

NEWLY DELIVERED FLEX/INDUSTRIAL SPACE AVAILABLE NOW



 VISIT WEBSITE

±8,800 SF - 121,900 SF FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE

PARK OVERLOOK EAST

4000 - 4010 PARK OVERLOOK WAY | CARY, NC 27519



PARK HIGHLIGHTS

±163,600 SF Class A, Flex/Light Industrial Development



121,907
SF Available



24'
Clear Heights



ESFR
Sprinkler System



LOADING
Dock-High Doors



40' X 60'
Typ. Column Spacing



326
Auto Spaces

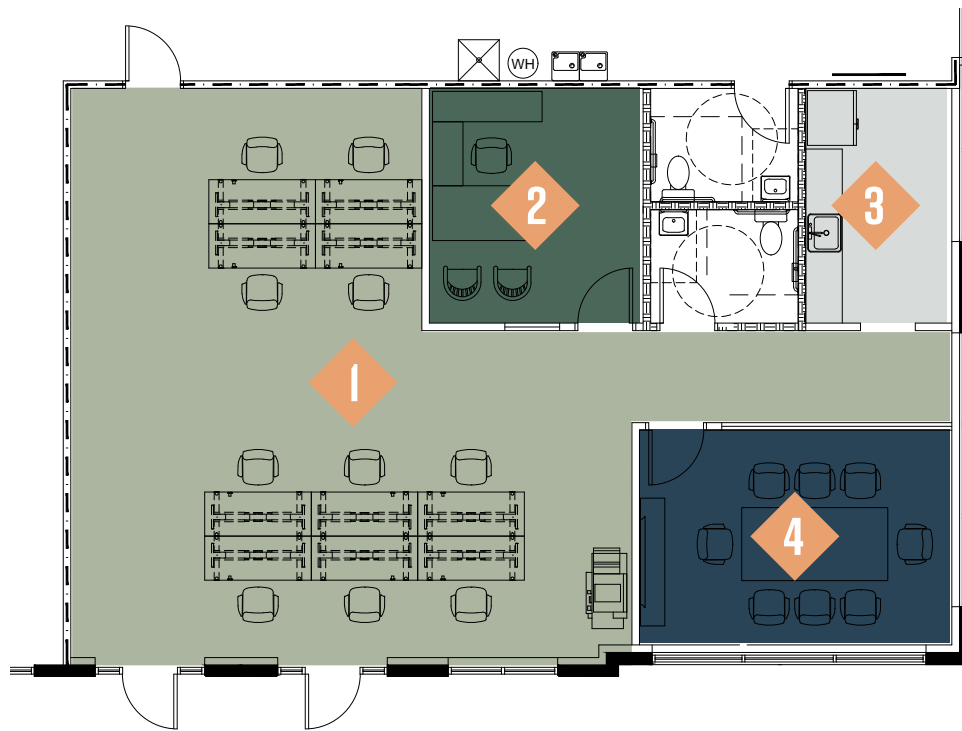
BUILDING I FEATURES

Address	4010 Park Overlook Way Cary, NC 27519
Available SF	±8,800 - 66,527 SF Suite 104-112: 46,508 SF Suite 117-120: 20,019 SF
Building SF	108,226 SF
Office SF	916 SF Spec Office Suite 104
Column Spacing	40' x 60' (typ.)
Clear Hight	24'
Floor Thickness	6" concrete slab
Exterior	Masonry & Glass
Dock-High Doors	Eighteen (18) total dock doors Eleven (11) 9'x10' & Eleven (11) 10'x12'
Drive-In Doors	Up to Nine (9) ramped doors (10'x12')
Parking	2.0/1,000 326 Spaces
Timing	Shell Delivered



SPEC OFFICE SUITE

Spec Office Conceptual Plan



OPEN WORK
AREA



PRIVATE
OFFICE



BREAKROOM/
KITCHEN

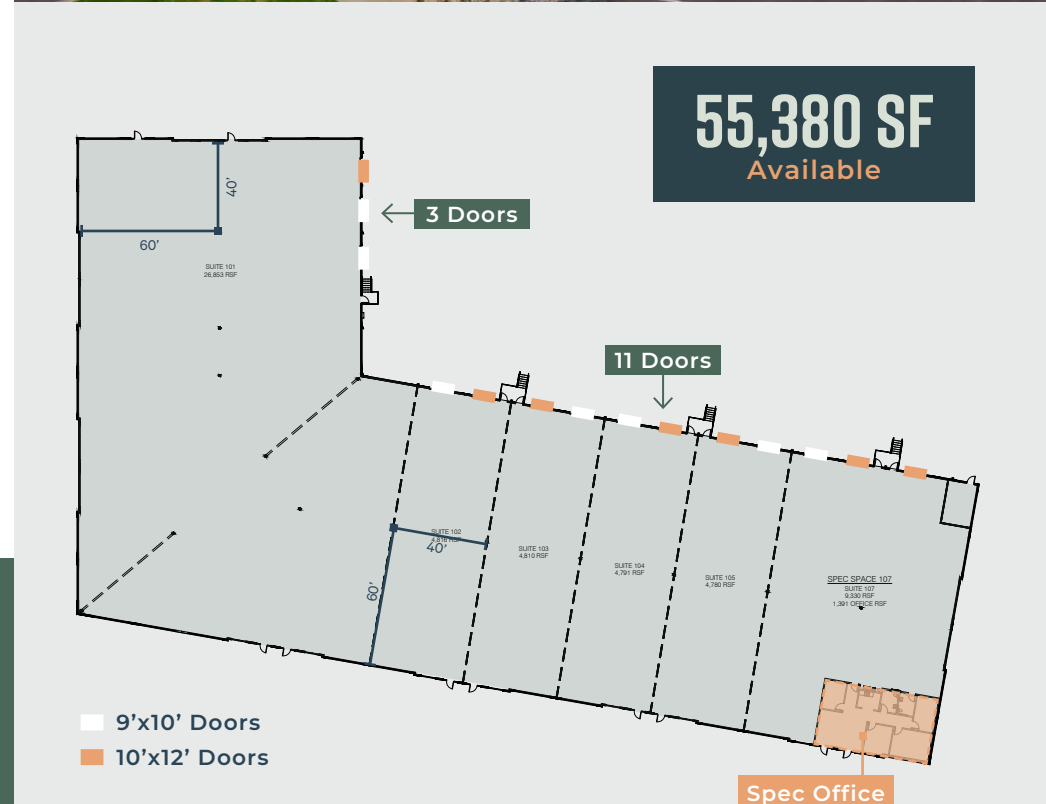


CONFERENCE
ROOM



BUILDING 2 FEATURES

Address	4000 Park Overlook Way Cary, NC 27519
Available SF	±8,800 - 55,380 SF
Building SF	55,380 SF
Office SF	1,391 SF Spec Office Suite 107
Column Spacing	40' x 60' (typ.)
Clear Height	24'
Floor Thickness	6" concrete slab
Exterior	Masonry & Glass
Dock-High Doors	Fourteen (14) total dock doors Seven (7) 9'x10' & Seven (7) 10'x12'
Drive-In Doors	Up to Seven (7) ramped doors (10'x12')
Parking	2.0/1,000 326 Spaces
Timing	Shell Delivered



FLOOR PLAN

FLEX/LIGHT INDUSTRIAL SPACE AVAILABLE NOW

BUILDING 1

66,527 SF Available

BUILDING 2

55,380 SF Available

55

55

Park Overlook Way

PARK AERIAL - DELIVERED Q4 2025



SHARED TRUCK COURT



BUILDING 1 FACADE



NEARBY AMENITIES

Conveniently located adjacent to Research Triangle Park along NC Highway 55, and minutes from major Triangle thoroughfares; I-540, I-40 and I-440



DOWNTOWN DURHAM
12 MILES | 14 MINS

4 Miles



RESEARCH TRIANGLE PARK
1 MILE | 5 MINS



RALEIGH-DURHAM INT'L AIRPORT
11 MILES | 12 MINS

PARK OVERLOOK EAST



DOWNTOWN RALEIGH
20 MILES | 26 MINS

STREETS AT SOUTHPPOINT

BUTTER'S COOKIES
 URBAN OUTFITTERS
 ULTA BEAUTY
 POTTERY BARN
 macy's
 rack
 belk
 BEST BUY
 california PIZZA KITCHEN
 Cesecake Factory
 OLD NAVY
 FIREBIRDS
 Crate&Barrel
 MAGGIANO'S LITTLE ITALY

PARKWEST

DOLLAR TREE
 Walgreens
 golden corral
 Bojangles
 TACO BELL





PARKSIDE TOWN COMMONS

HOBBY LOBBY
 Harris Teeter
 TARGET
 petco
 Panera BREAD
 FIVE GUYS
 Chick-fil-e
 Cherry's COLD STONE
 CLUB PILATES
 GOLF BRIXX GALAXY
 COURTYARD BY MARRIOTT

PRIME LOCATION & ACCESS

INTERSTATES

DISTANCE

 NC Hwy 55	< 1 Mile
 Interstate 540	3 Miles
 Interstate 40	7 Miles
 Interstate 440	18 Miles

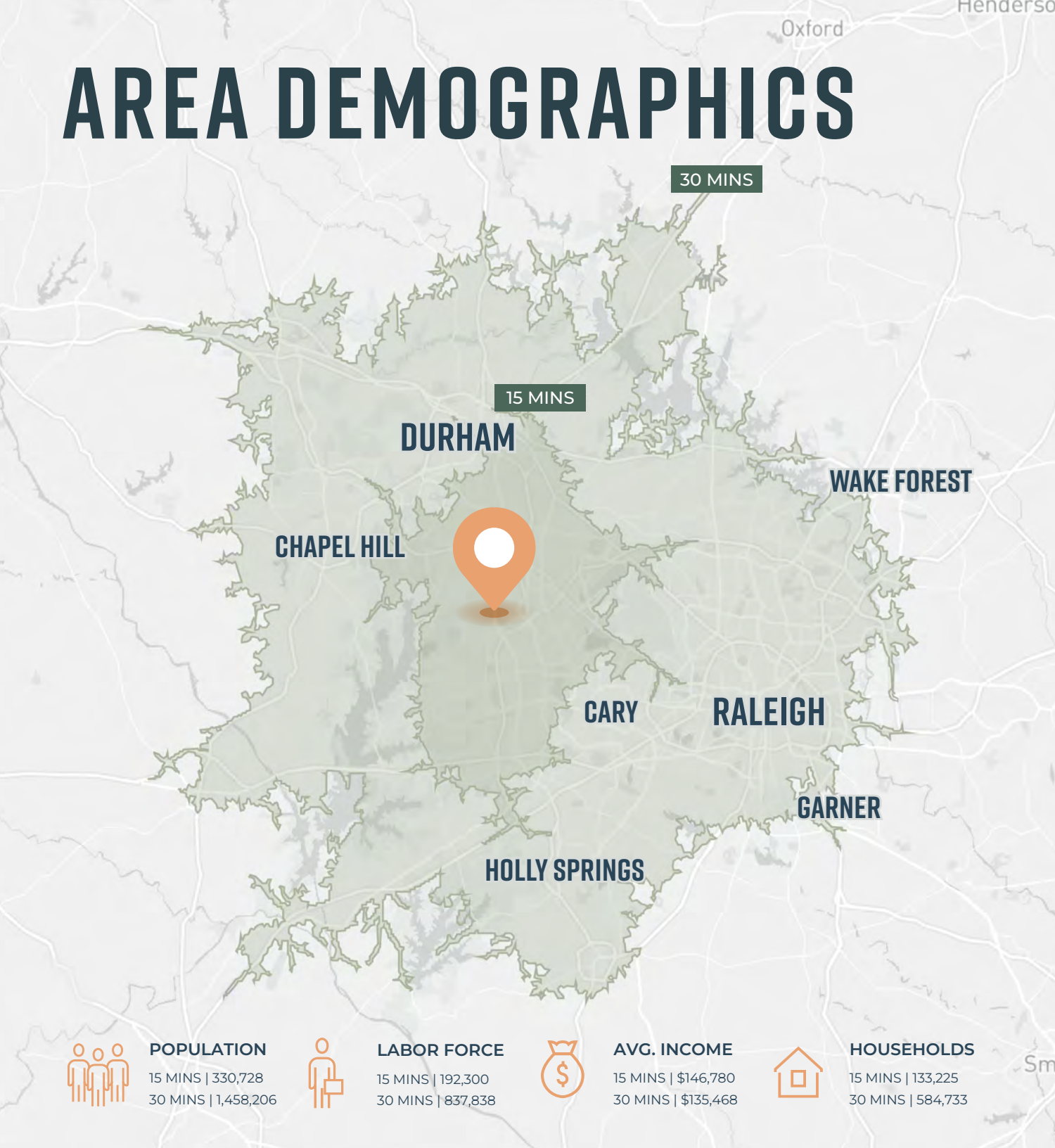
AIRPORTS

DISTANCE

Raleigh-Durham International	11 Miles
Piedmont Triad International	75 Miles
Charlotte Douglas International	155 Miles



AREA DEMOGRAPHICS



REGIONAL ACCOLADES

#1 STATE FOR PROSPERITY CUP AWARDS

Site Selection, 2021, 2022 & 2023

#1 STATE OF THE YEAR FOR ECONOMIC DEVELOPMENT

Business Facilities, January 2023

#2 BEST STATE FOR BUSINESS

CNBC, 2024

#2 STATE FOR INBOUND MOVES IN 2023

Atlas Van Lines, January 2024

#2 BEST-PERFORMING CITY IN THE U.S (RALEIGH)

Milken Institute, February 2024

#2 HOTTEST HOUSING MARKET IN THE U.S (RALEIGH)

U.S. News, February 2024



POPULATION

15 MINS | 330,728
30 MINS | 1,458,206



LABOR FORCE

15 MINS | 192,300
30 MINS | 837,838



AVG. INCOME

15 MINS | \$146,780
30 MINS | \$135,468



HOUSEHOLDS


15 MINS | 133,225
30 MINS | 584,733



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 [VISIT WEBSITE](#)

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CBRE

 **GREENBERG GIBBONS
PROPERTIES**

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