yard)
Total Building Size	±14,000 SF (Multiple Buildings)
Warehouse Size	±12,000 SF
Office Size	±1,200 SF (Front Building); ±800 SF (2-Story Rear Building)
Lot Size	±6.0 Usable Acres
Zoning	IX-3
Yard Configuration	2/3 Gated and Fenced; 1/3 Constructed Berm
Loading	(2) 23' x 12' Drive-Through Bays (1) 12' x 12' Drive-In Door
Delivery	Within 60 Days
Water & Sewer	Well & Septic
Pricing	Contact Broker for Lease Rate



PROPERTY HIGHLIGHTS

- ±14,000 SF across multiple buildings with ±6.0 usable acres
- Zoned IX-3
- 2/3 of the property is fenced and gated, the remaining 1/3 of the property has constructed berm
- Property offers two 23'x12' drive-through bays
- Great location, just 1 mile from Highway 1 and only 1.5 miles from I-540

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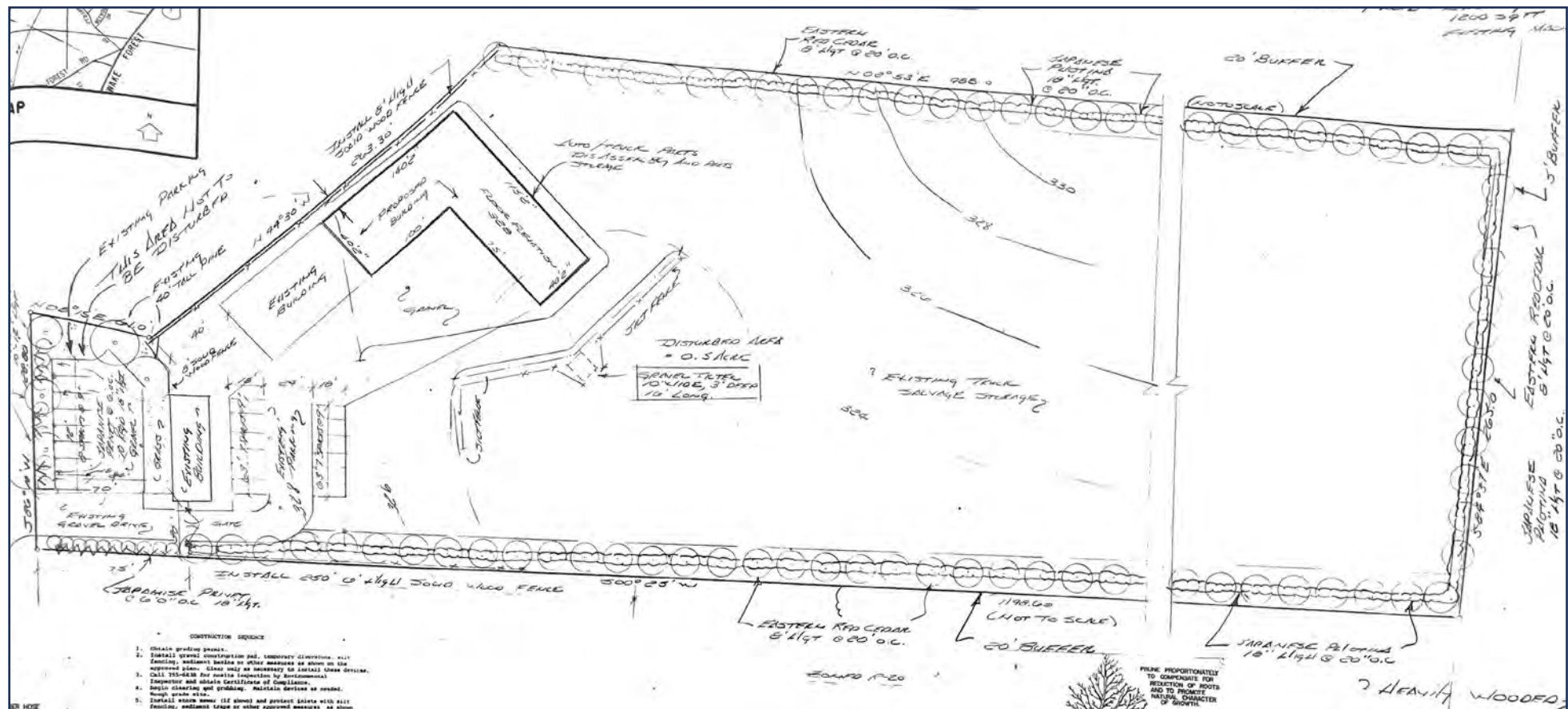
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SITE SURVEY

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