

**FOR LEASE - FREESTANDING
FLEX BUILDING**

2720 Discovery Drive
Raleigh, NC



Bryan Everett, SIOR

bryan@nci-prop.com
919.740.9309



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PROPERTY FACTS

Building Description	±20,816 Freestanding Flex Building	Exterior Construction	Masonry
Building Split	Approximate 60/40 office/warehouse ratio	Dock-High Doors	1
Site Size	1.61 Acres	Drive-In Doors	1
Year Built	1987	Parking	+/- 85 spaces
Zoning	IX-3	Lease Rate	\$16.50/SF plus \$2.28/SF TICAM
Sprinkler	None	PIN Number	1726.05-08-6665-000
Roof	Original		

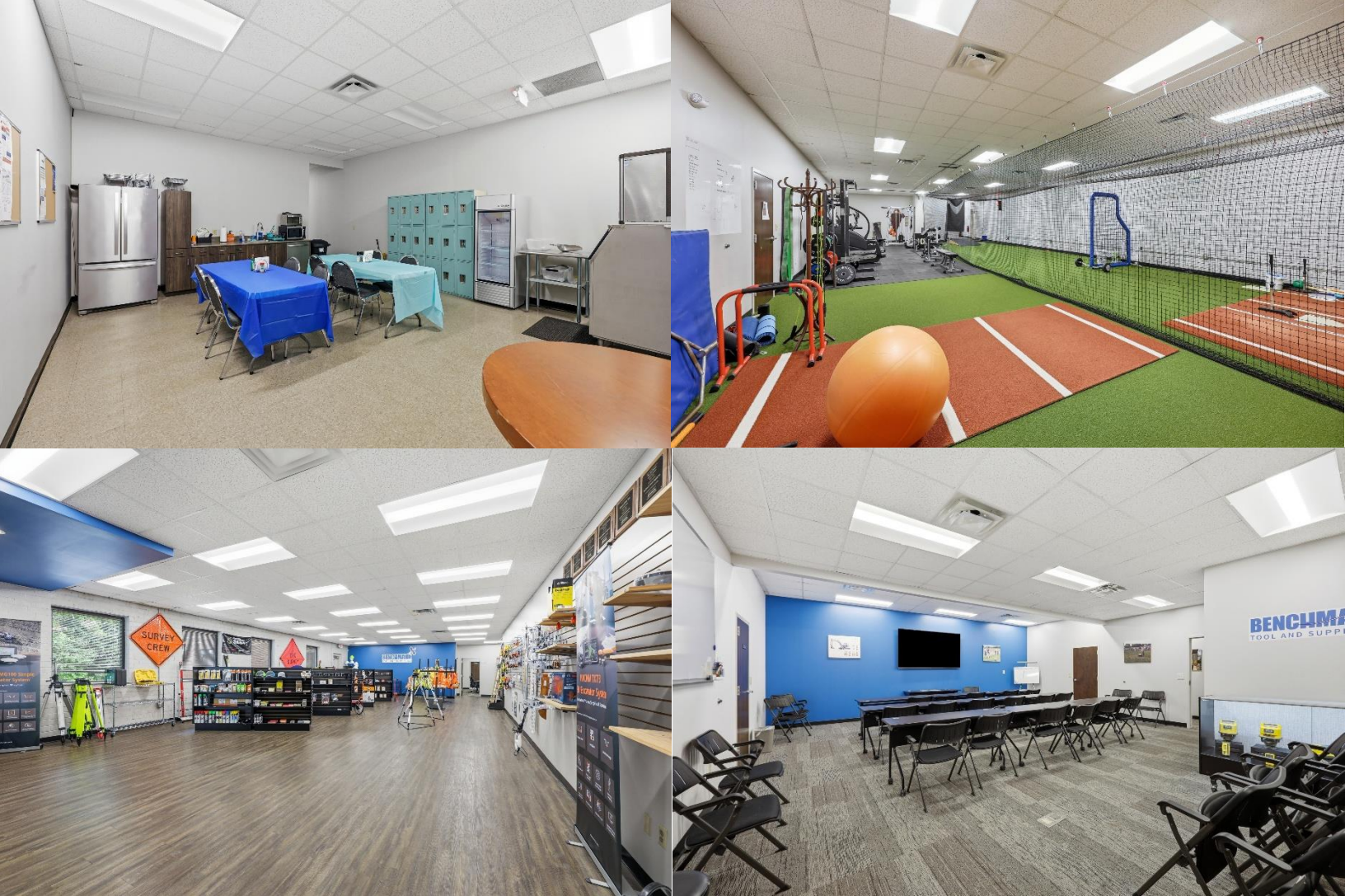
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18' ceilings

100% Conditioned

Utilities: Town of Raleigh - Gas, Water, and Sewer

Additional laydown acreage and/or future building expansion available if needed

Brick construction

Great Accessibility: near-by highways include Capital Blvd./US 1 North, I-440, I-540, US – 264, and I-40

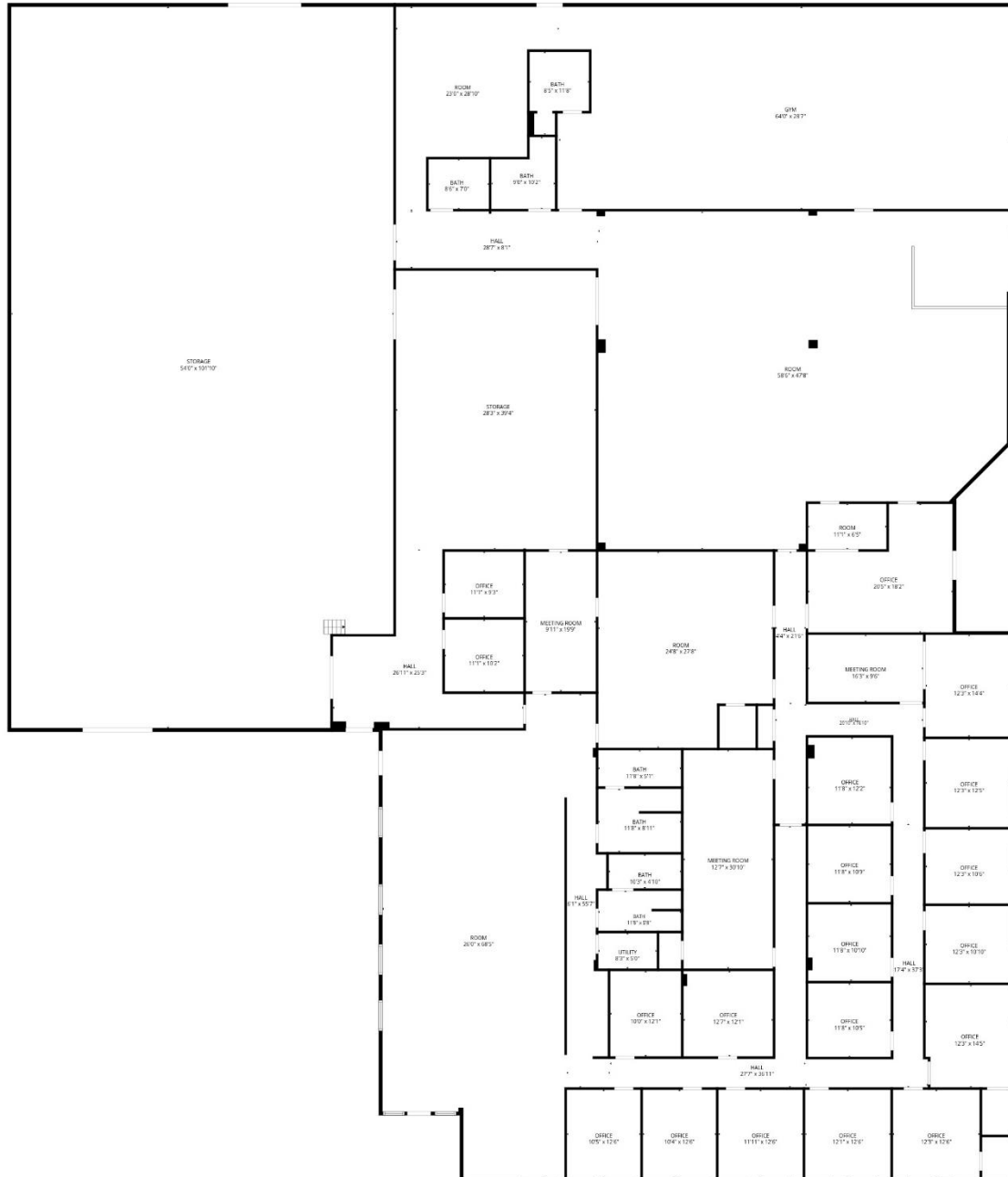
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Total GLA: 20045 sq. ft | Total: 20045 sq. ft
1st floor: 20045 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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[Click HERE for more details about this building](#)

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