

FOR LEASE - FREESTANDING FLEX/WAREHOUSE BUILDING

1400 Nowell Road,
Raleigh, NC 27607



- Existing freestanding 22,465 SF flex/industrial building.
 - Office - 8,787 SF built in 1974
 - Warehouse - 15,165 SF constructed in 2010
- 100 percent central HVAC in the office. Gas pack heating units in the Warehouse.
- Front Load Setup: Two 10x12 dock high doors, one 10x12 drive-in door, and one 12x14 drive-in door. All have an overhang.
- Back rear warehouse corner loading doors: Two 10x12 dock high doors, two 8x10 dock high doors, and one 12x10 interior grade-level door joining the two main warehouse sections.
- Ceiling heights in Warehouse are 18' at eaves to 22' in center.
- Power: Three – Phase
- Steel and Cinderblock framing, concrete slab foundation, Metal exterior walls, membrane roof
- 24 striped parking spaces
- Total **2.05 acres**
- Excellent West Raleigh location with quick/easy ingress access to I-40 and I-440 via Chapel Hill Rd. and/or Trinity Rd.
- IX-3-PL Zoning
- \$14.95/SF NNN; TICAM approximately \$1.50/SF

Bryan Everett, SIOR

bryan@nci-prop.com
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PROPERTY FACTS

ADDRESS	1400 Nowell Rd Raleigh, NC 27607
SF RBA	22,465 SF
PROPERTY MIX	Office – 8,787 SF Warehouse – 15,165 SF
YEAR BUILT	Office- 1974, Warehouse- 2010
VACANCY	Available June 1, 2026
SPRINKLER	None
CONSTRUCTION	Metal
BUILDING HEIGHT	18' – 22'
DOCKS	6
DRIVE INS	2
ACREAGE	2.05 AC
ZONING	IX-3-PL
PARKING	24 lined Spaces



NEARBY DRIVERS



1.5 Miles



3 Miles

Downtown Raleigh

8 Miles

Raleigh-Durham
International Airport

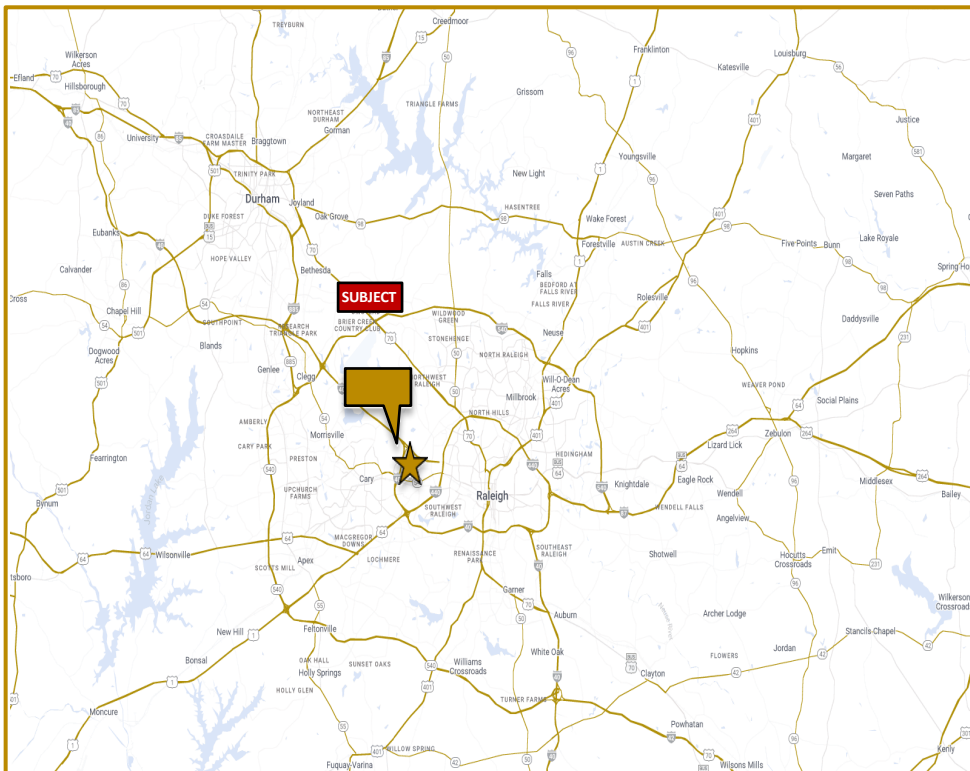
9 Miles

Research Triangle Park

12 Miles

Durham, NC

20 Miles



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- PIN # 0774-95-3717
- Annual Taxes - \$.76 / SF
- Excellent opportunity for variety of flex and industrial uses including laydown, outside storage, excess parking, and/or various assembly classification type users

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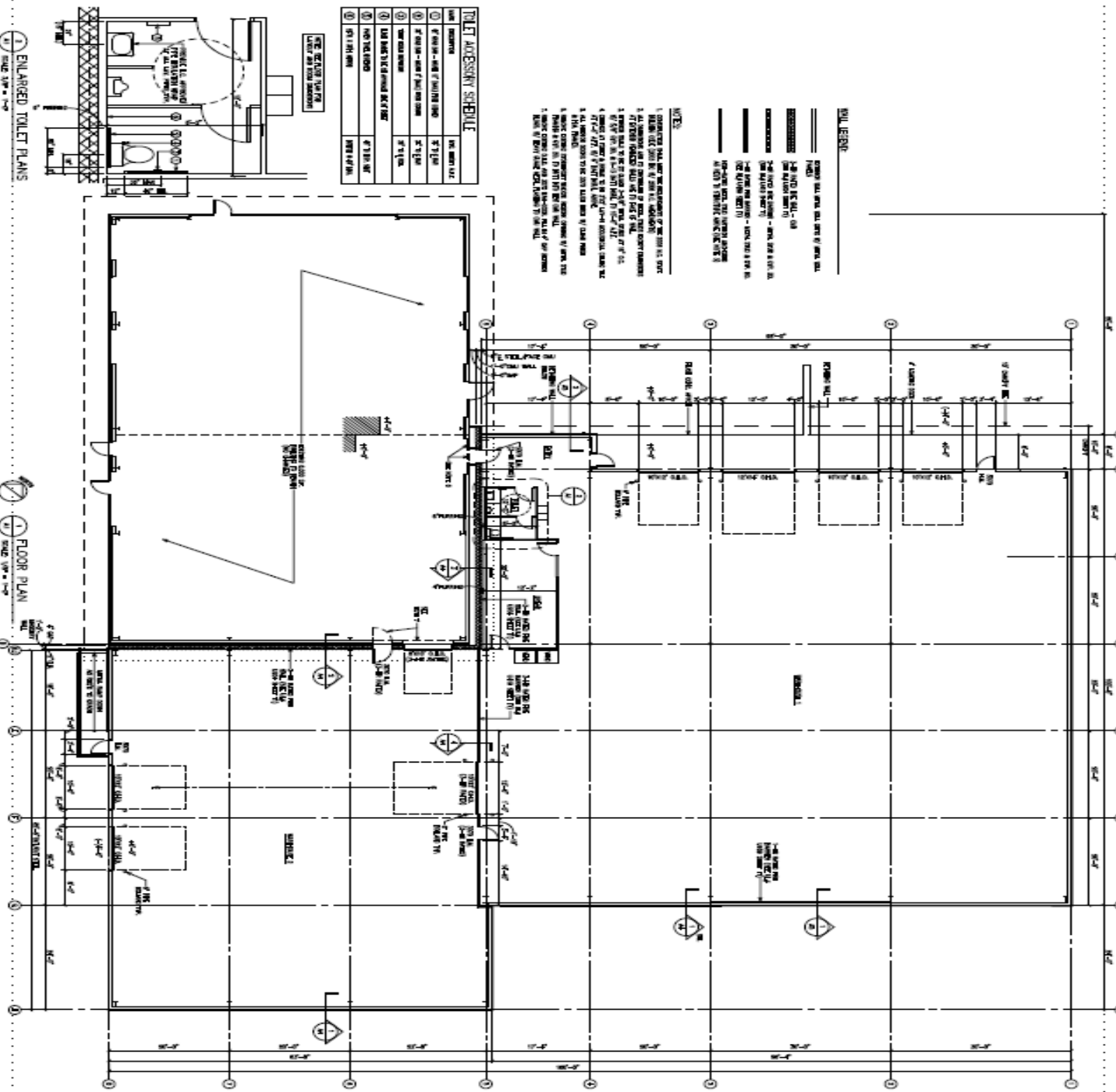
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TOILET ACCESSORY SCHEDULE

NO.	DESCRIPTION	QUANTITY
1	TOILET	1
2	VANITY	1
3	MIRROR	1
4	TOILET PAPER DISPENSER	1
5	TOILET BRUSH	1
6	TOILET SEAT	1
7	TOILET FLUSH VALVE	1
8	TOILET PAPER	1
9	TOILET BRUSH	1
10	TOILET SEAT	1
11	TOILET FLUSH VALVE	1
12	TOILET PAPER	1

NOTES:

1. CONSULT WITH THE ARCHITECT FOR THE LOCATION OF THE TOILET. THE TOILET SHALL BE LOCATED IN THE CENTER OF THE BUILDING.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL PLUMBING CODE (IPC).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ELECTRICAL CODE (IEC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE (IMC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL SOUND AND VIBRATION CODE (ISVC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL TRANSPORTATION AND HIGHWAY BUILDING CODE (ITHBC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL WOOD PRESERVATION CODE (IWPC).
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL ZONING AND ORDINANCE CODE (IZOC).
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2012 INTERNATIONAL GREEN BUILDING CODE (IGBC).

WALL LEGEND:

- 1. 1/2" GYPSUM BOARD ON 2x4 STUDS
- 2. 5/8" GYPSUM BOARD ON 2x4 STUDS
- 3. 1" GYPSUM BOARD ON 2x4 STUDS
- 4. 1 1/2" GYPSUM BOARD ON 2x4 STUDS
- 5. 2" GYPSUM BOARD ON 2x4 STUDS
- 6. 2 1/2" GYPSUM BOARD ON 2x4 STUDS
- 7. 3" GYPSUM BOARD ON 2x4 STUDS
- 8. 4" GYPSUM BOARD ON 2x4 STUDS
- 9. 5" GYPSUM BOARD ON 2x4 STUDS
- 10. 6" GYPSUM BOARD ON 2x4 STUDS
- 11. 8" GYPSUM BOARD ON 2x4 STUDS
- 12. 10" GYPSUM BOARD ON 2x4 STUDS
- 13. 12" GYPSUM BOARD ON 2x4 STUDS
- 14. 14" GYPSUM BOARD ON 2x4 STUDS
- 15. 16" GYPSUM BOARD ON 2x4 STUDS
- 16. 18" GYPSUM BOARD ON 2x4 STUDS
- 17. 20" GYPSUM BOARD ON 2x4 STUDS
- 18. 22" GYPSUM BOARD ON 2x4 STUDS
- 19. 24" GYPSUM BOARD ON 2x4 STUDS
- 20. 26" GYPSUM BOARD ON 2x4 STUDS
- 21. 28" GYPSUM BOARD ON 2x4 STUDS
- 22. 30" GYPSUM BOARD ON 2x4 STUDS
- 23. 32" GYPSUM BOARD ON 2x4 STUDS
- 24. 34" GYPSUM BOARD ON 2x4 STUDS
- 25. 36" GYPSUM BOARD ON 2x4 STUDS
- 26. 38" GYPSUM BOARD ON 2x4 STUDS
- 27. 40" GYPSUM BOARD ON 2x4 STUDS
- 28. 42" GYPSUM BOARD ON 2x4 STUDS
- 29. 44" GYPSUM BOARD ON 2x4 STUDS
- 30. 46" GYPSUM BOARD ON 2x4 STUDS
- 31. 48" GYPSUM BOARD ON 2x4 STUDS
- 32. 50" GYPSUM BOARD ON 2x4 STUDS
- 33. 52" GYPSUM BOARD ON 2x4 STUDS
- 34. 54" GYPSUM BOARD ON 2x4 STUDS
- 35. 56" GYPSUM BOARD ON 2x4 STUDS
- 36. 58" GYPSUM BOARD ON 2x4 STUDS
- 37. 60" GYPSUM BOARD ON 2x4 STUDS
- 38. 62" GYPSUM BOARD ON 2x4 STUDS
- 39. 64" GYPSUM BOARD ON 2x4 STUDS
- 40. 66" GYPSUM BOARD ON 2x4 STUDS
- 41. 68" GYPSUM BOARD ON 2x4 STUDS
- 42. 70" GYPSUM BOARD ON 2x4 STUDS
- 43. 72" GYPSUM BOARD ON 2x4 STUDS
- 44. 74" GYPSUM BOARD ON 2x4 STUDS
- 45. 76" GYPSUM BOARD ON 2x4 STUDS
- 46. 78" GYPSUM BOARD ON 2x4 STUDS
- 47. 80" GYPSUM BOARD ON 2x4 STUDS
- 48. 82" GYPSUM BOARD ON 2x4 STUDS
- 49. 84" GYPSUM BOARD ON 2x4 STUDS
- 50. 86" GYPSUM BOARD ON 2x4 STUDS
- 51. 88" GYPSUM BOARD ON 2x4 STUDS
- 52. 90" GYPSUM BOARD ON 2x4 STUDS
- 53. 92" GYPSUM BOARD ON 2x4 STUDS
- 54. 94" GYPSUM BOARD ON 2x4 STUDS
- 55. 96" GYPSUM BOARD ON 2x4 STUDS
- 56. 98" GYPSUM BOARD ON 2x4 STUDS
- 57. 100" GYPSUM BOARD ON 2x4 STUDS

A1	04-22-08	BROCK CONTRACT SERVICES WAREHOUSE EXPANSION 1400 NOWELL ROAD RALPH, NC	BEST go GENERAL CONTRACTOR 2000 Nowell Rd. PO Box 10000 Raleigh, NC 27608 Office 919.740.9300 Fax 919.740.9300	URENA ARCHITECTURE URENA ARCHITECTURE, P.A. 200 POWELL ST. 3RD FLOOR RALEIGH, NC 27603 TEL: 919.740.9300 FAX: 919.740.9300	PROJECT NO. 1400 NOT FOR CONSTRUCTION	PREPARED BY: [Signature]

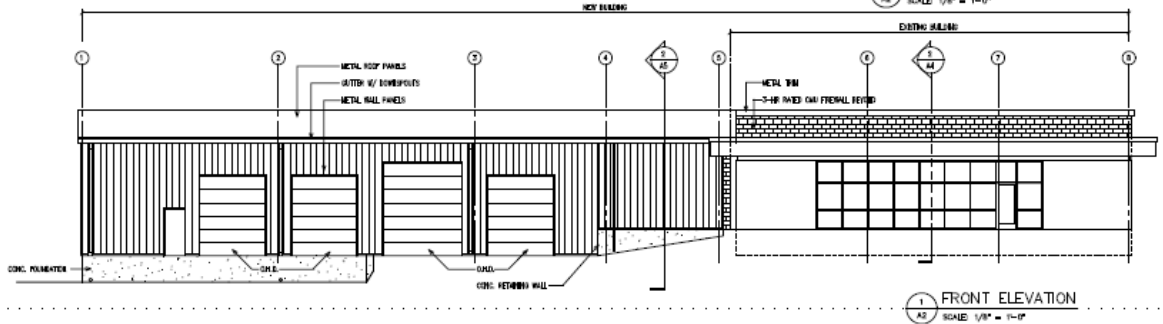
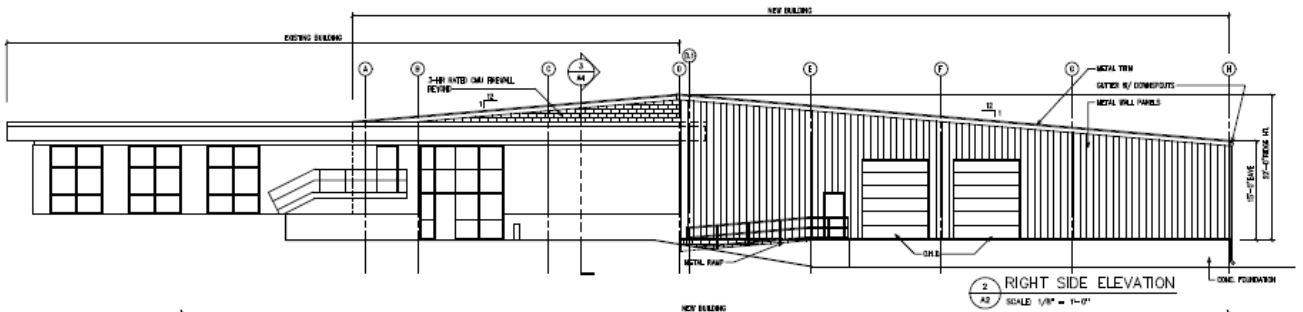
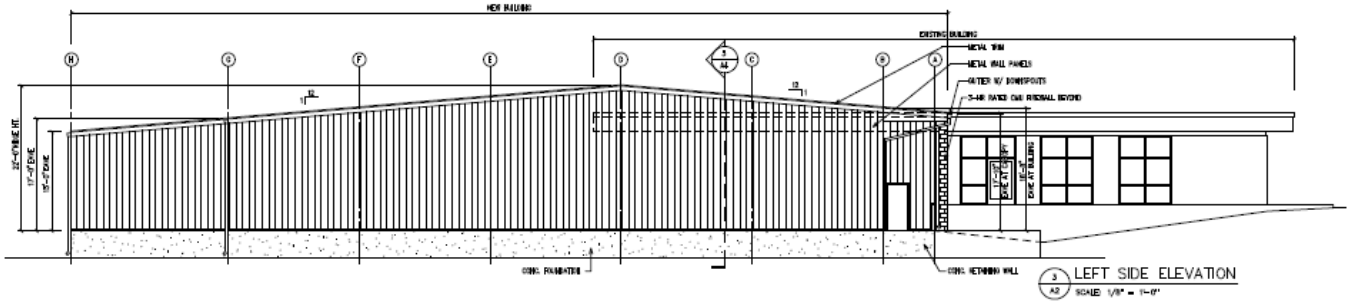
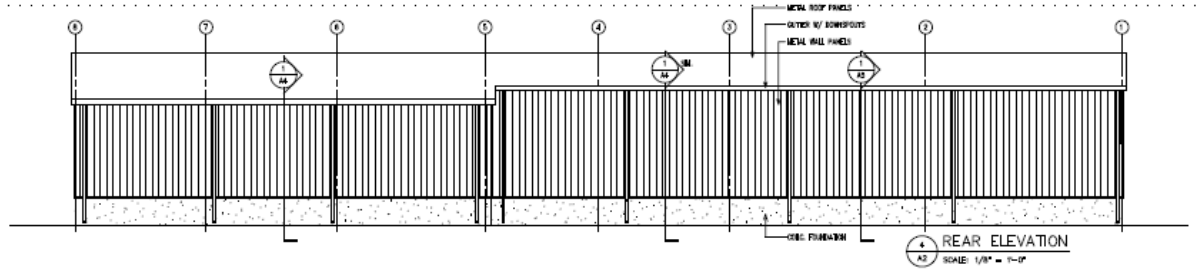
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RALEIGH SPORTS & ENTERTAINMENT DISTRICT

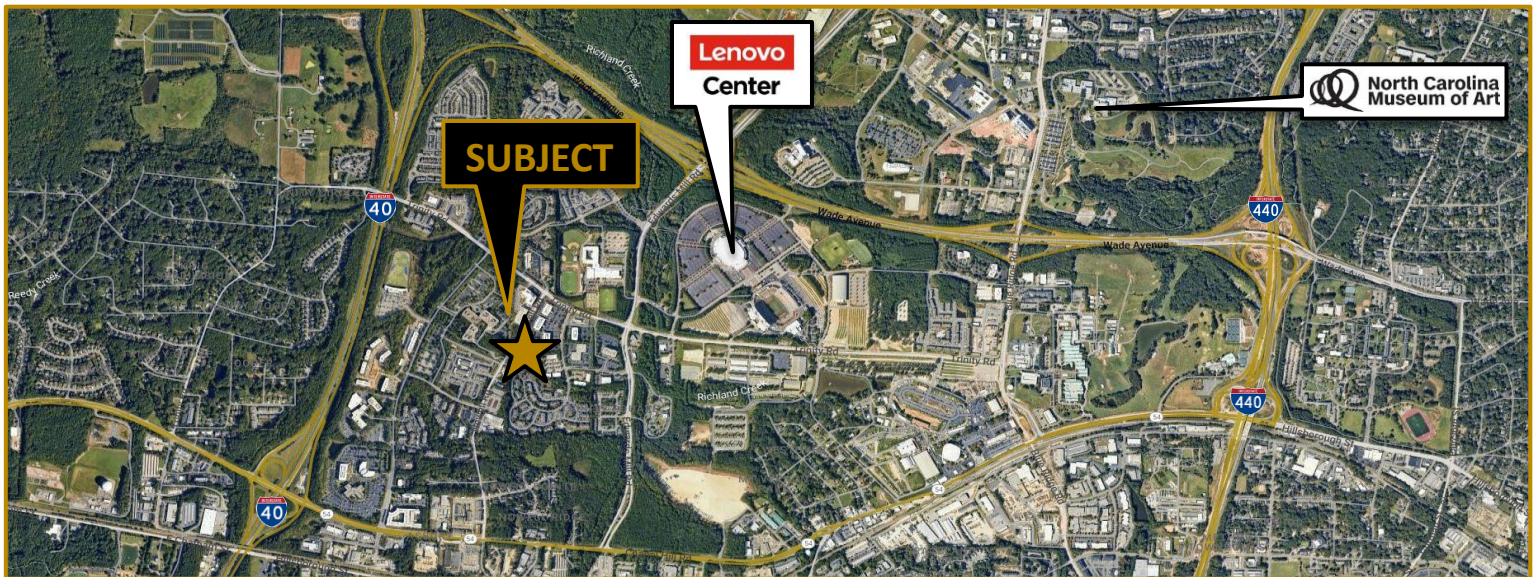
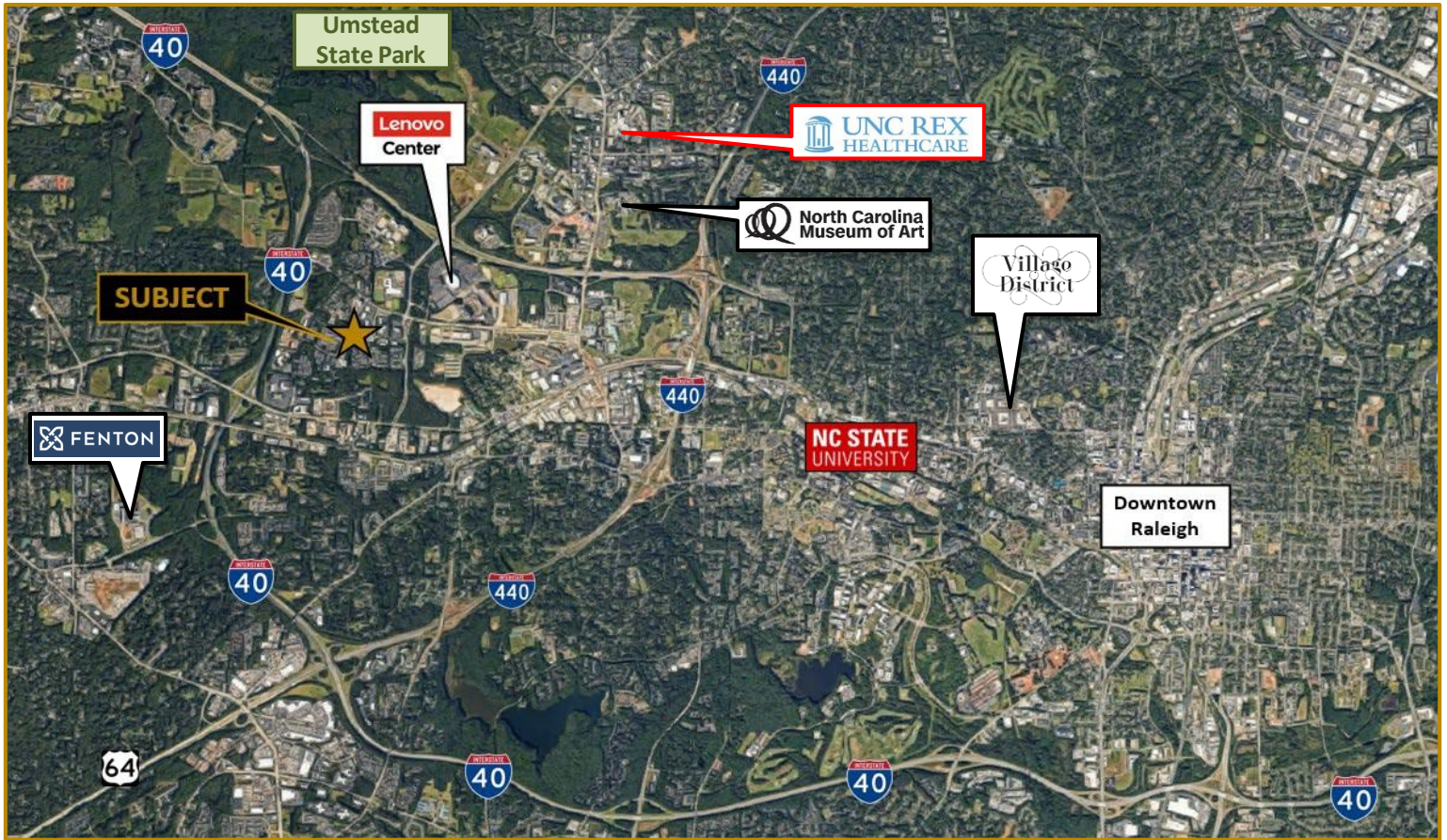


- Lenovo Center set for multi-million dollar upgrade
- Phase 1 set to begin in late 2025
 - 200k SF of retail & entertainment
 - 150k SF of office space
 - 150 room hotel
 - 500+ apartments
 - 2 parking garages
 - 4,300 seat music venue
- This project represents a significant investment in the city of Raleigh, aiming to create a dynamic destination for residents and visitors alike

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SUBJECT AERIALS



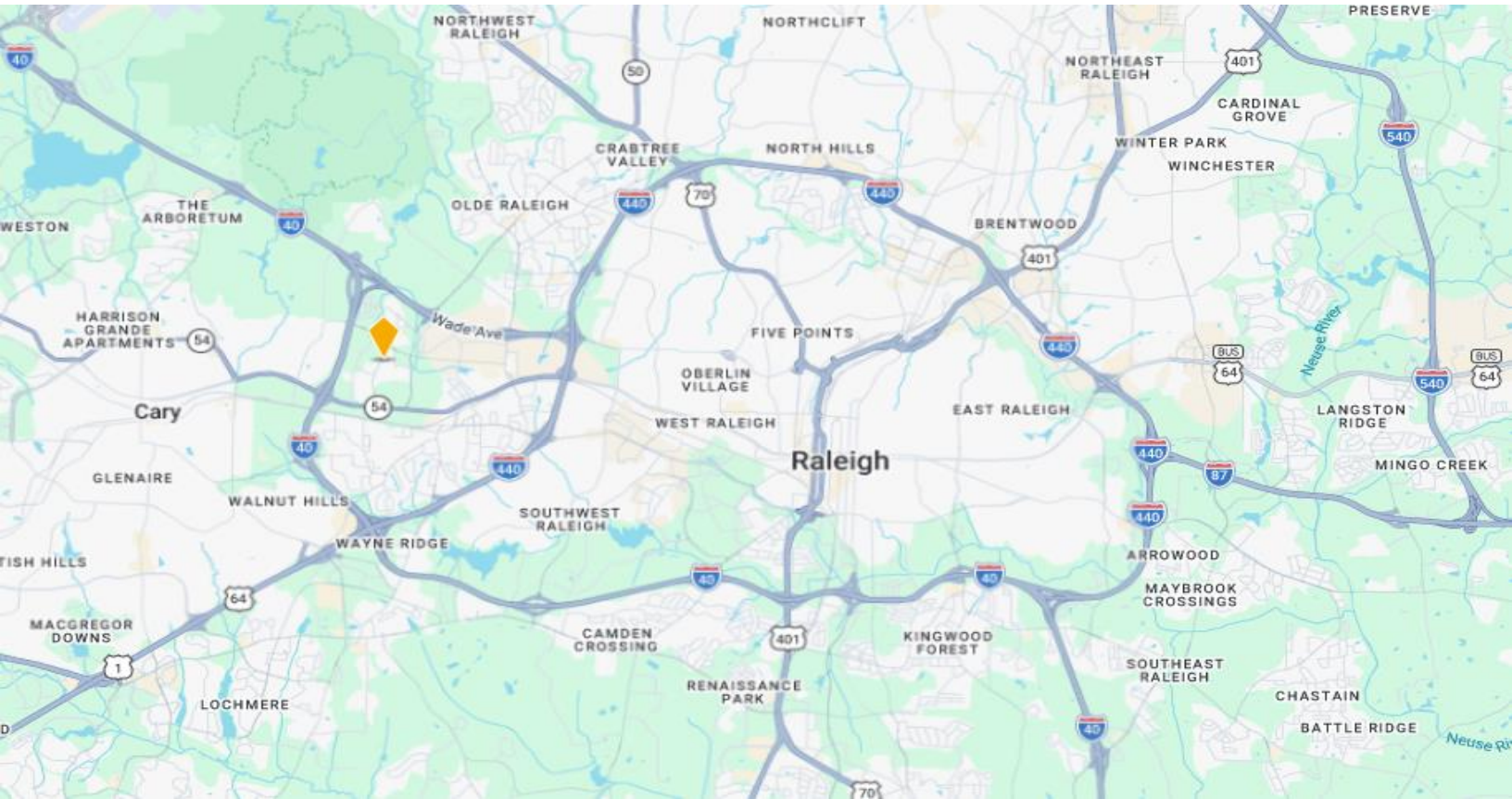
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Nearby Demographics

	2 MILES	5 MILES	10 MILES
2025 Population	34,634	207,650	765,340
2029 Projected Population Growth	38,765	225,154	775,902
2029 Estimated Households	15,760	95,600	306,521
2025 Median Household Income	\$82,317	\$115,540	\$118,755