

INDUSTRIAL SUBLEASE OPPORTUNITY

3010 STONY BROOK DRIVE

RALEIGH, NC 27064



PROPERTY SUMMARY

ADDRESS	3010 Stony Brook Drive, Raleigh, NC 27064
AVAILABLE AREA	10,393 SF
OCCUPANCY	Immediate
LEASE EXPIRATION	April 30, 2030
RENTAL RATE	\$14.75 PSF Net
OPERATING EXPENSES	\$3.95 PSF
LEASE TYPE	Sublease
BUILDING TYPE	Industrial / Flex

STRATEGIC INDUSTRIAL SUBLEASE OPPORTUNITY IN RALEIGH

Realty Insight Group is pleased to present an exceptional industrial sublease opportunity consisting of 10,393 square feet of functional warehouse and distribution space located at 3010 Stony Brook Drive in Raleigh, North Carolina. Situated within one of the region's established industrial corridors, the property offers an efficient layout well suited for warehouse, distribution, light manufacturing, e-commerce fulfillment, and service-related operations.

Available under a sublease extending through April 30, 2030, the space is offered at a competitive rental rate of \$14.75 PSF Net with \$3.95 PSF in operating expenses. The property's strategic location provides convenient access to Raleigh's major transportation network, supporting efficient distribution throughout the Research Triangle and the broader Southeast. Combined with the area's strong labor market and continued industrial growth, this opportunity is well positioned for companies seeking quality industrial space in one of North Carolina's most active logistics markets

FOR MORE INFORMATION CONTACT:

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AERIAL LOCATION

