

HINTON OAKS INDUSTRIAL PARK – BUILDING 7

NOW LEASING

213,200 SF Class A Industrial Facility
Knightdale, NC



WAKE STONE
PROPERTY COMPANY

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HINTON OAKS INDUSTRIAL PARK – BUILDING 7

Aerial View of Hinton Oaks Industrial Park

WAKE STONE
PROPERTY COMPANY



HINTON OAKS INDUSTRIAL PARK – BUILDING 7

Exterior View of Hinton Oaks Building 6



WAKESTONE
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Exterior View of Hinton Oaks Building 6



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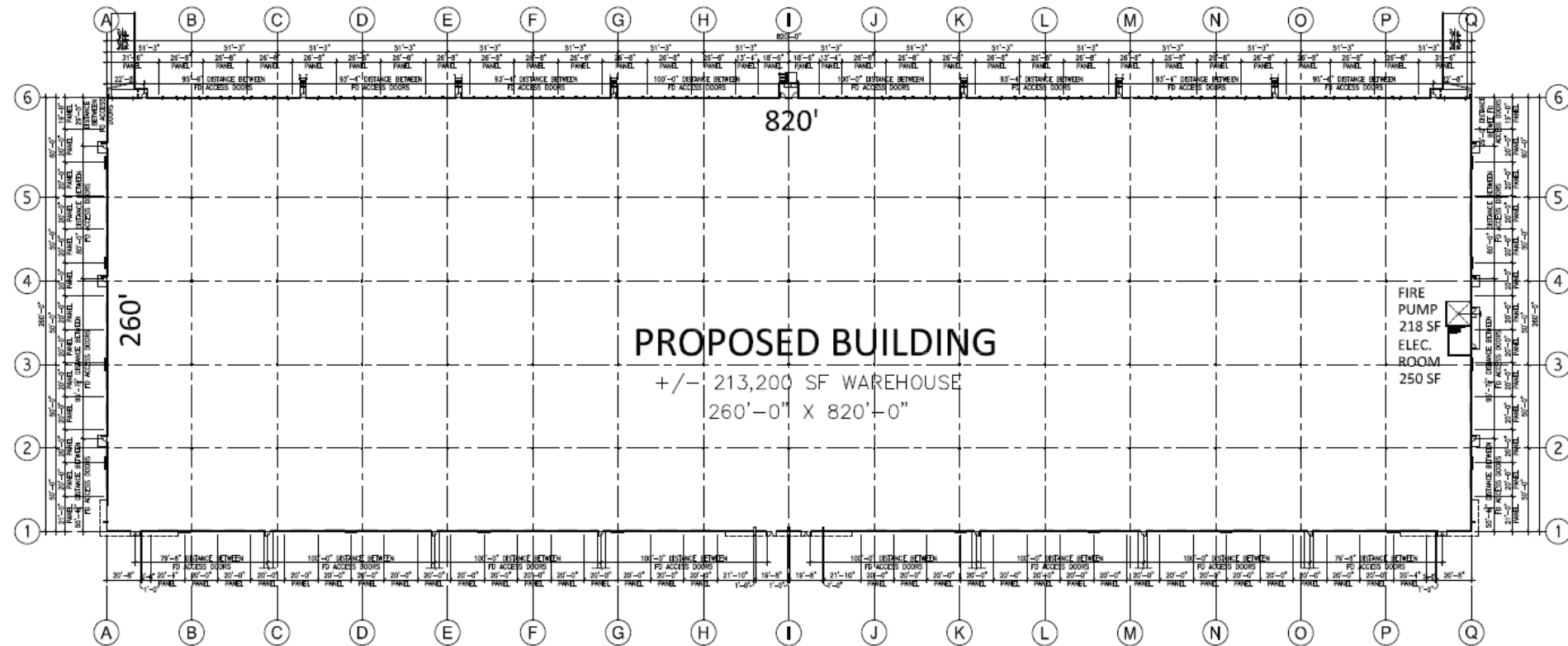
Interior View of Hinton Oaks Building 6

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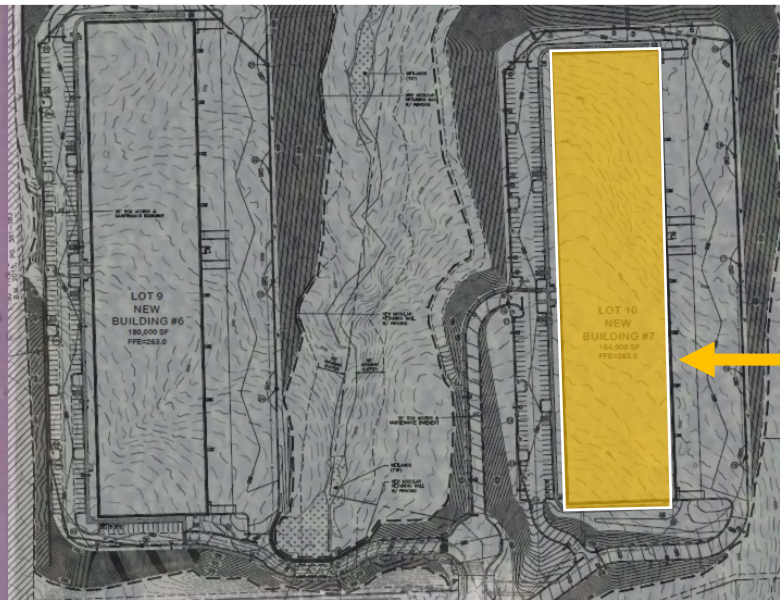
Site Plan of Hinton Oaks Building 7



HINTON OAKS INDUSTRIAL PARK – BUILDING 7

BUILDING FEATURES			
PROPERTY NAME	BUILDING 7 – 565 HINTON OAKS BLVD	COLUMN SPACING	50' X 50'
INDUSTRIAL PARK NAME	HINTON OAKS INDUSTRIAL PARK	SPEED BAY SPACING	50' X 60'
CITY	KNIGHTDALE	EXTERIOR WALL MATERIAL	CONCRETE TILT-WALL CONSTRUCTION
STATE	NC	ROOFING MATERIAL	TPO MEMBRANE ROOF – WHITE, 45 MIL OVER 3.5 IN. RIGID INSULATION
COUNTY	WAKE	PAVED PARKING	PEDESTRIAN 142 SPACES; TRAILER 21 SPACES; POTENTIAL FOR EXPANSION TO 300 PED.
ANTICIPATED DELIVERY	MAY 2027	TRUCK COURT DEPTH	130'
LEASE RATE	\$12.50/SF NNN	CLEAR HEIGHT	36'
TICAM	\$2.50/SF	LIGHTING	PER TENANTS' SPECS
ZONING	MI – MANUFACTURING & INDUSTRIAL	POWER	277/480 VOLT, 3 PHASE, 4-WIRE ELECTRICAL SERVICE
NUMBER OF BUILDINGS	1	HEATING	CEILING MOUNTED, GAS-FIRED HEATERS IN WAREHOUSE
BUILDING DIMENSIONS	260' X 820'	LOADING DOCK	32 DOCK-HIGH DOORS 9' X 10'; 2 DRIVE-IN DOORS 12' X 14'
TOTAL SF	213,200 SF	SPRINKLER SYSTEM/TYPE	ESFR FOR PROTECTION OF CLASS I-IV COMMODITIES
AVAILABLE SF	213,200 SF	POWER	DUKE ENERGY
WAREHOUSE SF	213,200 SF	WATER AND SEWER	CITY OF RALEIGH
OFFICE SF	BUILD-TO-SUIT	NATURAL GAS	ENBRIDGE
BAY SIZE	13,000 SF	TELECOM	SPECTRUM; AT&T

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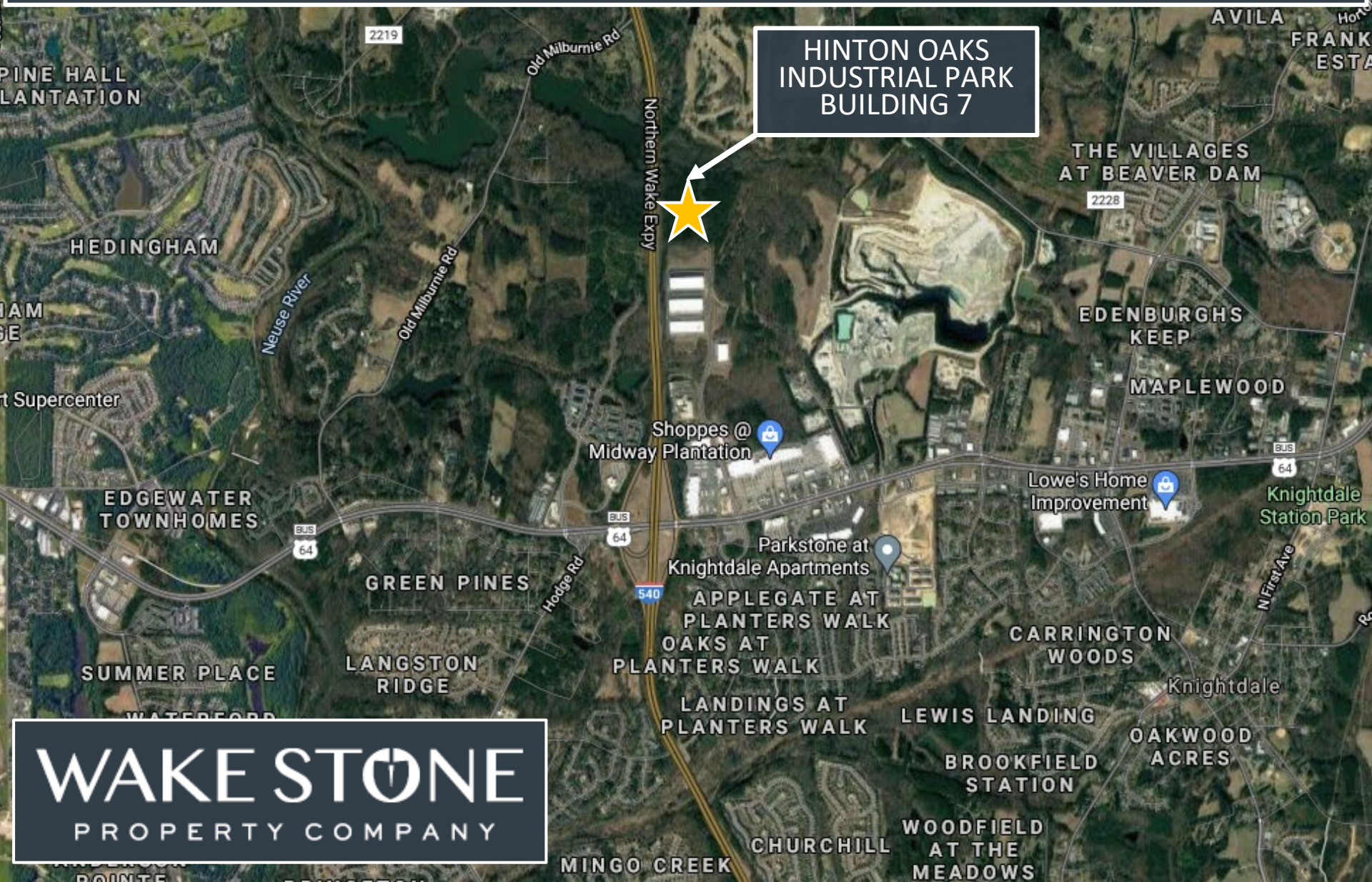


← Under Construction
213,200 SF



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NOW LEASING

For leasing information and site tours,
please contact:

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