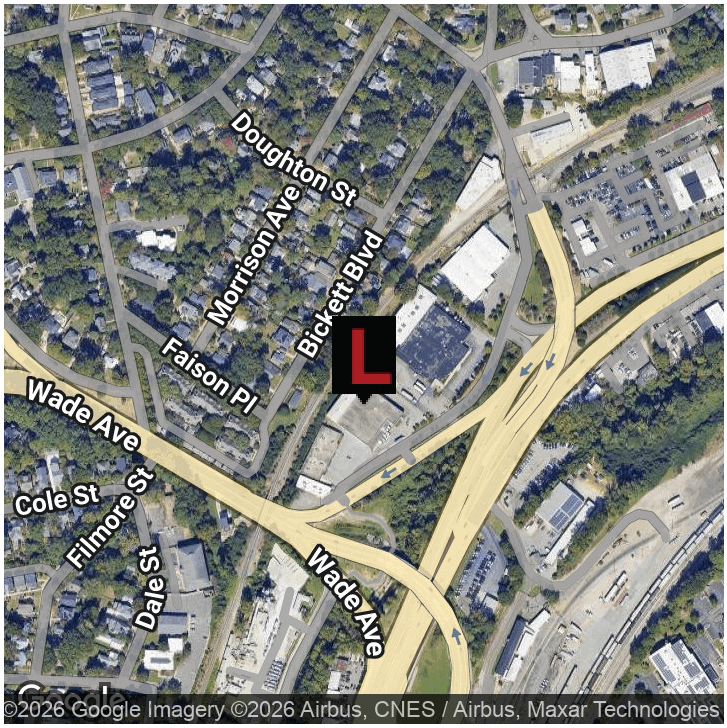
Industrial Property For Sale | ± 26,388 SF Available

# 1113 Capital Boulevard Raleigh, NC

W. Michael Lewis, CCIM, SIOR
919.828.8800
mike@thelewisgroup.biz

# PROPERTY SUMMARY




## PROPERTY HIGHLIGHTS

- **1.16 +/- Acres**
- **26,388+/- SF Flex Building**
- **Current Zoning IX-5**
- **Located at the intersection of Wade Ave. & Capital Blvd.**
- **600 AMP/3 Phase Power**
- **49,000 VPD on Capital**

## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | **Call Broker For Pricing** |
| Cap Rate: | **6.0%** |

**2019 FAIRVIEW RD., SUITE 200, RALEIGH, NC 27698**

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price.

# EXTERIOR PHOTOS

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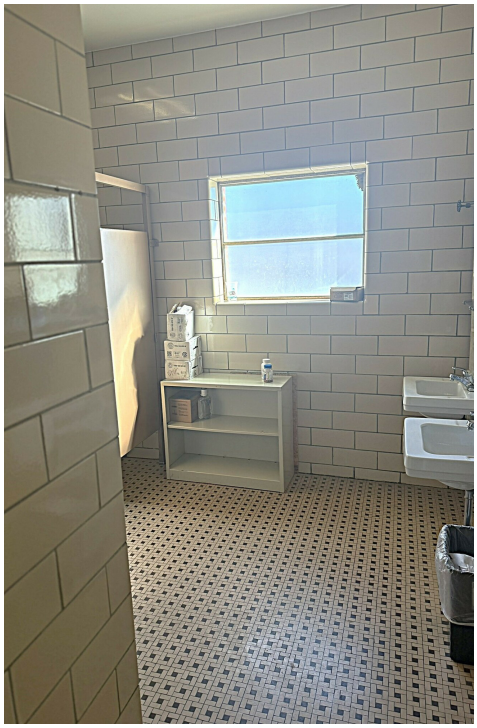
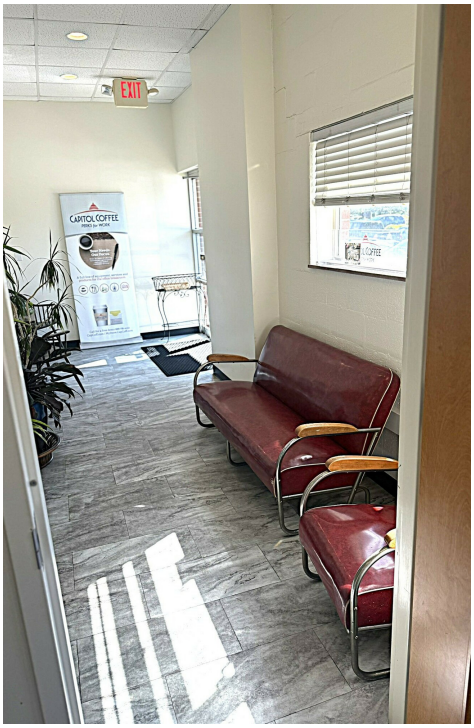
# INTERIOR PHOTOS





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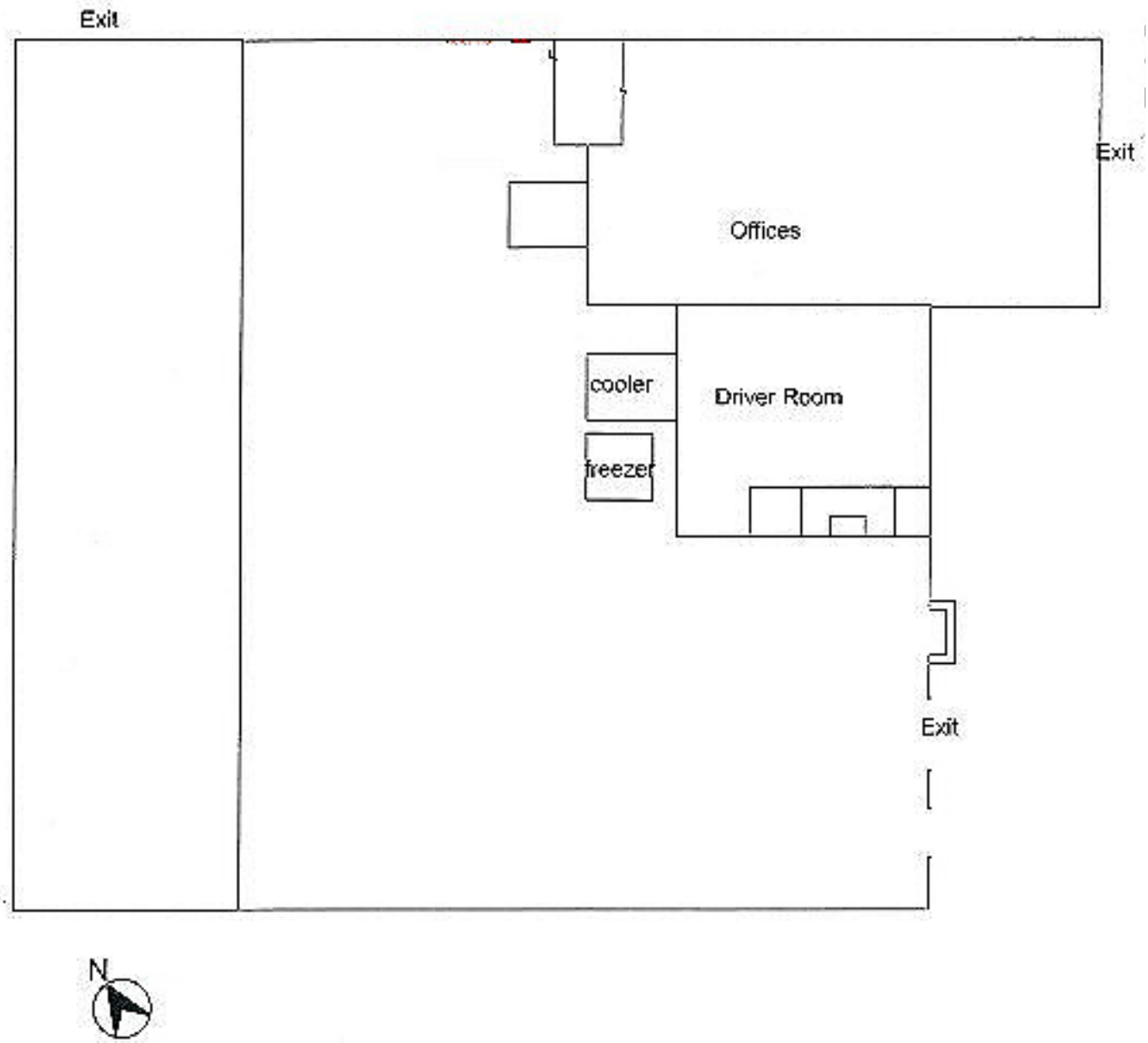
# FLOOR PLAN

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# AERIAL MAP

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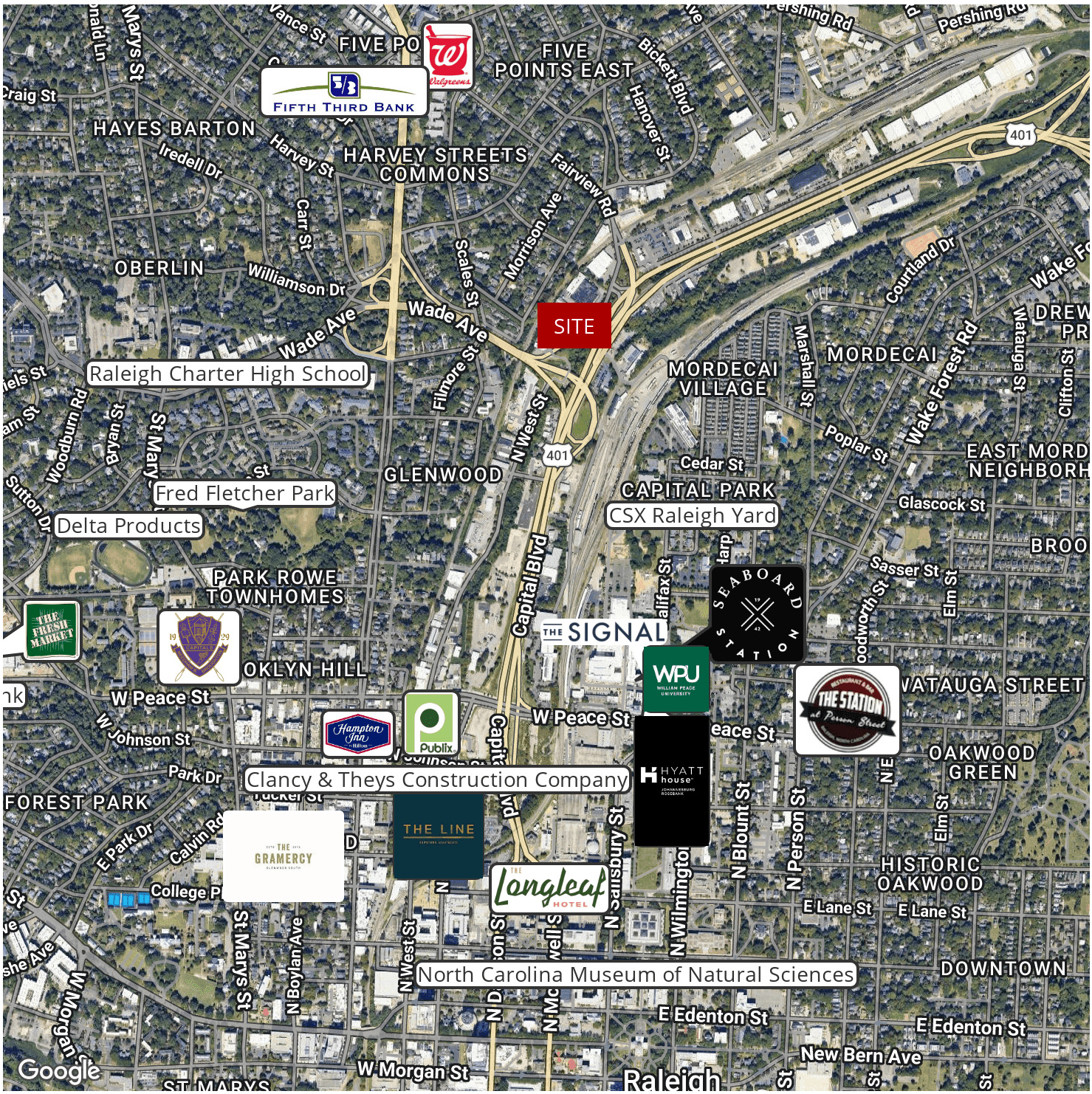
# LOCAL AMENITIES





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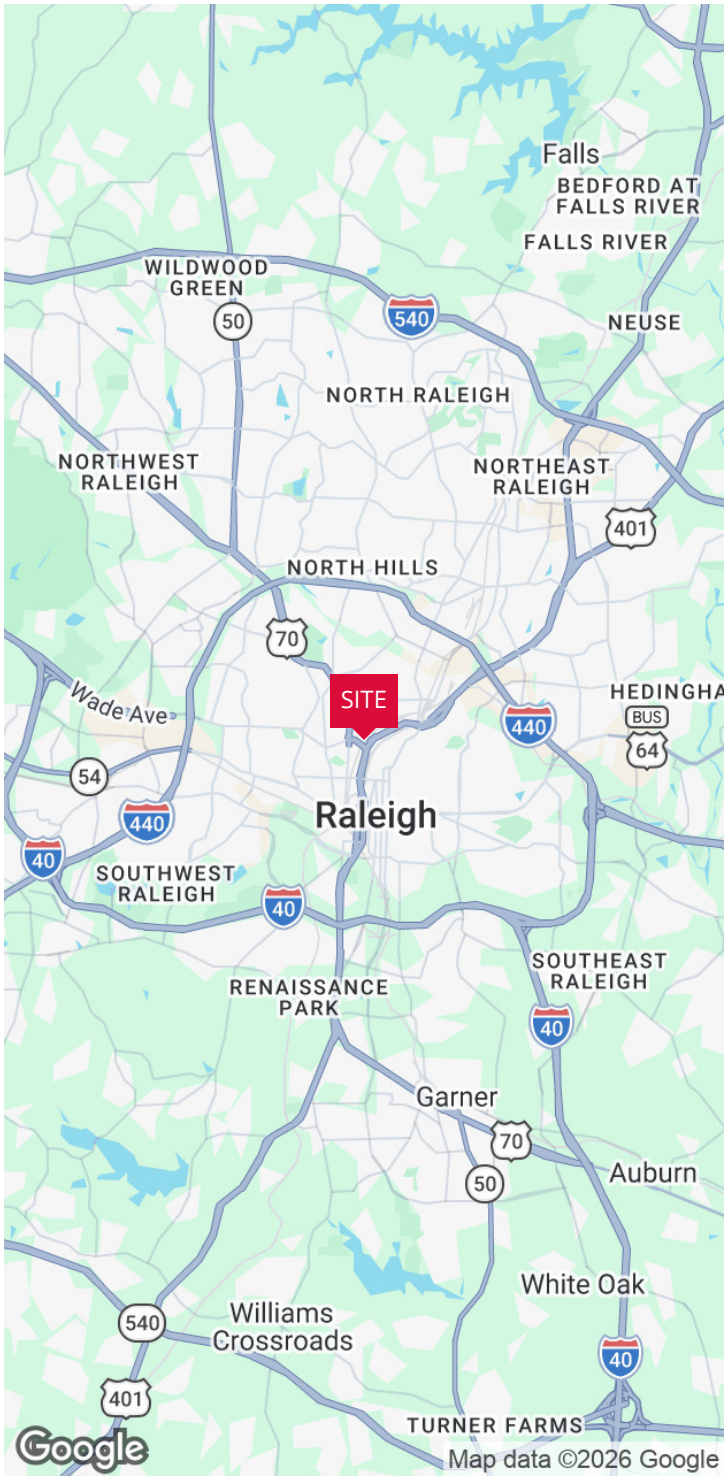
# LOCATION MAPS



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