

FOR SALE
ASKING PRICE INSIDE

FOUNDRY
COMMERCIAL

ATLANTIC BUSINESS PARK

4501 ATLANTIC AVENUE, RALEIGH, NC 27604

±56,920 SF | SINGLE STORY FLEX/OFFICE/R&D/RETAIL SPACE FOR SALE

PARK OVERVIEW

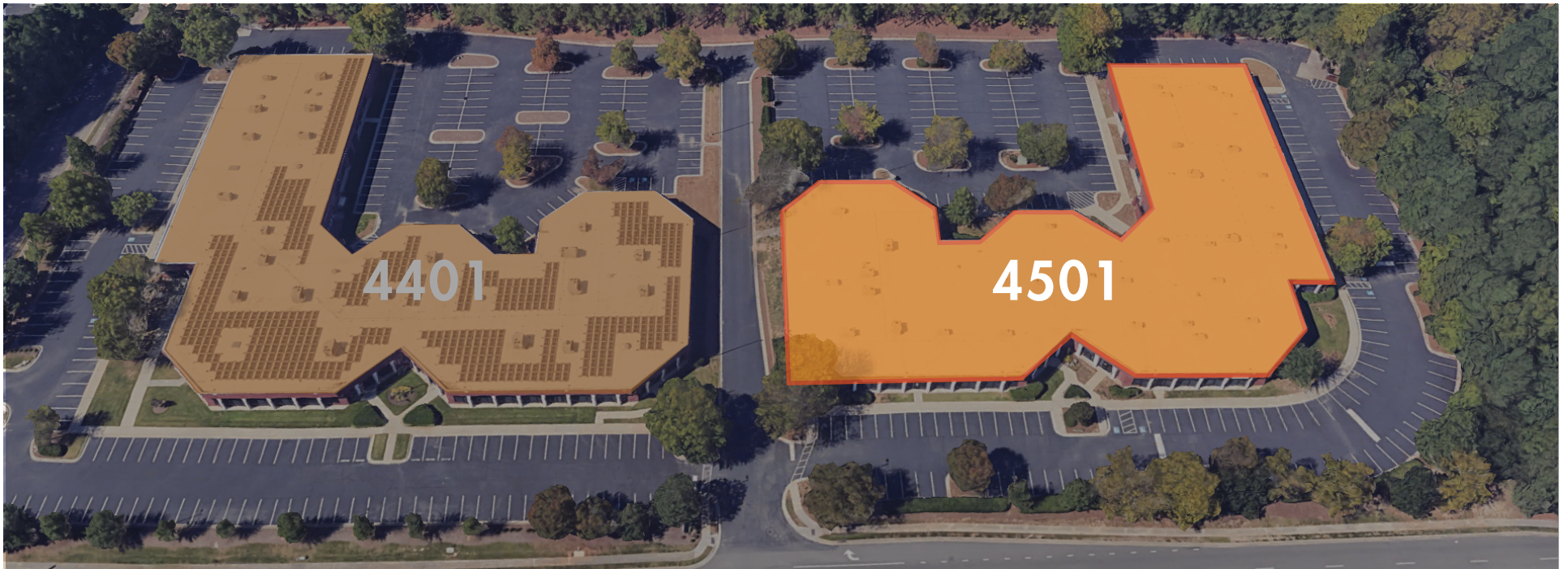
Well-located within the amenity-rich North Raleigh submarket, Atlantic Business Park is in close proximity to a wide variety of dining and shopping options including Midtown East and North Hills. Excellent visibility along Atlantic Avenue with prominent monument and building signage available and an above market parking ratio of 4.2/1,000 – approximately 240 spaces.

4501 ATLANTIC AVENUE

56,920 SF

Asking Price: \$11,500,000

Office/Flex/R&D/Retail Use Opportunity



FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK BLACKLEY | 919.274.9323

Senior Vice President

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JANE DOGGETT, CCIM | 919.625.8828

Market Leader

jane.doggett@foundrycommercial.com

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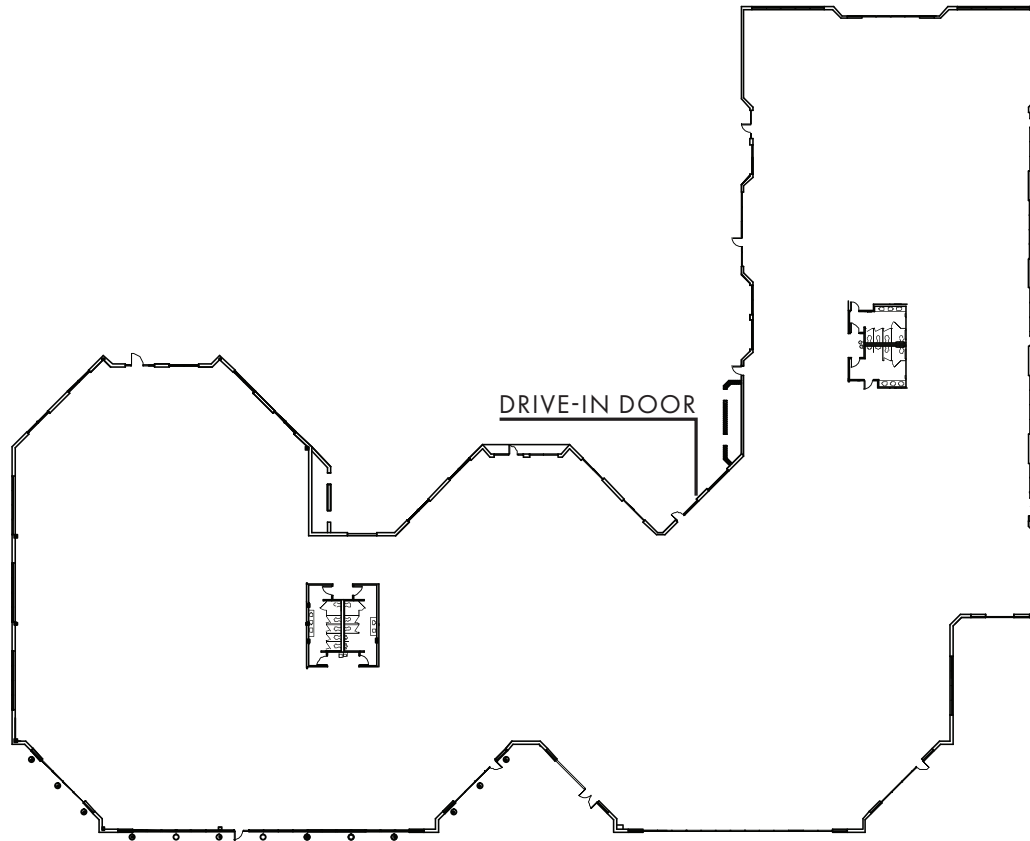
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FLOOR PLAN



BUILDING FEATURES

PROPERTY TYPE	Flex
LOCATION	4501 Atlantic Avenue
BUILDING SIZE	56,920 SF
FLOORS	One (1)
CLEAR HEIGHT	15'
ROOF	New roof completed in 2021
LOADING	One (1) drive-in door (10' x 12') with the ability to add roll-up doors
PARKING	4.2/1,000 SF
SHELL CONDITION	Full interior white box completed in 2025
RESTROOMS	2 multi-stall restrooms remaining
POWER	277/480v 3-phase power

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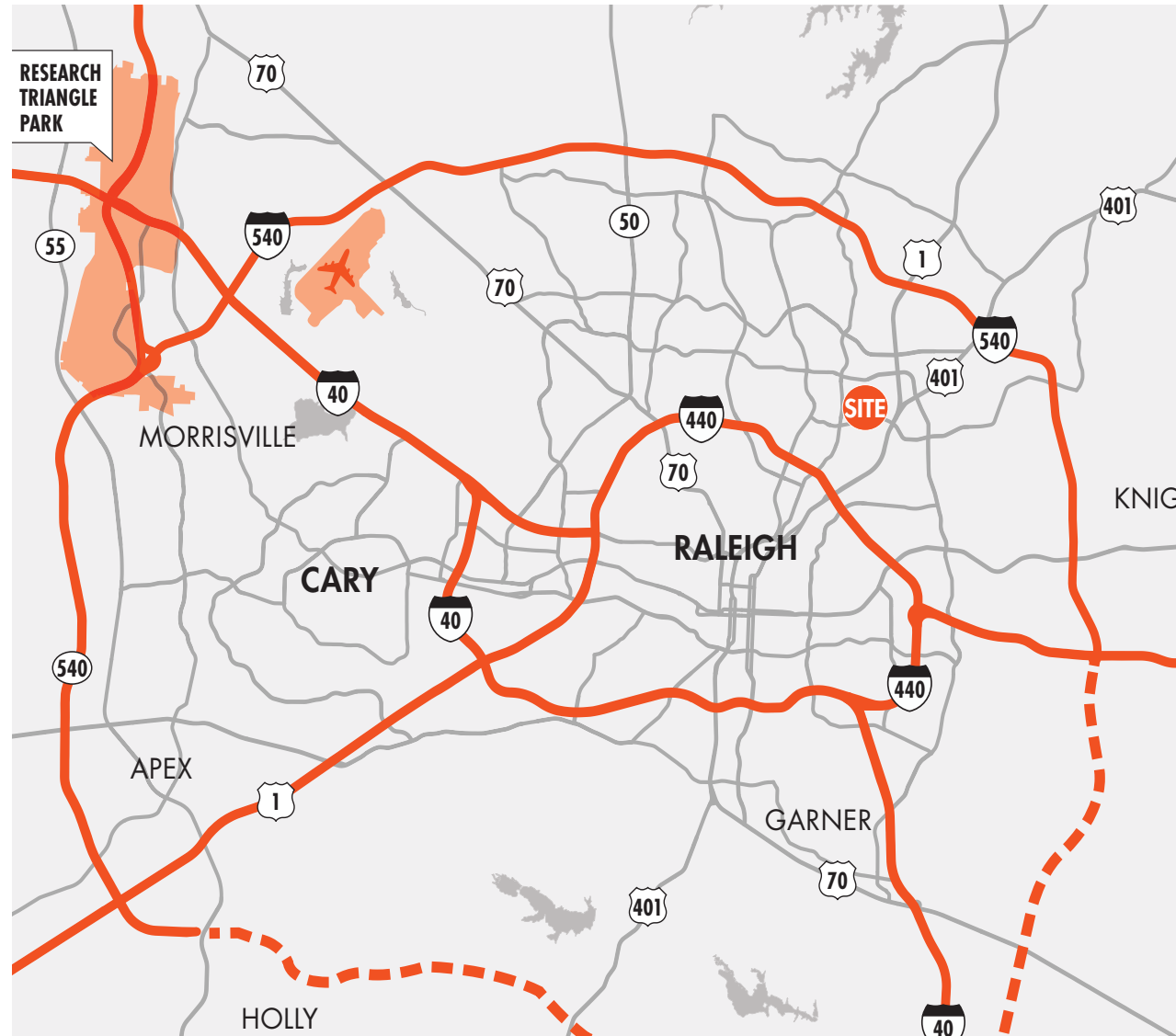
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PROPERTY FEATURES

- Excellent visibility and frontage on Atlantic Avenue
- Building signage and monument signage available
- Above market parking ratio
- New Roof installed in 2021
- Prime location for flex, office, or retail tenants
- 4.88 acres
- Zoning: IX-3
- Close proximity to shops, retail, and restaurants
 - Midtown East – 2.3 Miles
 - North Hills – 3.0 Miles
 - Raleigh Iron Works – 3.0 Miles



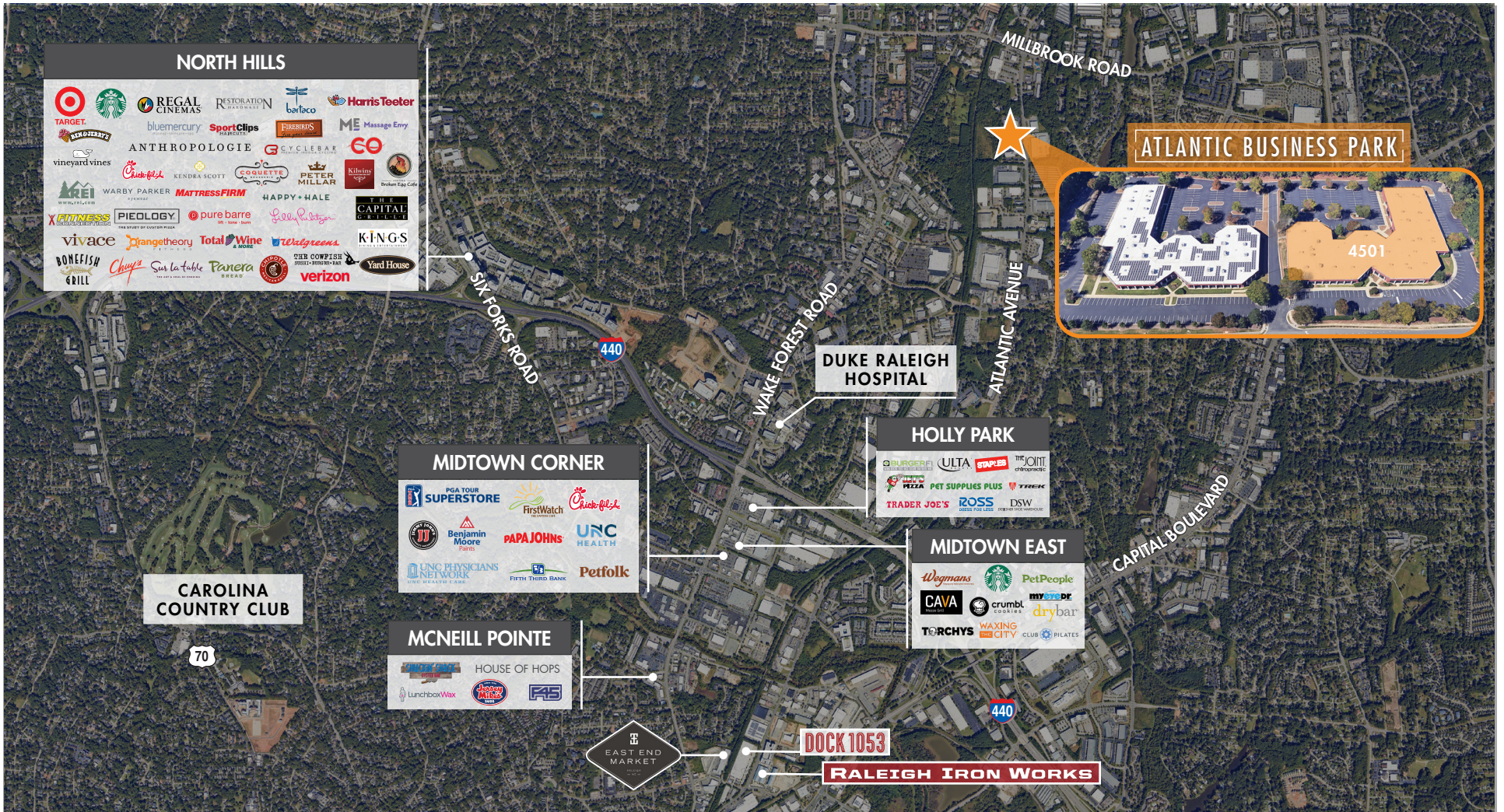
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NEARBY AMENITIES



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