

HRI

HARTWELL REALTY
INCORPORATED

FOR LEASE

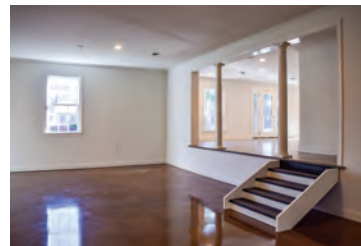
1198 Mabry Rd.
Angier, NC 27501



7800 SF UPSCALE FLEX OPPORTUNITY

FORMERLY INTERIOR DESIGN FIRM HQ UTILIZED FOR OFFICES; SHOWROOM AND STORAGE

- 4,800 SF Office/Showroom
- 3,000 SF Warehouse
- Beautiful Entryway/ Reception Area
- Private Offices
- Flex Rooms
- Kitchen
- Bathroom
- Large Sealed Concrete Former Showroom/
Could be Utilized for Additional Storage
- Heated/Cooled Warehouse with Roll Up
Door Access with Concrete Pad

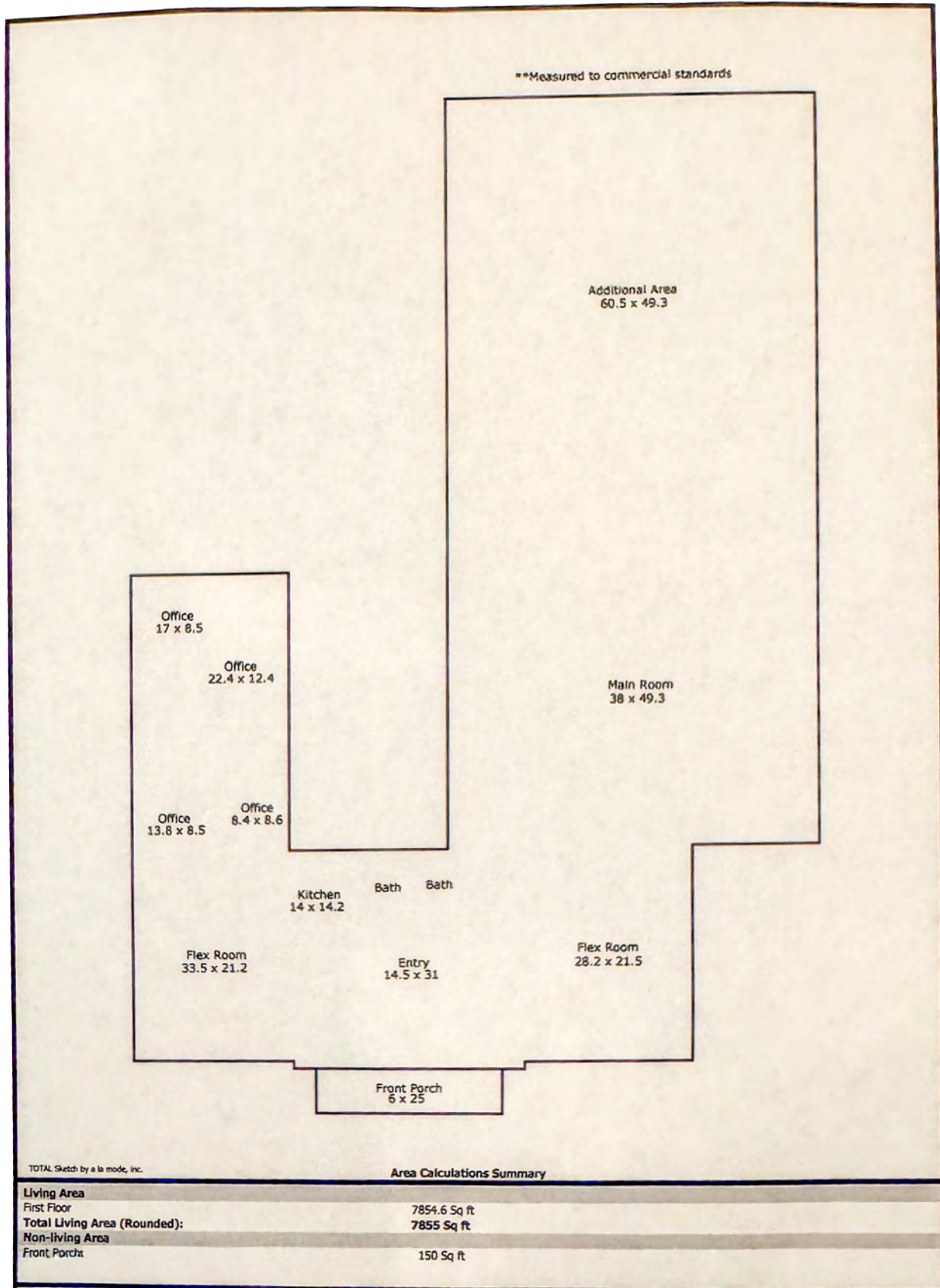


HRI

HARTWELL REALTY
INCORPORATED

Megan A. Pumarejo
Broker, Business Development
HARTWELL REALTY, INC.

512-230-5193 Direct
919-772-0170 Office
www.hartwellrealty.net



The information contained herein has been obtained from sources deemed reliable; however, Hartwell Realty, Inc. makes no guarantees, representations or warranties, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission and changes of price or conditions prior to sale or lease of the property. The property is subject to withdrawal without notice. It is the responsibility of the prospective Buyer(s), Tenant(s) or Investor(s) to verify the information contained herein.

PROPERTY FEATURES

1198 Mabry Rd. | Angier, NC 27501

SQUARE FOOTAGE	4,800 SF OFFICE/SHOWROOM 3,000 WAREHOUSE
ASKING RATE	\$12 SF
LEASE TYPE	MODIFIED GROSS
AVAILABLE	1ST QUARTER 2026
SIGNAGE	AVAILABLE



PHOTOS



The information contained herein has been obtained from sources deemed reliable; however, Hartwell Realty, Inc. makes no guarantees, representations or warranties, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omission and changes of price or conditions prior to sale or lease of the property. The property is subject to withdrawal without notice. It is the responsibility of the prospective Buyer(s), Tenant(s) or Investor(s) to verify the information contained herein.