

FLEX / OFFICE SPACE FOR LEASE

HERITAGE COMMERCE CENTER

1600 HERITAGE COMMERCE CT | WAKE FOREST, NC 27587



PROPERTY OVERVIEW

Available for lease is a $\pm 4,700$ SF flex/office suite featuring an extensive office buildout, warehouse with dock-high loading, 18-foot clear height, warehouse racking, break room, and Light Industrial zoning.

Located 1.8 miles from US-1/Capital Blvd, 4.5 miles from US-401, and 7.5 miles I-540.

HIGHLIGHTS

- » Suite 104: $\pm 4,700$ SF available
- » Light Industrial zoning
- » Conference room, private offices, break room and warehouse/storage
- » Warehouse racking to remain for use
- » 18' ceiling height in warehouse
- » Rooftop solar installed, generating approximately \$1,500 annual savings on electric
- » Dock doors (2)
- » Conceptual floor plan with larger warehouse
- » Water included in CAM

OFFERING SUMMARY

SPACE:	Suite 104
AVAILABLE SF:	$\pm 4,700$ SF
LEASE RATE:	\$16.00/SF (NNN)
TICAM:	$\pm \$3.55$ /SF/YR (estimate)

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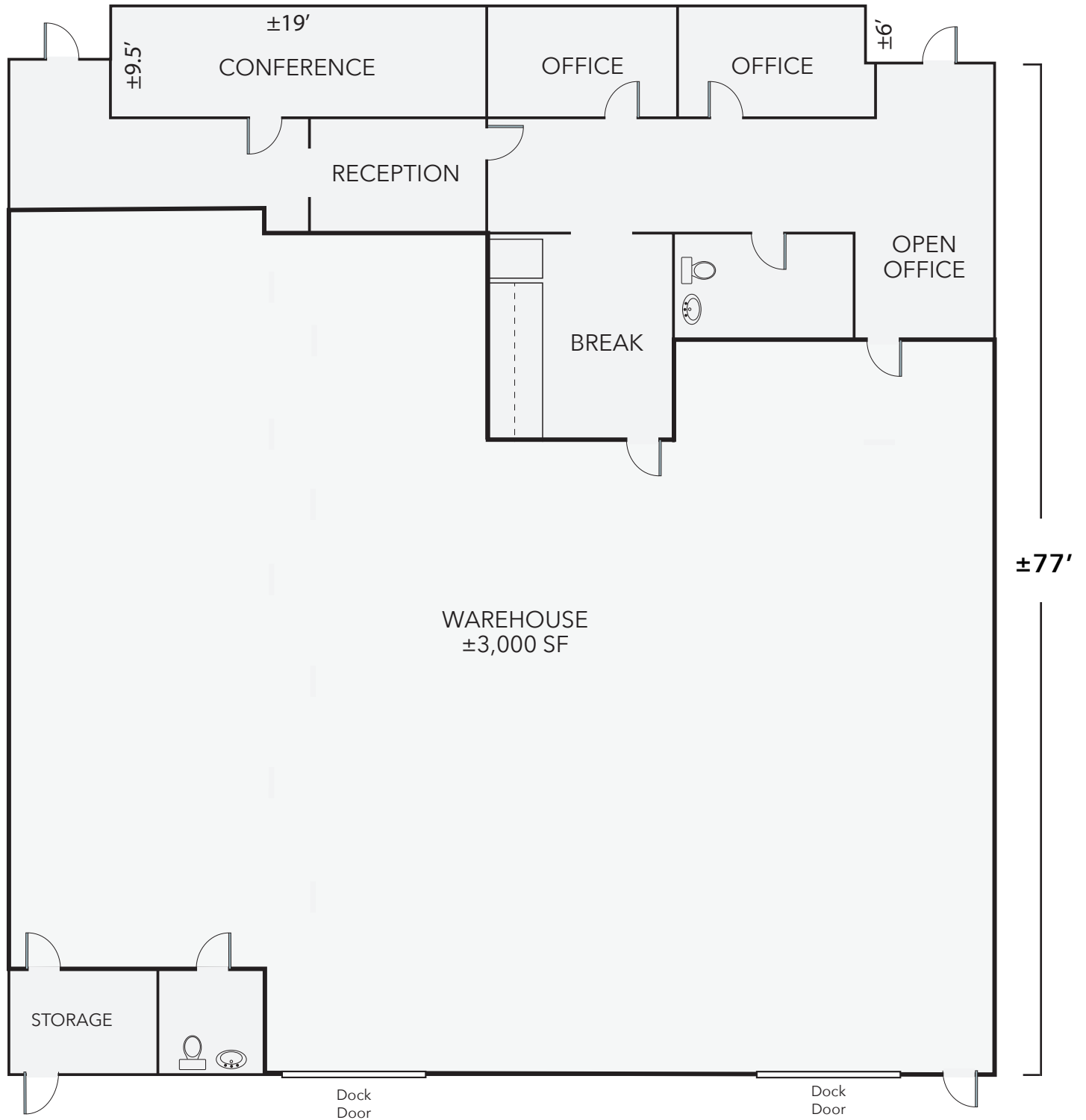
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CONCEPTUAL FLOOR PLAN

SUITE 104: $\pm 4,700$ SF



Scale is Approximate

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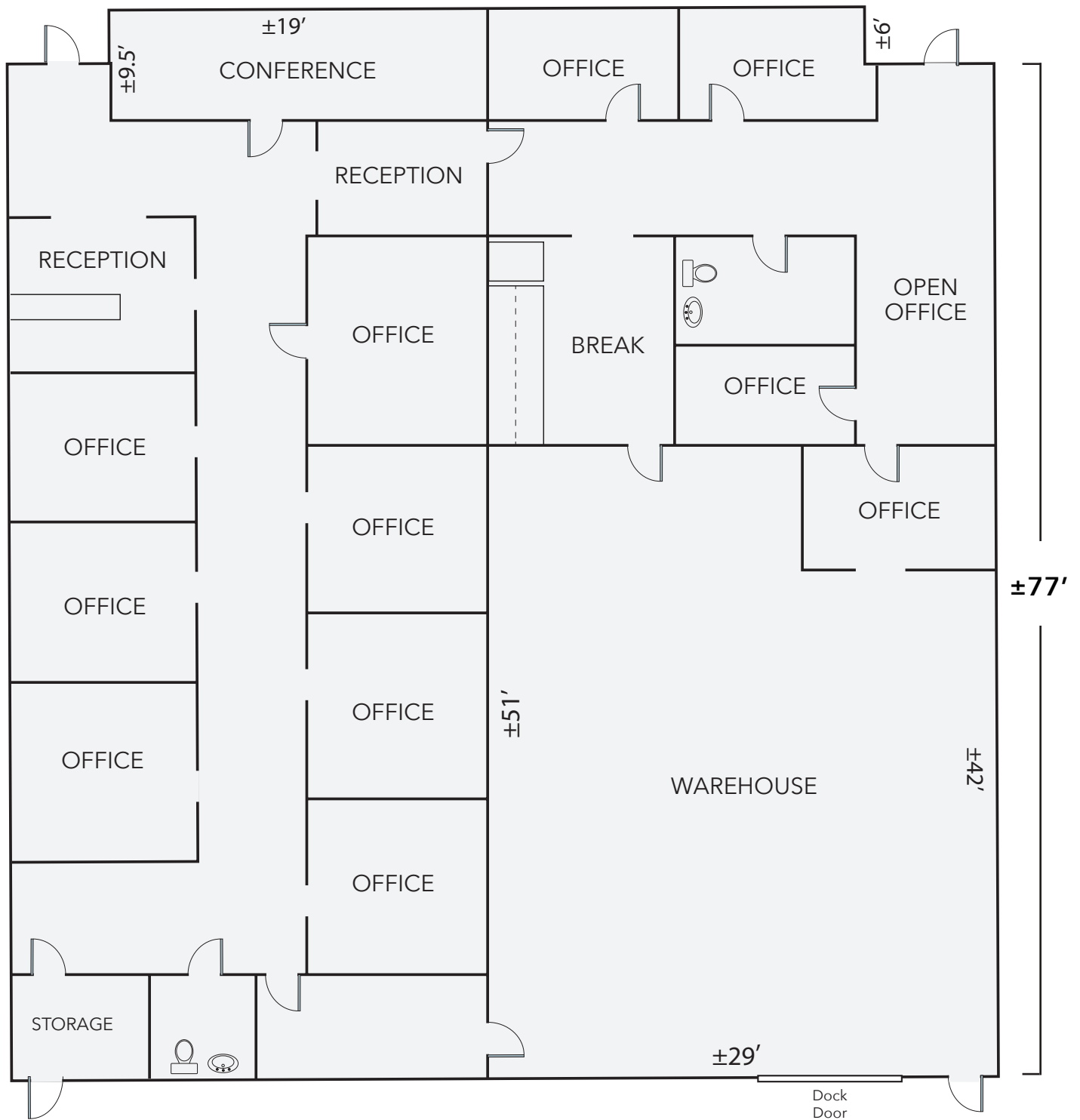
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EXISTING FLOOR PLAN

SUITE 104: $\pm 4,700$ SF



Scale is Approximate

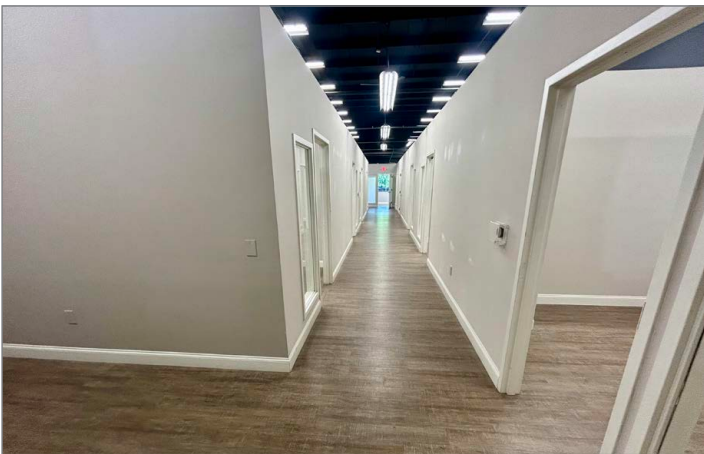
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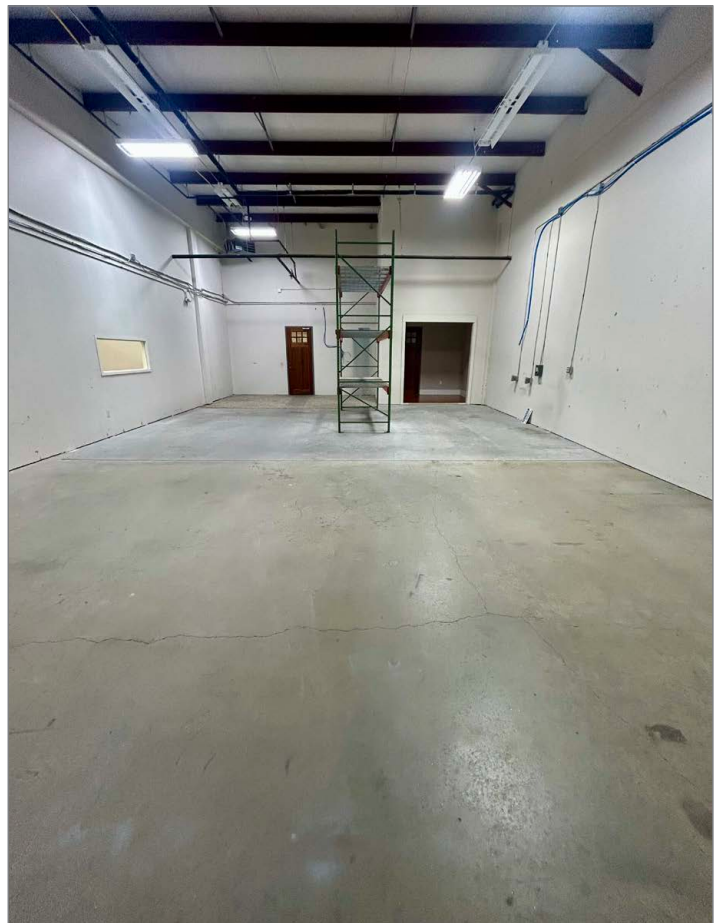
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PHOTOS



PHOTOS



AREA OVERVIEW



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